



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

DATE: July 19, 2021

FROM: Ruslan Bratan, Planning Department

PROJECT: Tentative Parcel Map 2897, which proposes to divide $\pm 6,409$ acres into four ± 40 acre parcels with one ± 6249 acre remainder.

Owner/Applicant: Dry Creek Lands LLC (Tom Swett, Representative)

Supervisorial District: 2


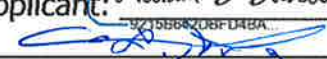
Location: Northwest of the Ione City Limits, lying east and west of Michigan Bar Road and Irish Hill Road, between Highway 104 and the Amador County line. APN's: 005-050-012, 005-050-011, 005-020-024, 005-030-005, 005-060-015, 005-040-005, 005-020-016, 005-030-004, 005-040-004, and 005-030-001.

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, July 28, 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: **2897**
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **Dry Creek Lands, LLC, a Delaware ltd. liability co.**
Name: **Attn: Tom Swett**
Address: **4370 Town Center Blvd, Ste 100, El Dorado Hills, CA 95672**
Phone: **(209) 274-2777**
Email: **tswett@rasamador.com**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **See attachment for APN list**
5. Existing Zoning District: **"R1-A" (See attachment)**
6. General Plan Classification: **MRZ, AG and I (See attachment)**
7. Date Application Submitted:
8. Proposed Use of Parcels: **Agricultural consistent with existing zoning**
9. Special Use Districts (if applicable): **Amador Fire Protection District**
10. Source of Water Supply: **Individual Wells**
11. Sewage Disposal System: **Indiv. Septic Systems**
12. Signature of Landowner/Applicant: 
DocuSigned by:
William B Bunch
5215668206F0A6A
13. Signature of Surveyor: 

The following shall be included with this application:

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

**ATTACHMENT TO
TENTATIVE PARCEL MAP No. 2897
DRY CREEK LANDS, LLC**

**APN LIST
ZONING AND GENERAL PLAN INFO**

OWNER INFORMATION:

Dry Creek Lands, LLC, Attn: Tom Swett
4370 Town Center Boulevard, Suite 100
El Dorado Hills, CA 95672
(209) 274-2777

PARCEL INFORMATION:

"UNSURVEYED READJUSTED DRY CREEK LANDS, LLC" PARCEL PER 66-M-60

<u>APN</u>	<u>ZONING</u>	<u>GENERAL PLAN</u>
APN 005-080-022 (*OLD)	"R1-A"	MRZ
APN 005-050-010 (*OLD)	"R1-A"	MRZ and I and AG
APN 005-020-024	"R1-A"	MRZ and I
APN 005-030-005	"R1-A"	MRZ and I and AG
APN 005-060-015 (*OLD)	"R1-A"	MRZ and I and AG
APN 005-040-005	"R1-A"	AG
APN 005-020-016	"R1-A"	MRZ
APN 005-030-004	"R1-A"	MRZ and AG
APN 005-040-004	"R1-A"	AG
APN 005-300-001	"R1-A"	AG

***NEW APNs REFLECTING BLA 66-M-60 ARE NOT YET ASSIGNED**

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. 2897**
Date Filed:

Applicant: **Dry Creek Lands, LLC, a Delaware
limited liability company, Attn: Tom Swett
4370 Town Center Boulevard, Suite 100
El Dorado Hills, CA 95672
(209) 274-2777**

Record Owner: **Same**

APN: **See attachment for APN list**
Zoning: **"R1-A" Single Family Residential and Agricultural**
Gen. Plan: **MRZ, AG and I (See attachment)**

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: January 27, 2021

Signature: William B Bunce
DocuSigned by: 92158642DBFD4BA

For: Dry Creek Lands, LLC, a Delaware limited liability company

ENVIRONMENTAL SETTING

29. The project site is undeveloped land with moderate topography and native foothill vegetation. Complete details and photographs are provided in Cultural Resources Study and Memorandum re Oak Woodlands, which were submitted with this application.

30. The project site is undeveloped land with native foothill vegetation that is currently used for grazing as are the surrounding properties. There is one residence north of Lot 2 and at least one residence north of lot 3. Otherwise, the area is rural in character. Complete details and photographs are provided in Cultural Resources Study and Memorandum re Oak Woodlands, which were submitted with this application.

31. Underground shaft mining for lignite coal was conducted in the general area of Lot 1 although no adits, air shafts, or other surface excavations exist on site.

**ATTACHMENT TO
TENTATIVE PARCEL MAP No. 2897
DRY CREEK LANDS, LLC**

**APN LIST
ZONING AND GENERAL PLAN INFO**

OWNER INFORMATION:

Dry Creek Lands, LLC, Attn: Tom Swett
4370 Town Center Boulevard, Suite 100
El Dorado Hills, CA 95672
(209) 274-2777

PARCEL INFORMATION:

"UNSURVEYED READJUSTED DRY CREEK LANDS, LLC" PARCEL PER 66-M-60

<u>APN</u>	<u>ZONING</u>	<u>GENERAL PLAN</u>
APN 005-050-012	"R1-A"	MRZ
APN 005-050-011	"R1-A"	MRZ and I and AG
APN 005-020-024	"R1-A"	MRZ and I
APN 005-030-005	"R1-A"	MRZ and I and AG
APN 005-060-015	"R1-A"	MRZ and I and AG
APN 005-040-005	"R1-A"	AG
APN 005-020-016	"R1-A"	MRZ
APN 005-030-004	"R1-A"	MRZ and AG
APN 005-040-004	"R1-A"	AG
APN 005-300-001	"R1-A"	AG

INDEMNIFICATION

Project: Tentative Parcel Map No. 2897

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):

DocuSigned by:

