



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

APPLICATION REFERRAL

TO:

Amador Air District
Building Department
County Counsel
Environmental Health Department
Surveying Department
Transportation and Public Works
Department
Waste Management
Sheriff's Office
AFPD
ACTC
Amador Transit
Amador Water Agency
Cal Fire
CHP
Caltrans, District 10
CDFW, Region 2
Amador LAFCO

Shingle Springs Band of Miwok
Indians**
Calaveras Band of Mi-Wuk
Indians**
Chicken Ranch Rancheria of Me-
Wuk Indians**
Jackson Rancheria Band of Miwok
Indians**
United Auburn Indian Community
of the Auburn Rancheria**
Nashville Enterprise Miwok-
Maidu-Nishinam Tribe**
Washoe Tribe of Nevada and
California**
Ione Band of Miwok Indians**
Buena Vista Band of Me-Wuk
Indians**

DATE: February 9, 2022

FROM: Ruslan Bratan, Planning Department

PROJECT: Tentative Parcel Map #2904, which proposes to divide ± 118 acres into three ± 20 -acre parcels, one ± 11 -acre parcel, and one ± 47 -acre remainder. APN: 011-270-003.

Owner/Applicant: ERJ Enterprises LLC

Supervisorial District: 1

Location: No Situs. Project site is located approximately 2,000 feet west of the State Highway 88 & 104 intersection and north of Sunset Drive.

REVIEW: As part of the preliminary review process, this project is being referred to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the application for **completeness** during its regular meeting on **Wednesday, February 23, 2022 at 1:00 p.m.** in the Board Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.

**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: **2904**
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **ERJ Enterprises LLC, a California limited liability company**
Name: **Rachel Rey**
Address: **1989 Paradise Meadow Lane, Templeton, CA 93465**
Phone: **(805) 423-0380**
Email: **rachel@erjranch.com**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **011-270-003**
5. Existing Zoning District: **"R1-A"**
6. General Plan Classification: **R-R Rural Residential**
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 (0 existing, 4 proposed)**
11. Sewage Disposal System: **Indiv. Septic Systems (0 existing, 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 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

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. 2904**
Date Filed:

Applicant: **ERJ Enterprises LLC, a California limited liability company, Attn: Rachel Rey
1989 Paradise Meadow Lane
Templeton, CA 93465
(805) 423-0380**

Record Owner: **Same**

APN: **011-270-003**
Zoning: **"R1-A"**
Gen. Plan: **R-R Rural Residential**

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.

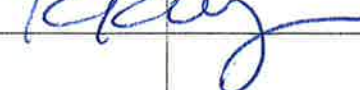
YES NO

- 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: _____ Signature: 

**ATTACHMENT TO
ENVIRONMENTAL INFORMATION FORM**

ENVIRONMENTAL SETTINGS

29.