William B Bunce

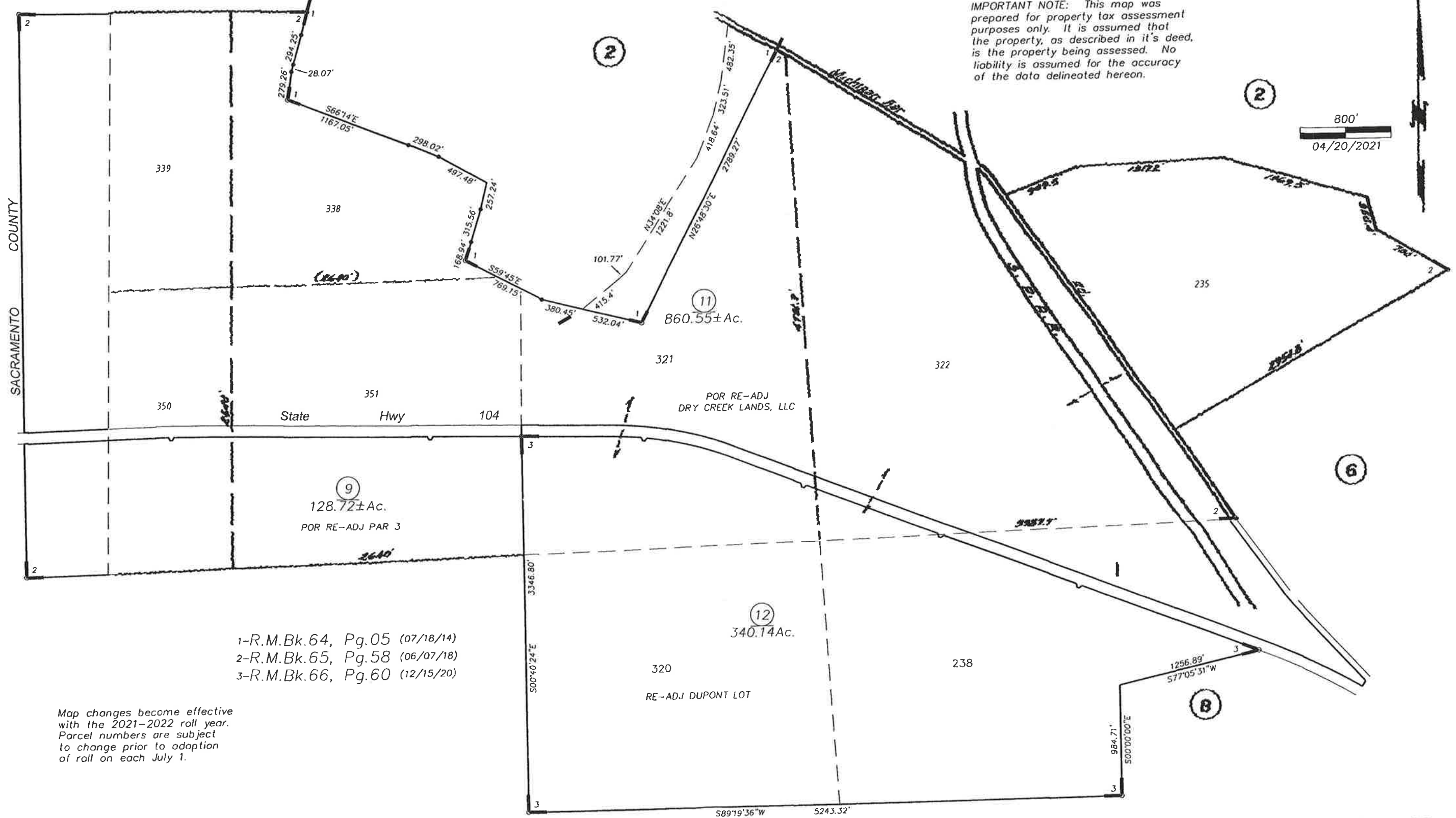
921E96427B5FD4BA...
Signature

Signature

POR. RANCHO ARROYO SECO

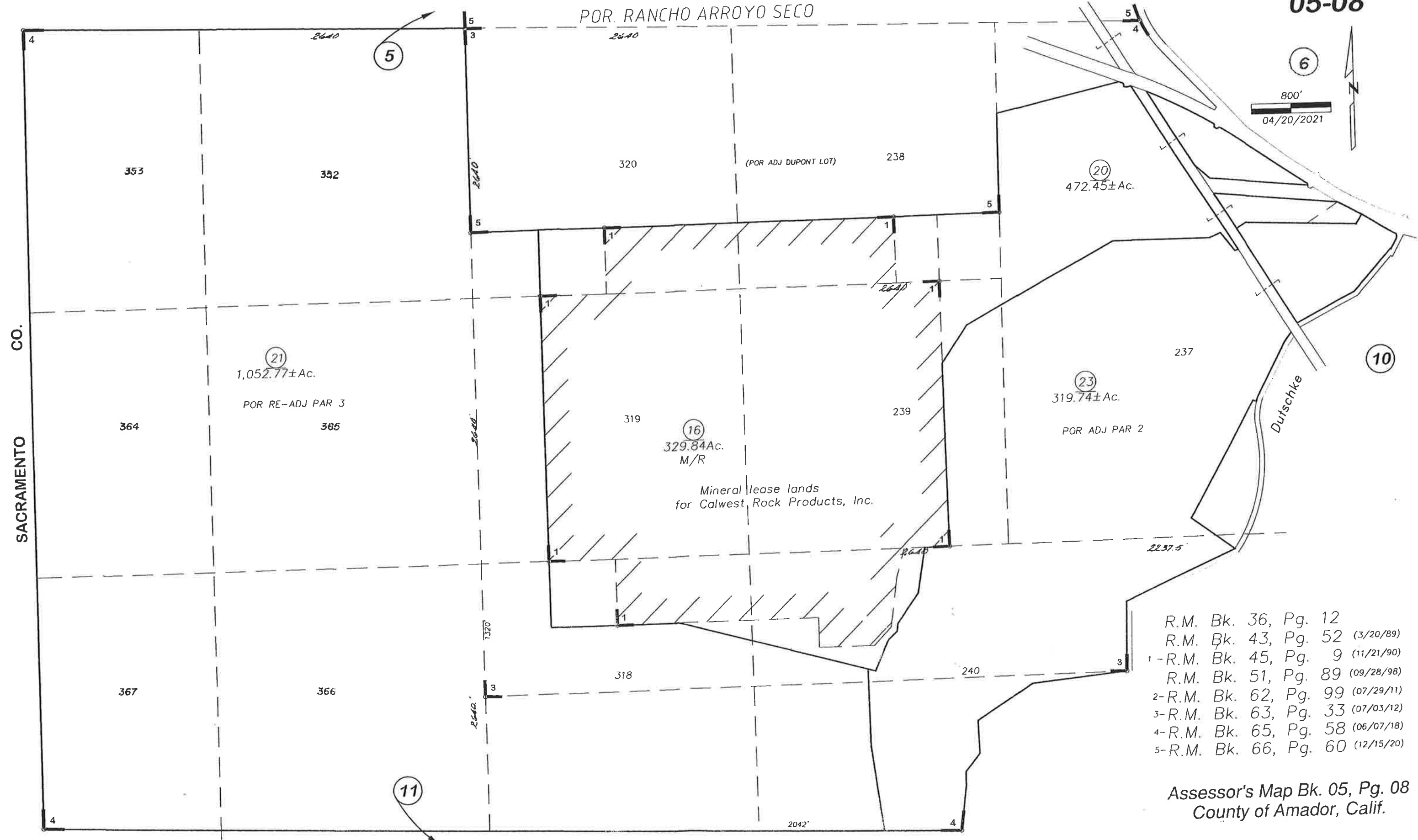
5-05

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



- 1-R.M.Bk.64, Pg.05 (07/18/14)
- 2-R.M.Bk.65, Pg.58 (06/07/18)
- 3-R.M.Bk.66, Pg.60 (12/15/20)

Map changes become effective with the 2021-2022 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.



SACRAMENTO CO.

POR RANCHO ARROYO SECO

800'
04/20/2021

21
1,052.77±Ac.
POR RE-ADJ PAR 3

16
329.84Ac.
M/R
Mineral lease lands
for Calwest Rock Products, Inc.

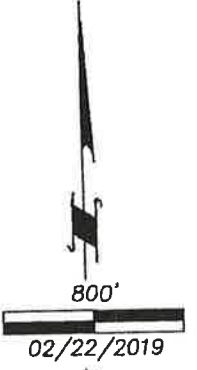
23
319.74±Ac.
POR ADJ PAR 2

20
472.45±Ac.

- R.M. Bk. 36, Pg. 12
- R.M. Bk. 43, Pg. 52 (3/20/89)
- 1 - R.M. Bk. 45, Pg. 9 (11/21/90)
- R.M. Bk. 51, Pg. 89 (09/28/98)
- 2 - R.M. Bk. 62, Pg. 99 (07/29/11)
- 3 - R.M. Bk. 63, Pg. 33 (07/03/12)
- 4 - R.M. Bk. 65, Pg. 58 (06/07/18)
- 5 - R.M. Bk. 66, Pg. 60 (12/15/20)

Assessor's Map Bk. 05, Pg. 08
County of Amador, Calif.

(Bk. 1) POR. RANCHO ARROYO SECO

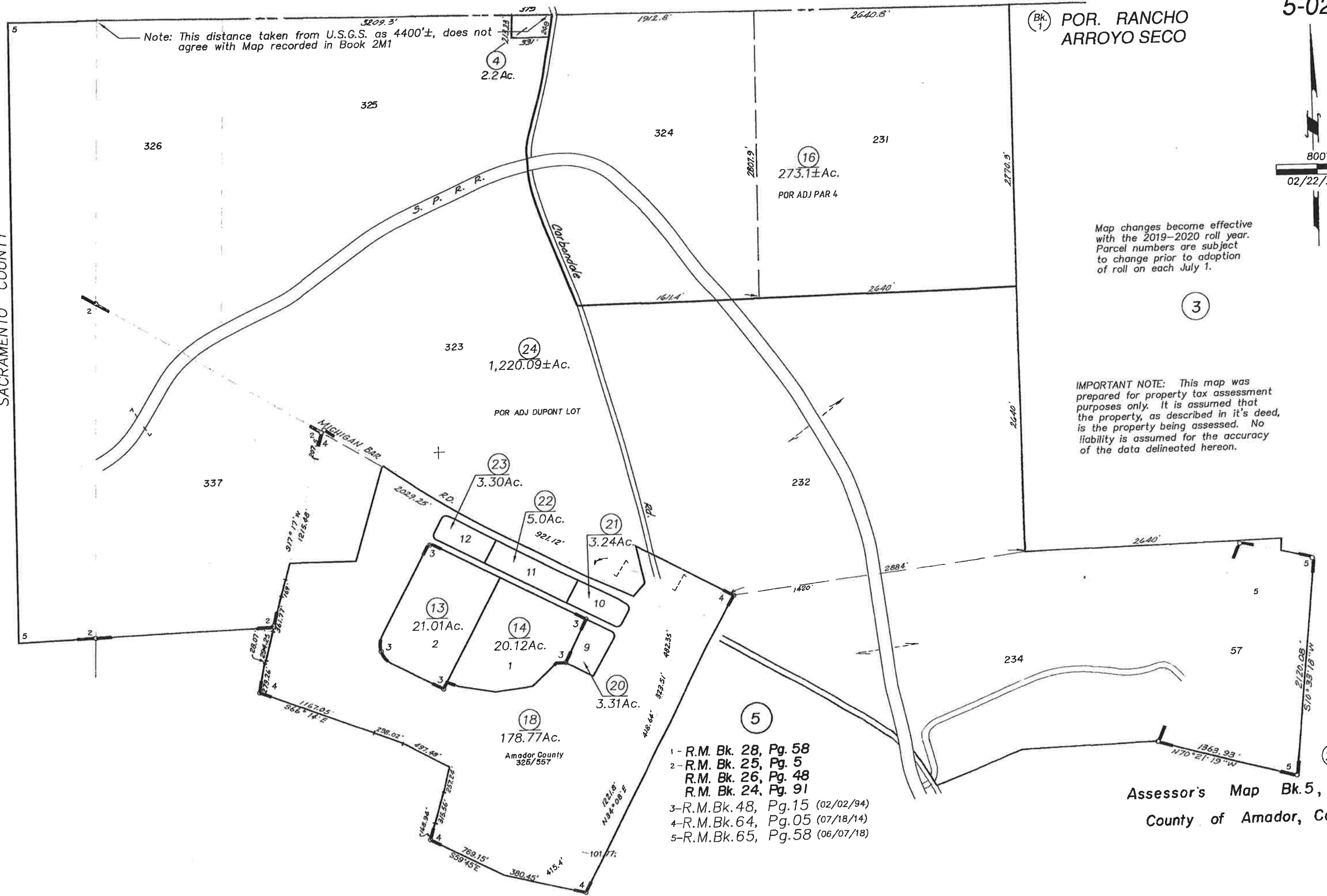


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SACRAMENTO COUNTY

Note: This distance taken from U.S.G.S. as 4400±, does not agree with Map recorded in Book 2M1



3

5

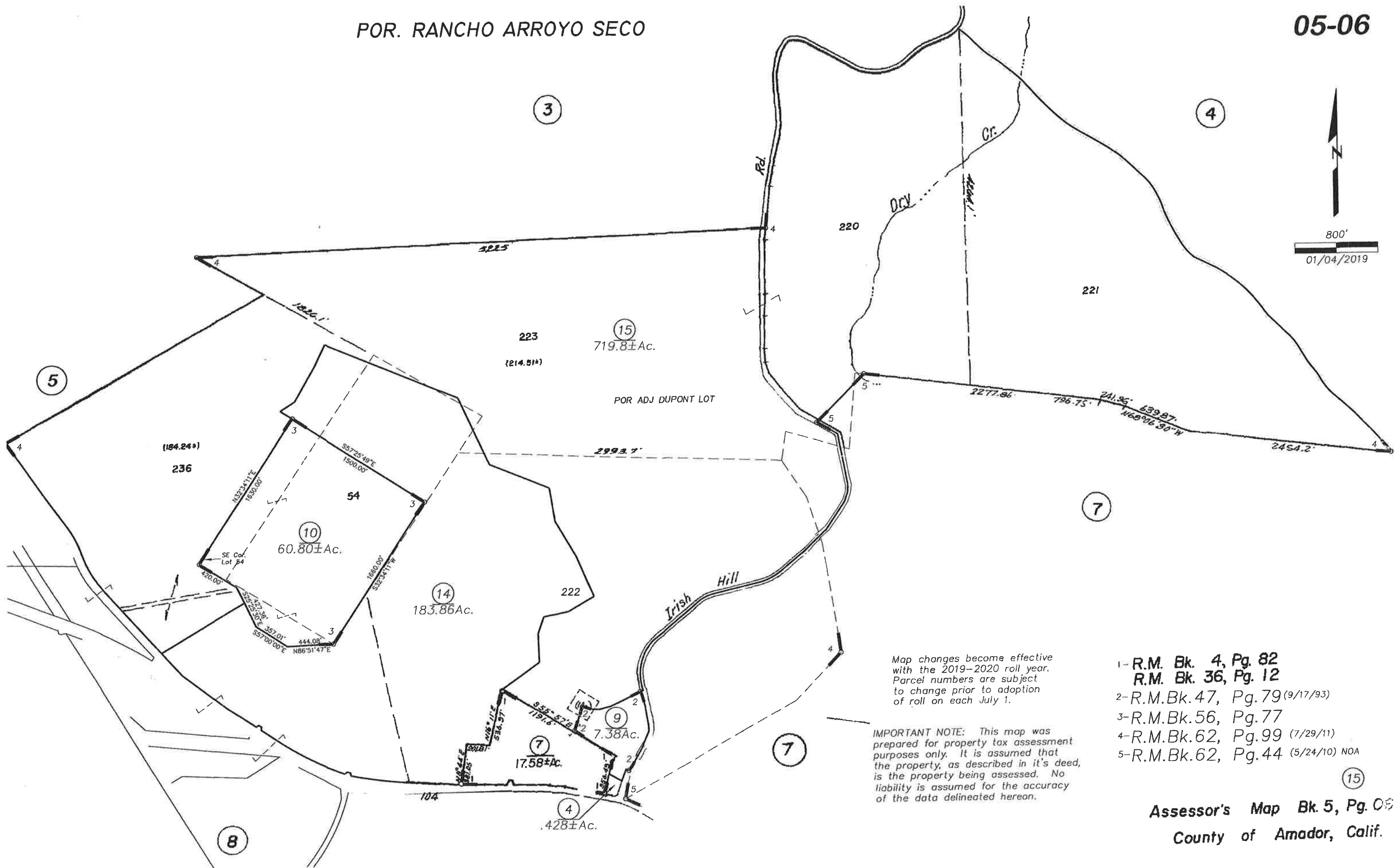
24

- 1 - R.M. Bk. 28, Pg. 58
- 2 - R.M. Bk. 25, Pg. 5
- R.M. Bk. 26, Pg. 48
- R.M. Bk. 24, Pg. 91
- 3 - R.M. Bk. 48, Pg. 15 (02/02/94)
- 4 - R.M. Bk. 64, Pg. 05 (07/18/14)
- 5 - R.M. Bk. 65, Pg. 58 (06/07/18)

Assessor's Map Bk. 5, Pg. 02
County of Amador, Calif.

POR. RANCHO ARROYO SECO

05-06



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.

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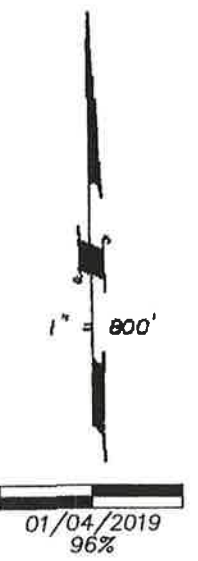
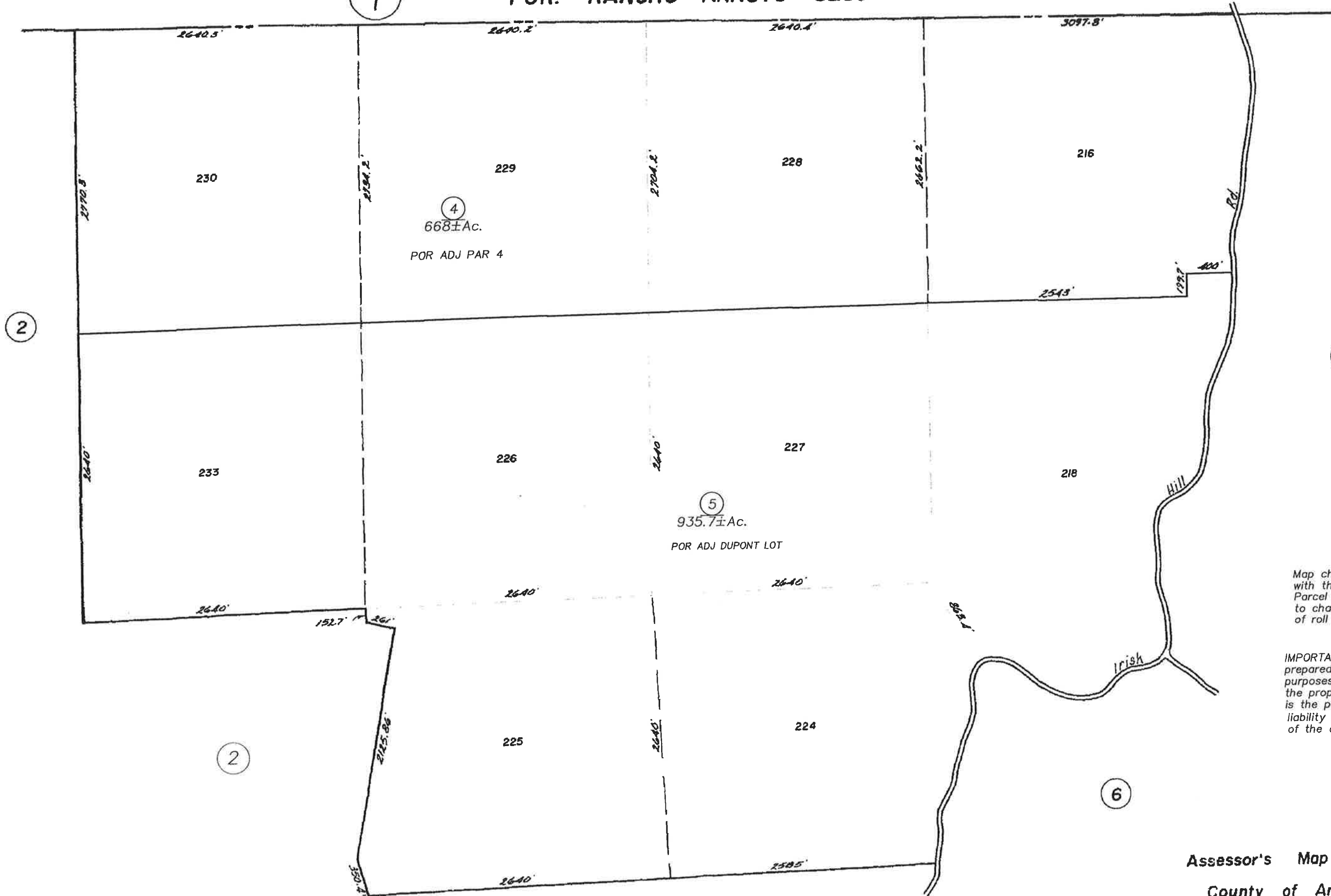
- 1-R.M. Bk. 4, Pg. 82
R.M. Bk. 36, Pg. 12
- 2-R.M. Bk. 47, Pg. 79 (9/17/93)
- 3-R.M. Bk. 56, Pg. 77
- 4-R.M. Bk. 62, Pg. 99 (7/29/11)
- 5-R.M. Bk. 62, Pg. 44 (5/24/10) NOA

Assessor's Map Bk. 5, Pg. 05
County of Amador, Calif.

Bk. 1

POR. RANCHO ARROYO SECO

5-03



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.