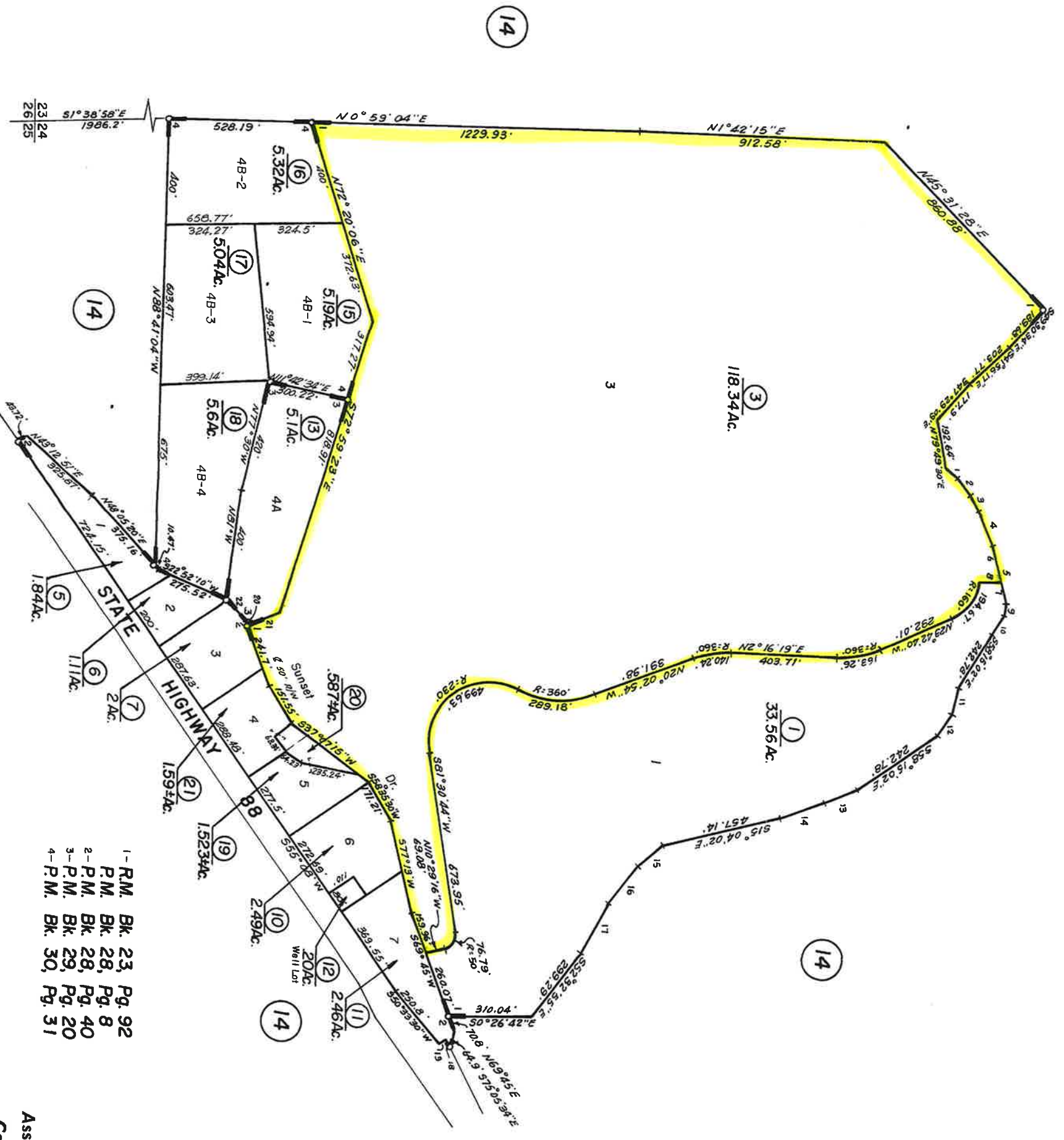
Project site is rolling hills with scattered oaks, bull pines and buckeyes. No portion of it lies within the FEMA 100-year flood plain as shown on tentative parcel map. Current use of the property is vacant. Proposed use is residential. There are no residential structures or outbuildings on the property. A small section of the Ione canal crosses over the west property line. No known cultural, historical or scenic aspects on the project site.

30.

Surrounding properties range from commercial (south) to open grazing land (north and east) to Williamson Act (west). A portion of the north line directly borders the Sutter Creek City limits.

31.

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



- 1 - R.M. Bk. 23, Pg. 92
- 2 - P.M. Bk. 28, Pg. 8
- 3 - P.M. Bk. 28, Pg. 40
- 4 - P.M. Bk. 29, Pg. 20
- 5 - P.M. Bk. 30, Pg. 31

- 1. N40°21'08"E 51.97'
- 2. N45°39'54"E 82.21'
- 3. N69°52'55"E 65.52'
- 4. N68°28'40"E 140.29'
- 5. N76°32'37"E 209.97'
- 6. " " 139.97'
- 7. " " 70'
- 8. N0°07'03"E 87.7'
- 9. S83°05'42"E 49.51'
- 10. S60°19'29"E 85.27'
- 11. S74°57'37"E 89.48'
- 12. S56°51'26"E 93.37'
- 13. S23°22'40"E 131.06'
- 14. S21°47'28"E 164.87'
- 15. S40°47'26"E 118.17'
- 16. S53°13'37"E 184.3'
- 17. S61°19'02"E 215.41'
- 18. S62°38'48"E 43.63'
- 19. S34°52'02"W 28.14'
- 20. S65°24'40"W 22.3'
- 21. S24°14'39"E 139.41'
- 22. S45°54'10"W 104.8'

(21)