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VESTING TENTATIVE PARCEL MAP No. 2897

for

DRY CREEK LANDS, LLC
a Delaware limited liability company
2006-0013975

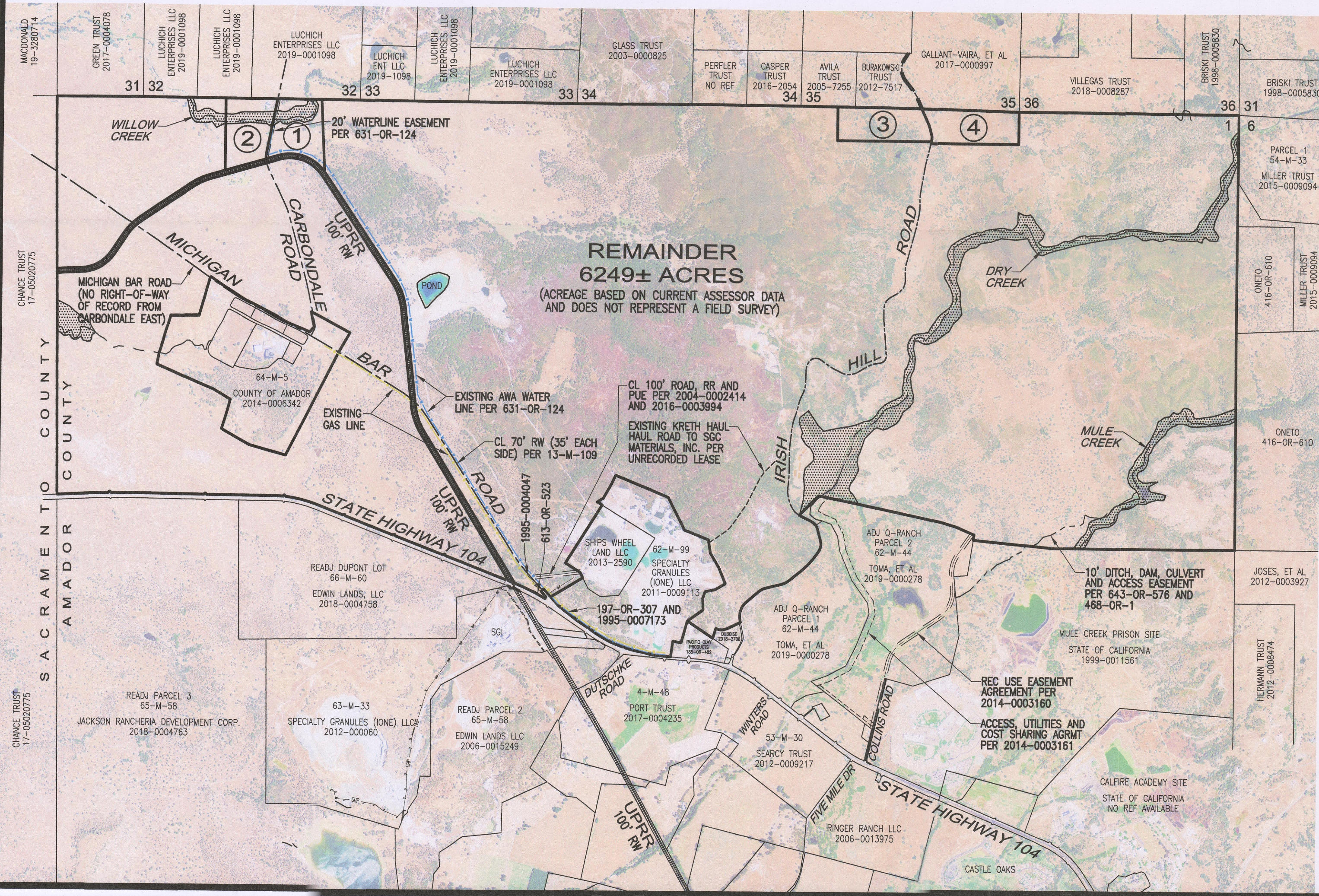
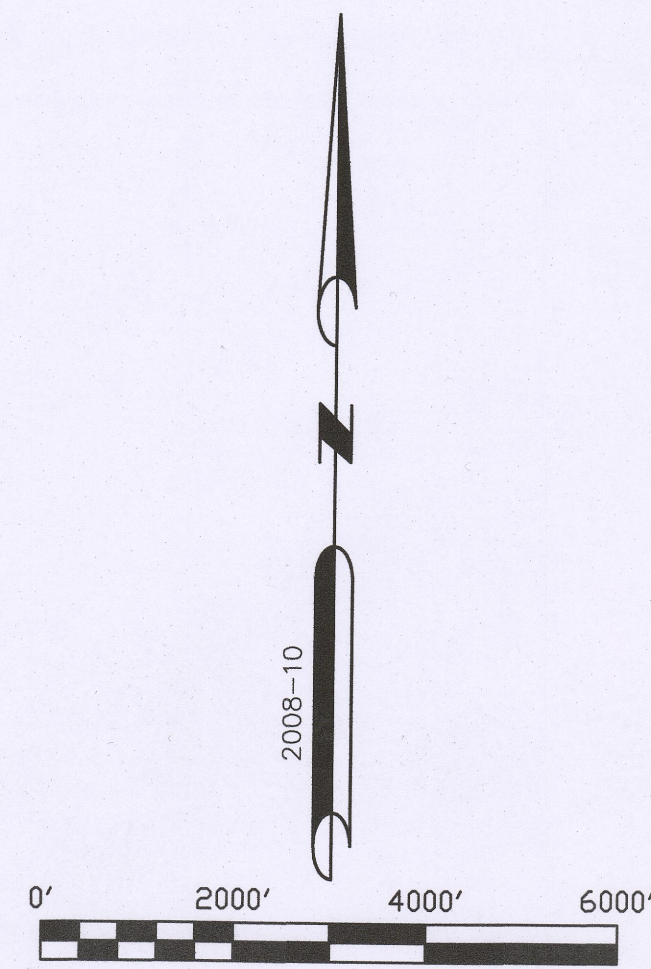
BEING A DIVISION OF "UNSURVEYED READJUSTED DRY CREEK LANDS, LLC" PER 66-M-60
ALSO BEING A PORTION OF THE RANCHO ARROYO SECO
COUNTY OF AMADOR, STATE OF CALIFORNIA

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

○	PARCEL #	ACREAGE
①	PARCEL 1	40.00 AC
②	PARCEL 2	40.00 AC
③	PARCEL 3	40.00 AC
④	PARCEL 4	40.00 AC

Scale: 1" = 2000'

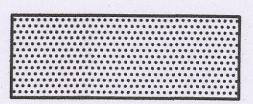
June, 2021



TITLE REPORT EXCEPTIONS

THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No. P-465945 PREPARED BY PLACER TITLE COMPANY AND DATED MAY 7, 2021 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):

NO DOCUMENT REF	RIGHTS OF THE PUBLIC OVER HIGHWAY 104, MICHIGAN BAR ROAD, CARBONDALE ROAD AND IRISH HILL ROAD
2-M-1	BOYD SURVEY
13-OR-109	70' WIDE ROAD EASEMENT (MICHIGAN BAR RD)
172-OR-131 AND 137	GAS LINE EASEMENT
191-OR-588 AND 191-OR-596	ABUTTER'S RIGHTS RELINQUISHED
197-OR-307	PGE AND PACIFIC TELEPHONE EASEMENT
197-OR-445	WAIVER OF DAMAGE CLAIMS, HIGHWAY 104
248-OR-594	ABUTTER'S RIGHTS RELINQUISHED
468-OR-1	DITCH, DAM AND CULVERT EASEMENT
30-M-48	OCCUPATION/FENCELINE SURVEY
631-OR-124	WATER PIPELINE EASEMENT
643-OR-576	DITCH AND WATER RIGHTS AGREEMENT
1995-0004047	ACCESS, PUE AND INCIDENTALS
1995-0007173	PGE EASEMENT
2002-0010229	WATER TRANSMISSION PIPELINE
2004-0002414	100' ROAD, RAILROAD AND UTILITY EASEMENT
2011-0009114	COVENANTS AND RESTRICTIONS
2011-0009115	EASEMENT AGREEMENT-SGI PER ALTA DATED NOV 2011
2014-0001740	RECLAMATION PLAN
2014-0003160	RECREATIONAL USE EASEMENT AGREEMENT
2014-0003161	ACCESS, UTILITIES AND COST SHARING AGRMT
2016-0003994	AGREEMENT REGARDING EASEMENT
62-M-44, 62-M-99, 63-M-33, 64-M-5, 65-M-58 AND 66-M-60	VARIOUS MATTERS
2018-0004764	FIRST OFFER AGREEMENT



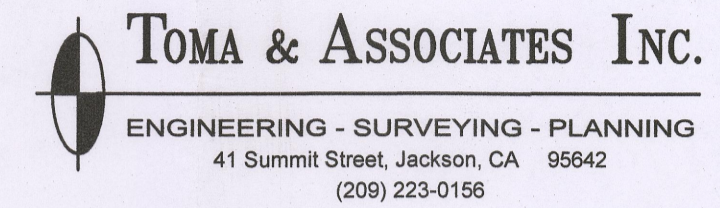
A PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WATER INUNDATION BY THE 100-YEAR FLOOD AND IS WITHIN ZONE "A" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.

PANEL 300 AND 325 OF 700
MAP No. 06005C0300F AND 06005C0325F

VESTING TENTATIVE PARCEL MAP No. 2897

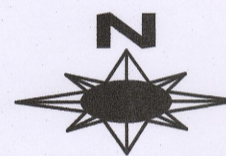
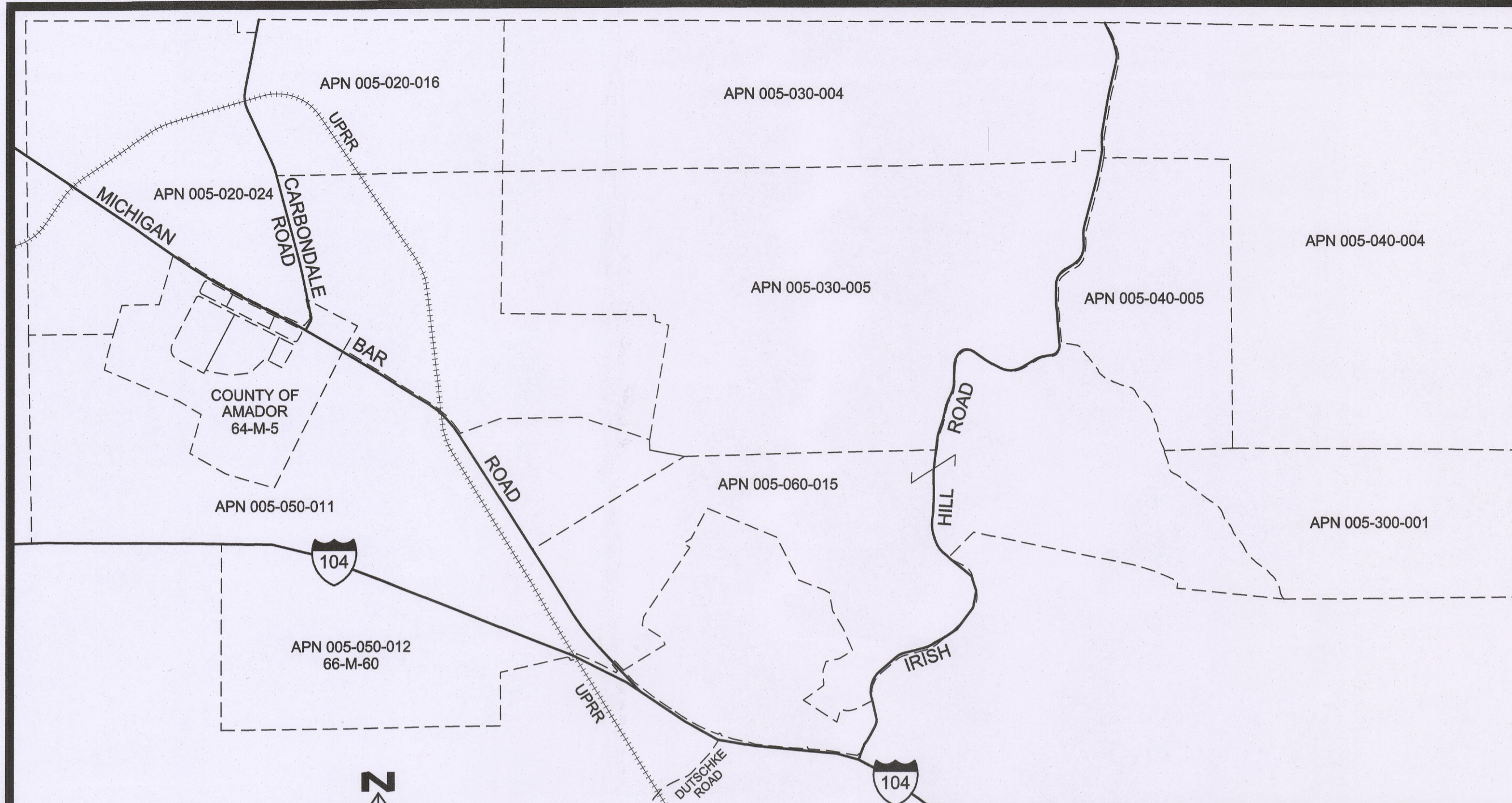
for
DRY CREEK LANDS, LLC
a Delaware limited liability company
2006-0013975

BEING A DIVISION OF "UNSURVEYED READJUSTED DRY CREEK LANDS, LLC" PER 66-M-60
ALSO BEING A PORTION OF THE RANCHO ARROYO SECO
COUNTY OF AMADOR, STATE OF CALIFORNIA



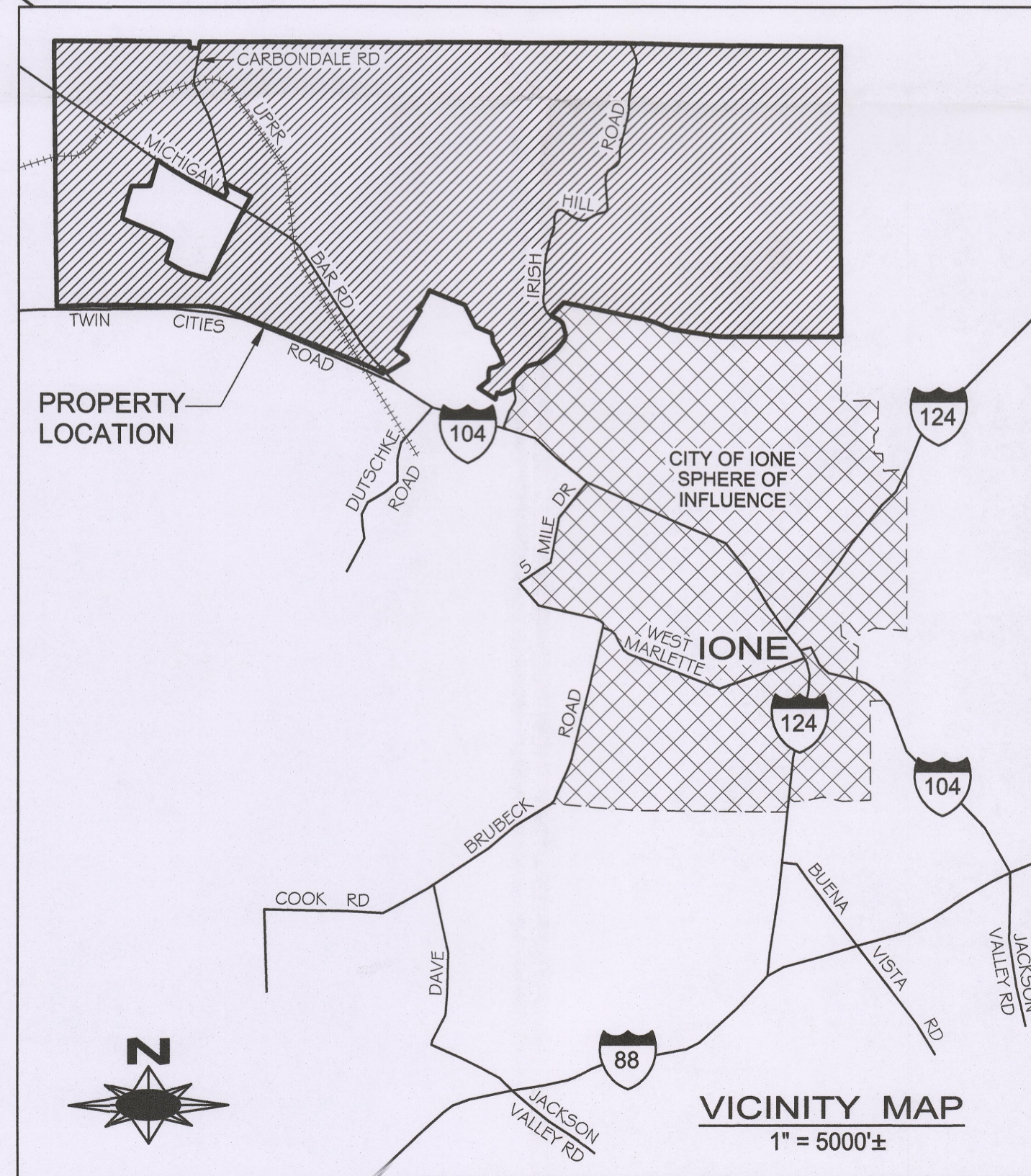
Scale: Noted

June, 2021



EXISTING APN LOCATION
1" = 2000'±

ZONING AND GENERAL PLAN TABLE								
APN	ZONING	GENL PLAN						
APN 005-050-012	"R1-A"	MRZ						
APN 005-050-011	"R1-A"	I-INDUSTRIAL, MRZ and AG						
APN 005-020-024	"R1-A"	I-INDUSTRIAL and MRZ						
APN 005-030-005	"R1-A"	I-INDUSTRIAL, MRZ and AG						
APN 005-060-015	"R1-A"	I-INDUSTRIAL, MRZ and AG						
APN 005-040-005	"R1-A"	AG						
APN 005-020-016	"R1-A"	MRZ						
APN 005-030-004	"R1-A"	MRZ and AG						
APN 005-040-004	"R1-A"	AG						
APN 005-300-001	"R1-A"	AG						
<table style="width: 100%; border: none;"> <tr> <td style="width: 10%; border: none;">I</td> <td style="border: none;">INDUSTRIAL</td> </tr> <tr> <td style="border: none;">MRZ</td> <td style="border: none;">MINERAL RESOURCE ZONE</td> </tr> <tr> <td style="border: none;">AG</td> <td style="border: none;">AGRICULTURAL GENERAL</td> </tr> </table>			I	INDUSTRIAL	MRZ	MINERAL RESOURCE ZONE	AG	AGRICULTURAL GENERAL
I	INDUSTRIAL							
MRZ	MINERAL RESOURCE ZONE							
AG	AGRICULTURAL GENERAL							



VICINITY MAP
1" = 5000'±

GENERAL NOTES AND STATEMENTS

1. RECORD OWNER: DRY CREEK LANDS, LLC, a Delaware limited liability company
ATTN: TOM SWETT
4370 TOWN CENTER BOULEVARD, SUITE 100
EL DORADO HILLS, CA 95672
(209) 274-2777
2. SURVEYOR: TOMA and ASSOCIATES
LICENSED LAND SURVEYORS
41 SUMMIT STREET
JACKSON, CA 95642
(209) 223.0156
3. A.P.N.'s: 005-050-012, 005-050-011, 005-020-024, 005-030-005, 005-060-015, 005-040-005, 005-020-016, 005-030-004, 005-040-004 AND 005-030-001
4. ZONING: SEE ZONING/GENERAL PLAN TABLE
5. GENERAL PLAN: SEE ZONING/GENERAL PLAN TABLE
6. DEED REFERENCE: 2006-0013975
7. PROPOSED USE: AGRICULTURAL
8. WATER: INDIVIDUAL WELLS
9. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
10. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT (AFPD)
11. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT (ACUSD)
12. UTILITIES: POWER WILL BE SERVED BY PACIFIC GAS AND ELECTRIC (PG&E)
TELEPHONE WILL BE SERVED BY CURRENT AREA PROVIDER
13. EASEMENTS: PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ALONG THE EXTERIOR BOUNDARY OF THIS PROJECT.
14. SETBACKS: THERE WILL BE A TWENTY-FIVE FOOT BUILDING SETBACK FROM ALL ROAD RIGHT-OF-WAYS, A THIRTY FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL REAR LOT LINES. DRAINAGE SETBACKS (IF NECESSARY) WILL BE TWENTY FEET ALONG ALL DRAINAGE COURSES.
15. SPECIAL DISTRICTS: ACUSD, AFPD, AWA COMMUNITY FACILITIES DIST 1
16. PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.
17. FLOOD ZONE: A PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WATER INUNDATION BY THE 100-YEAR FLOOD AND IS WITHIN ZONE "A" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.

PANEL 300 AND 325 OF 700
MAP No. 06005C0300F AND 06005C0325F
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 40 ACRES.
19. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING OF A FINAL MAP AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
20. THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
21. THIS PROJECT DOES NOT LIE WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.
22. DEVELOPER WILL SUPPLY WATER SERVICE OFF EXISTING PLASSE HOMESTEAD HOMEOWNERS ASSOCIATION WATER SYSTEM.
23. SEE SHEET 2 FOR EASEMENT LIST



BAY AREA OFFICE
1720 Solano Avenue
Berkeley, CA 94707
Phone: 510/559-9603
Fax: 510/559-9605
www.vollmarconsulting.com

MEMORANDUM

To: Tom Swett

Date: 01/18/2021

From: Jake Schweitzer, VNLC

No. Pages: 4

Subject: Summary of Oak Woodlands Mapping Methods and Results in the Dry Creek Lands Study Area. Amador County, California

This memo describes the methods and results of oak woodland mapping on four proposed parcels amounting to 160 acres, which are located north of Ione Michigan Bar Road, 4-6 miles northwest of the town of Ione, Amador County, California. Attached to this memo is a map figure of the proposed parcels and mapped oak woodlands within them. The oak woodland mapping data was developed by Wetlands Research Associates (WRA) in 2007. The individual parcel map was prepared by Vollmar Natural Lands Consulting, Inc. (VNLC) using the WRA data.

Oak woodlands are afforded regulatory protection under the California Oak Woodlands Conservation Act of 2001 (Cal. State Fish and Game Code, Section 1360, et seq.). This Act sets standards for determining what constitutes regulated 'oak woodland' as well as how the Act is enforced. Oak woodlands subject to regulation under the Act must typically have a canopy cover of 10% or greater, though this can be subject to scale and other variables. Potential impacts to regulated oak woodlands are typically addressed through the CEQA process, often at the county level. Given these general provisions, this report addresses mapped 'oak woodland' with a canopy cover of 10% or greater.

Methods

The oak woodland mapping methods employed by WRA (2007) are briefly summarized below. They are presented in more detail in WRA's original report. **Figure 1** below is a flow chart from the WRA report, showing the general steps taken to develop the oak woodland mapping.

The oak woodland classification presented in A Manual of California Vegetation (MCV) (Sawyer and Keeler-Wolf 1995) was used as the basis for mapping given its currency and relevancy for a broad audience of planners, land managers, and resource agencies across the state. Canopy cover classes were based on the California Wildlife Habitat Relationships System (WHR System; 0-10%, 10-25%, 25-40%, 40-60%, and >60%). Potential oak stands within the study area were identified by reviewing aerial photography provided by the landowner (2005 2-meter resolution, high contrast display, and 2002 1-foot resolution, low contrast display). Analysis of aerial photographs was conducted using aerial image interpretation software to identify each tree canopy, or canopy complex where individual trees could not be distinguished. Canopy cover values were calculated using statistical tools in ArcGIS using a minimum mapping unit of 0.5 acre and then field-verified using a densiometer. Vegetation polygons were created using the WHR system.

A random sample of vegetation polygons were selected for field verification and stand characteristics measurements. In September 2007, WRA biologists conducted a field review, collecting data including species composition, tree size characteristics, density characteristics, and descriptive stand information for a representative set of tree plots. Intensive inventories of tree plots were conducted within 5% of the mapped habitat, with plot locations stratified by stand density and then randomly selected. Sampled tree plots consisted of individual oak woodland stands that were mapped during the aerial image interpretation. At least 90% of the study area was then surveyed on a reconnaissance level to assess general mapping accuracy, and notes were taken on special habitat features and anthropogenic factors in order to extrapolate tree plot data for the entire study area.

Staff members from VNLC have subsequently conducted surveys for other biological resources on the proposal parcel, and have found that the mapped oak cover has not changed significantly since the mapping was conducted by WRA.

Results

VNLC has recorded the presence of three oak species within the study area and surrounding lands during past surveys. These species include, in general order of abundance, blue oak (*Quercus douglasii*), interior live oak (*Quercus wislizeni*), and valley oak (*Quercus lobata*). WRA (2007) classified the mapped oak stands into two WHR habitat types and six MCV subseries. **Figure 2** shows the extent of mapped oak woodland habitat within the proposed parcels according to cover classes. The mapping does not differentiate by oak species or oak woodland habitat type or subseries. **Table 1** presents the acreage of oak woodlands within the proposed parcel along with a breakdown of mapping by canopy cover class as well as areas of non-oak woodland habitat. Habitats other than oak woodlands within the parcel include grassland, oak savanna, chaparral, and seasonal stream.

The percent cover of oak habitats within the proposed parcels is 36% of the 160 acres, while habitats other than oak woodland account to 64%. The actual cover of the non-woodland habitats is 99.55 acres. This statistic indicates that the parcel has sufficient space to accommodate development without impacting oak woodland habitat. Should any future development project be proposed that encroaches upon the oak woodlands identified in this report, the applicant should analyze the nature and extent of any potential impacts to oak woodlands and provide appropriate mitigation for the project. It should be noted as well that sensitive habitats other than oak woodlands are not addressed in this analysis (including potentially occurring wetlands and sensitive chaparral habitat).

TABLE 1. Oak Woodland Habitat Statistics by Canopy Cover Class within the Dry Creek Lands Study Area Parcels, Ione Michigan Bar Road, Ione, Amador County, CA.

Lot (40 ac. each)	>40% Oak Canopy	25-40% Oak Canopy	10-25% Oak Canopy	Total Oak Canopy Cover	Other Habitat Type*
1	6.41 ac.	2.93 ac.	0 ac,	9.34 ac.	29.46 ac.
2	2.15 ac.	0 ac.	0 ac,	2.15 ac.	35.85 ac.
3	18.95 ac.	6.31 ac.	5.61 ac.	30.87 ac.	10.43 ac.
4	13.54 ac.	1.75 ac.	0 ac,	15.29 ac.	23.81 ac.
TOTAL	41.05 ac.	10.99 ac.	5.61 ac.	57.65	99.55

*Consisting of grassland, oak savanna, chaparral, seasonal stream

Figure 1. Oak Woodland Mapping Process Overview



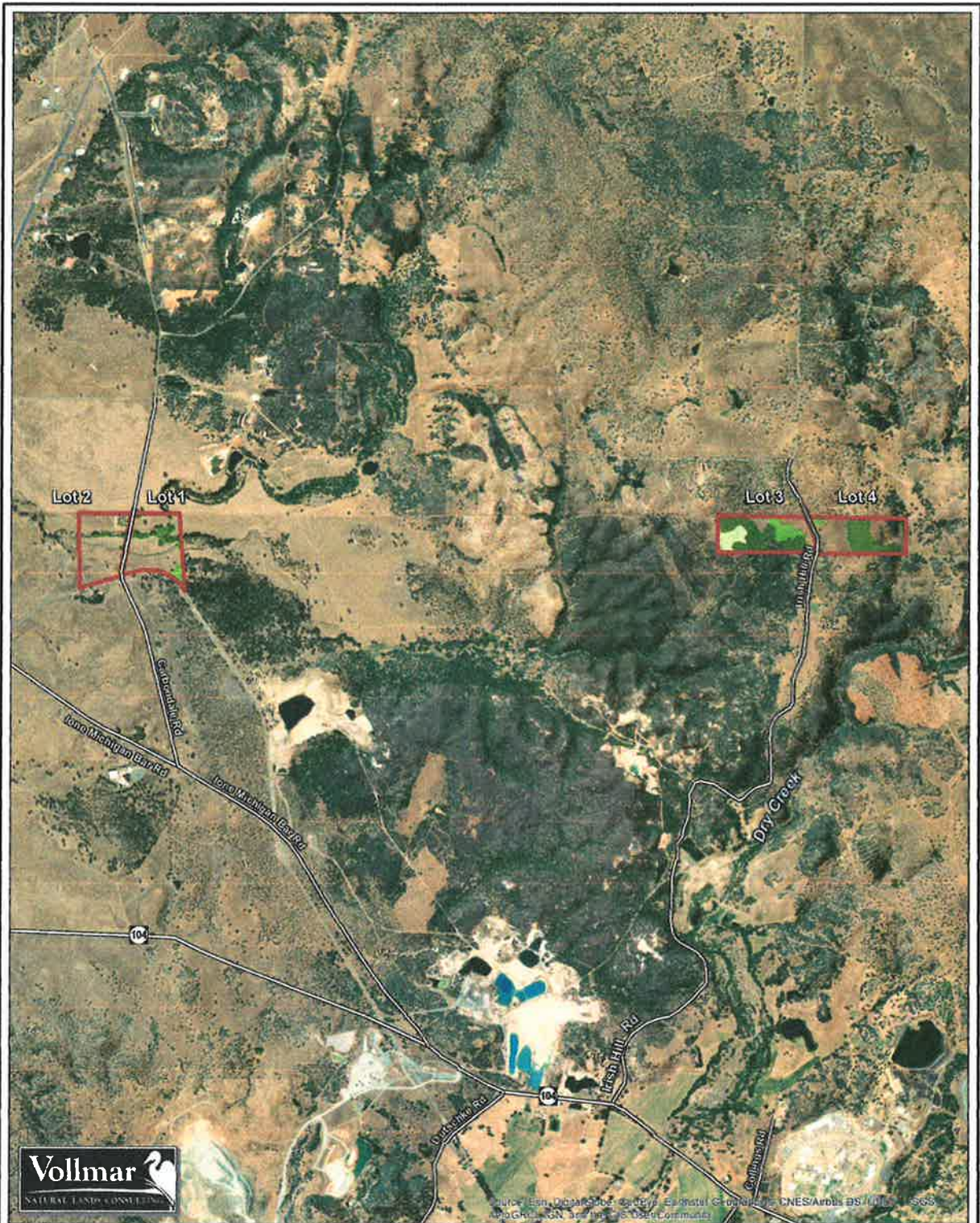


FIGURE 2
Dry Creek Lands Proposed Parcels
and Oak Woodlands Map
 Western Amador County, California

Legend

- Highway or Road
- Proposed Parcel Boundary
- Oak Woodland Canopy Cover > 40% (41.05 ac.)
- Oak Woodland Canopy Cover 25-40% (10.99 ac.)
- Oak Woodland Canopy Cover 10-25% (5.61 ac.)

* Most of the remaining habitat is grassland or oak savanna



1:27,000



Data Source: Terra Associates, 2020 | VMLC, 2021
 GAP Analysis Project, 1998 | MARR, 2007
 Map File: DryCreek_Oaks_TF1_10-FI_2021-01.mxd

**NATIVE AMERICAN HERITAGE COMMISSION**

February 12, 2021

Dana E. Supernowicz

Historic Resource Associates

Via Email to: historic.resource@comcast.netCHAIRPERSON
Laura Miranda
LuiseñoVICE CHAIRPERSON
Reginald Pagaling
ChumashSECRETARY
Merril Lopez-Keifer
LuiseñoPARLIAMENTARIAN
Russell Attebery
KarukCOMMISSIONER
William Mungary
Paiute/White Mountain
ApacheCOMMISSIONER
**Julie Tumamait-
Stenslie**
ChumashCOMMISSIONER
[Vacant]COMMISSIONER
[Vacant]COMMISSIONER
[Vacant]EXECUTIVE SECRETARY
Christina Snider
Pomo**Re: Dry Creek Lands Parcel Split, Amador County**

Dear Ms. Supernowicz:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Nancy.Gonzalez-Lopez@nahc.ca.gov.

Sincerely,

Nancy Gonzalez-Lopez
Cultural Resources Analyst

Attachment

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

**Native American Heritage Commission
Native American Contact List
Amador County
2/12/2021**

Buena Vista Rancheria of Me-Wuk Indians

Rhonda Morningstar Pope,
Chairperson
1418 20th Street, Suite 200 Me-Wuk
Sacramento, CA, 95811
Phone: (916) 491 - 0011
Fax: (916) 491-0012
rhonda@buenavistatribe.com

Calaveras Band of Mi-Wuk Indians

Gloria Grimes, Chairperson
P.O. Box 899 Mi-wuk
West Point, CA, 95255
Phone: (209) 419 - 5675
calaverasband.miwukindians@gm
ail.com

Calaveras Band of Mi-Wuk Indians - Grimes

Debra Grimes, Cultural Resources
Specialist
P.O. Box 1015 Mi-wuk
West Point, CA, 95255
Phone: (209) 470 - 8688
calaverasmiwukpreservation@gm
ail.com

Calaveras Band of Mi-Wuk Indians

546 Bald Mountain Road Mi-Wuk
West Point, CA, 95255
Phone: (209) 293 - 2189

Chicken Ranch Rancheria of Me-Wuk Indians

Lloyd Mathiesen, Chairperson
P.O. Box 1159 Me-Wuk
Jamestown, CA, 95327
Phone: (209) 984 - 9066
Fax: (209) 984-9269
lmathiesen@ctrtribal.com

Ione Band of Miwok Indians

Sara Dutschke, Chairperson
9252 Bush Street Miwok
Plymouth, CA, 95669
Phone: (209) 245 - 5800
consultation@ionemiwok.net

Jackson Rancheria

Rolland Fillmore, Cultural
Preservation Representative
P.O. Box 1090 Miwok
Jackson, CA, 95642
Phone: (209) 223 - 8370

Jackson Rancheria Band of Miwok Indians

Adam Dalton, Chairperson
P.O. Box 1090 Miwok
Jackson, CA, 95642
Phone: (209) 223 - 8370
Fax: (209) 223-5366
adalton@jacksoncasino.com

Nashville Enterprise Miwok-Maidu-Nishinam Tribe

Cosme Valdez, Chairperson
P.O. Box 580986 Miwok
Elk Grove, CA, 95758-0017
Phone: (916) 429 - 8047
Fax: (916) 429-8047
valdezcome@comcast.net

United Auburn Indian Community of the Auburn Rancheria

Gene Whitehouse, Chairperson
10720 Indian Hill Road Maidu
Auburn, CA, 95603 Miwok
Phone: (530) 883 - 2390
Fax: (530) 883-2380
bguth@auburnrancheria.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Dry Creek Lands Parcel Split, Amador County.

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date June 8, 2021

RECEIVED FROM Amador Ranch Associates, LLC

ADDRESS 4370 Town Center Blvd., Suite 100 El Dorado Hills, CA 95762

Five-thousand, one-hundred, sixty-nine⁰⁰/₁₀₀ DOLLARS (\$ 5169.00)

For PM 2897 Dry Creek Lands LLC (Parcel Map Application
(\$4,423.00), MND Filing (\$696.00), Admin Fee (\$50.00)

*APN's listed in Project Folder)

ACCOUNT		How Paid ✓	
Amount Due	\$5169.00	Cash	
Amount Paid	\$5169.00	Check	70514
		Money Order	

Planning Department
By Krista Russel Deputy

№ 91755

AMADOR COUNTY PUBLIC WORKS REVIEW FEES

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

FILL IN COMPLETELY AND SUBMIT WITH PLANS
Incomplete submittals will not be accepted for review.

PROJECT NAME (Exactly as on plans): TENTATIVE PARCEL MAP No. 2897

DATE: 1.28.2021 ENGINEER OF RECORD CAROL TOMA PLS 3570

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

PROJECT OWNER Name DRY CREEK LANDS, LLC, ATTN: TOM SWETT
ADDRESS 4730 TOWN CENTER BLVD, SUITE 100 STATE CA ZIP 95672 PHONE (209) 274-2777
EL DORADO HILLS
(Project owners receive a copy of all plan review comments from Public Works)

SUBMITTED BY: GINA WAKLEE COMPANY: TDMA & ASSOCIATES
(Your name/Engineering/Architectural Company)

PHONE: office (209) 223-0156 cell _____ fax gina@tomasurevey.com

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

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

Amount Received \$ _____
Receipt Issued # _____

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

ACCEPTED FOR REVIEW BY PUBLIC WORKS AGENCY

NAME: _____

PROJECT NO. ASSIGNED _____

DATE: _____

Environmental Health Department
(209) 223-6439

FEES FOR LAND DEVELOPMENT

Fee Computation Date 11-19-20 By [Signature]
Property Owner Edwin Lewis & Day Creek Land
Project Name PM 2897 APN _____

PARCEL MAPS -- \$360.00 360.00

Sewage Disposal

4 parcels proposing onsite sewage systems--\$300.00/parcel. Includes Application and site review for each undeveloped parcel 1,200.00

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

ZONE CHANGE AND/OR GENERAL PLAN AMENDMENT -- \$240.00 _____

CONDITIONAL USE PERMIT-- \$240.00 _____

CEQA REVIEW AND COMMENT

Negative Declaration --\$240.00 240.00

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

BOUNDARY LINE ADJUSTMENT--\$300.00/parcel to be investigated. Includes sewage disposal application and site investigation.

TOTAL \$ 1,800.00
-600.00 PD
\$ 1200.00

Fees collected by _____ Receipt No: _____ Date: _____

California Department of Transportation

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



June 23, 2021

Ruslan Bratan, Planner I
Amador County Planning Department
500 Argonaut Lane
Jackson, CA 95642-9534

**AMA-104, PM R3.217 Dry
Creek Lands, Tentative
Parcel Map #2897**

Dear Mr. Bratan,

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the application for a Zoning Change. This project proposed is to divide ±6,409 acres into four ±40-acre parcels with one ±6249-acre remainder.

The project is located west of the Lone City limits, lying east and west of Michigan Bar Road between State Route (SR) 104 and the Amador County line. The Assessor Parcel Numbers are: 005-050-012, 005-050-011, 005-020-024, 005-030-005, 005-060-015, 005-040-005, 005-020-016, 005-030-004, 005-040-004, and 005-030-001.

Caltrans has the following comments:

Caltrans suggest Amador County continue to coordinate and consult with Caltrans to identify and address potential cumulative transportation impacts that may occur from this project and other developments near this location. This will assist Caltrans in ensuring that traffic safety and quality standards are maintained for the traveling public on existing and future state transportation facilities.

Caltrans request the opportunity to comment should any additional development be proposed on these parcels.

Encroachment Permits

If any future project 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

Ruslan Bratan, Planner I
June 23, 2021
Page 2

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>

Please do not hesitate to contact Paul Bauldry at (209) 670-9488 (email: paul.bauldry@dot.ca.gov) or me (209) 483-7234 (email: Gregoria.Ponce@dot.ca.gov) if you have any questions or concerns.

Sincerely,

Gregoria Ponce'

Gregoria Ponce, Chief
Office of Rural Planning



Planning Department <planning@amadorgov.org>

TAC Project Referral - Parcel Map #2897 Dry Creek Lands - Environmental Review

AFPD Headquarters <afpdhdq@amadorgov.org>

Tue, Jul 20, 2021 at 8:48 AM

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

CFD Annexation applies and the condition needs to be met.

Thank you,

Nicole Cook
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."

[Quoted text hidden]



Tentative Parcel Map #2897 Dry Creek Lands

Amador County Planning Department <planning@amadorgov.org>

Fri, Jul 16, 2021 at 5:00 PM

To: Jereme Dutschke <jereme@ionemiwok.net>

Cc: Anna Starkey <astarkey@auburnrancheria.com>, Anna Cheng <acheng@auburnrancheria.com>, CulturalCommittee IBMI <culturalcommittee@ionemiwok.net>, Glenn Spitzer <gpspitzer@amadorgov.org>, Chuck Beatty <CBeatty@amadorgov.org>

Anna and Jereme,

The project will be going before the Technical Advisory Committee TAC for environmental review on July 28th. TAC will determine the appropriate environmental document. Afterwards, the project will go before the Planning Commission for the final decision. If approved, the applicant will have three years to record the final map. Proposed parcels 1-4 are all anticipated to be used for agriculture, however the R1A zoning does allow for residential uses.

Additionally, I don't believe UAIC nor the Lone Band requested consultation for this project (PM 2897 Dry Creek Lands) within the 30-day time period per Public Resources Code Section 21080.3.1. Notice was sent out on June 11th, and the deadline was July 11th. However, the County would welcome and consider any comments assisting with the environmental review of the project. Jereme, as requested, the Cultural Resources study, Oak Woodlands study, and tentative map are attached.

Thank you,
Ruslan, Planner

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

On Fri, Jul 16, 2021 at 2:50 PM Jereme Dutschke <jereme@ionemiwok.net> wrote:

Hello everyone,

Thank you Anna for including us in this.

Yes the lone Band of Miwok Indians would like to be included in consultation for this project. We would also like to request the draft cultural report, biological report, a survey of the properties and a discussion on what the impacts of future development may look like. We would also appreciate a meeting with the County to discuss our concerns.

Thank you,



Jereme Dutschke
Committee Member
Ione Band of Miwok Indians
9252 Bush Street
Plymouth, CA 95669-0699
Direct: 209-245-5800
Email: jereme@ionemiwok.net

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Anna Starkey <astarkey@auburnrancheria.com>
Sent: Wednesday, July 14, 2021 2:20 PM
To: 'Amador County Planning Department' <planning@amadorgov.org>
Cc: Anna Cheng <acheng@auburnrancheria.com>; Jereme Dutschke <jereme@ionemiwok.net>
Subject: RE: Tentative Parcel Map #2897 Dry Creek Lands

Good afternoon,

Thank you for providing the requested information. UAIC is concerned about the tribal cultural resource identified in Parcel 3. We would like to keep AB 52 consultation open for now, however we are contacting Ione Band (cc'd) to see if UAIC can defer to them for this project.

What is the project timeline and can you please let us know what is proposed in parcel 3?

Thank you.

Kind regards,

Anna Starkey

The United Auburn Indian Community is now accepting electronic consultation request, project notifications, and requests for information! Please fill out and submit through our website. Do not mail hard copy letters or documents.
<https://auburnrancheria.com/programs-services/tribal-preservation> **Bookmark this link!**



Anna M. Starkey, M.A., RPA
Cultural Regulatory Specialist
Tribal Historic Preservation Department | UAIC
10720 Indian Hill Road
Auburn, CA 95603
Direct line: (916) 251-1565 | Cell: (530) 863-6503
astarkey@auburnrancheria.com | www.auburnrancheria.com

From: Amador County Planning Department <planning@amadorgov.org>
Sent: Tuesday, June 29, 2021 1:07 PM
To: Anna Starkey <astarkey@auburnrancheria.com>
Cc: Anna Cheng <acheng@auburnrancheria.com>
Subject: Re: Tentative Parcel Map #2897 Dry Creek Lands

Received, thank you Anna.

None of the other tribes have requested consultation, nor have they responded.

I've attached the Cultural Resources study and Oak Woodland study conducted for this property.

Let me know if you have any other questions.

Thanks,

Ruslan

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

On Tue, Jun 29, 2021 at 12:17 PM Anna Starkey <astarkey@auburnrancheria.com> wrote:

Dear Mr. Bratan,

On behalf of the United Auburn Indian Community, Tribal Historic Preservation Department, thank you for the notification for the above referenced project. The parcels have been

identified as potential sensitive for unrecorded tribal cultural resources due to the presence of creeks and that the areas have not been previously surveyed for tribal cultural resources. Will a cultural survey be completed for this project, and if so can you please share with me the draft report, biological report, and photographs of the parcels? Based on this review, we may request to survey for tribal cultural resources and provide recommendations for the conditions of approval. Can you tell me if any other tribes have requested to consult on this project?

Thank you for your time and consideration. Please confirm that you've received this email.

Kind regards,

Anna Starkey

*The United Auburn Indian Community is now accepting electronic consultation request, project notifications, and requests for information! Please fill out and submit through our website. Do not mail hard copy letters or documents. <https://auburnrancheria.com/programs-services/tribal-preservation> **Bookmark this link!***



Anna M. Starkey, M.A., RPA

Cultural Regulatory Specialist

Tribal Historic Preservation Department | UAIC

10720 Indian Hill Road

Auburn, CA 95603

Direct line: (916) 251-1565 | Cell: (530) 863-6503

astarkey@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.

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.

3 attachments

CONFIDENTIAL_PM 2897 Dry Creek Lands LLC.pdf

 6416K

 **PM 2897 Oak Woodland Study.pdf**
404K

 **PM 2897 Dry Creek Lands LLC.pdf**
14163K



AMA-104, PM R3.217 Dry Creek Lands, Tentative Parcel Map #2897

Bauldry, Paul@DOT <paul.bauldry@dot.ca.gov>
To: Amador County Planning Department <planning@amadorgov.org>
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Thu, Jul 22, 2021 at 6:52 AM

Mr. Bratan,

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the application for a Zoning Change. This project proposed is to divide ±6,409 acres into four ±40-acre parcels with one ±6249-acre remainder.

The project is located west of the Lone City limits, lying east and west of Michigan Bar Road between State Route (SR) 104 and the Amador County line. The Assessor Parcel Numbers are: 005-050-012, 005-050-011, 005-020-024, 005-030-005, 005-060-015, 005-040-005, 005-020-016, 005-030-004, 005-040-004, and 005-030-001.

Caltrans has the following comments:

Caltrans suggests Amador County continue to coordinate and consult with Caltrans to identify and address potential cumulative transportation impacts that may occur from this project and other developments near this location. By doing this, it will assist Caltrans in ensuring that traffic safety and quality standards are maintained for the traveling public on existing and future state transportation facilities.

Caltrans request the opportunity to comment should any additional development be proposed on these parcels.

Encroachment Permits

If any future project 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 analyze 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>.

If you have any question, please contact me at (209) 670-9488 or by email: paul.bauldry@dot.ca.gov.

Thanks,

Paul Bauldry

Caltrans District 10

Office of Rural Planning

Division of Planning, Local Assistance, and Environmental

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