APN 011-330-009
 ADJ PARCEL 1B
 57-M-1
 SUTTER CREEK
 LAND ADVISORS LLC
 2018-0002907

APN 011-330-005
 ADJ PARCEL 1A-2
 57-M-1
 SUTTER CREEK LAND
 ADVISORS, LLC
 2018-0002907

**PROPOSED
 REMAINDER
 47.34± Acres**

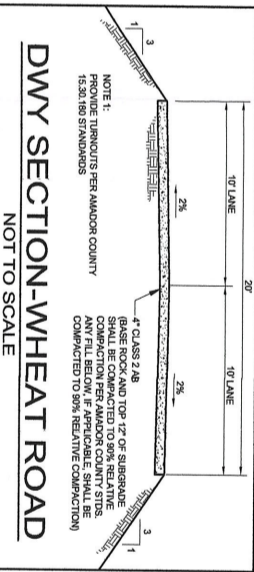
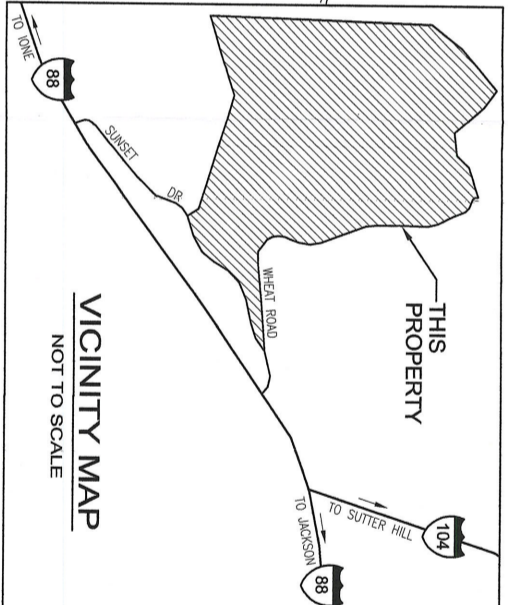
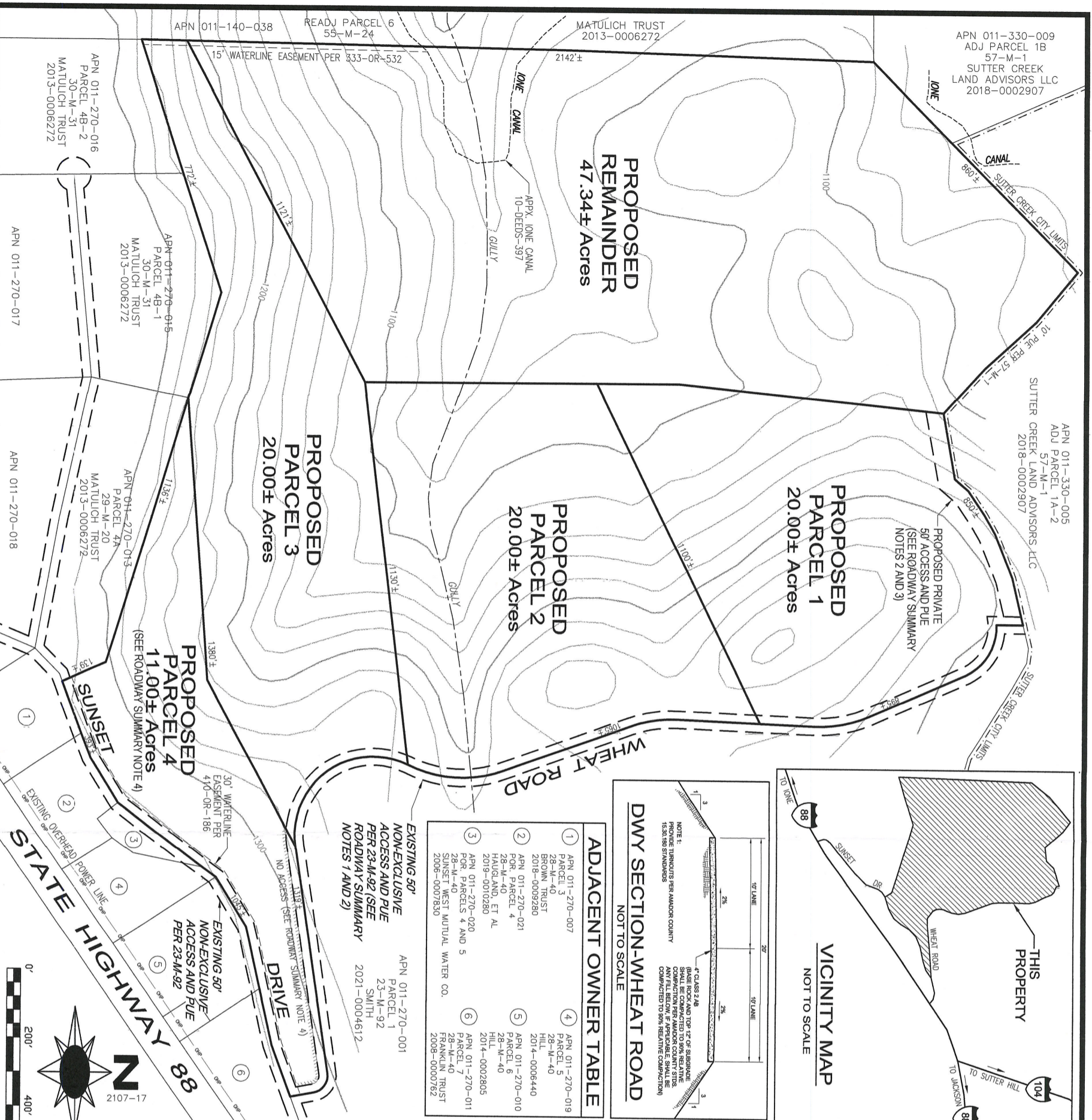
**PROPOSED
 PARCEL 1
 20.00± Acres**

**PROPOSED
 PARCEL 2
 20.00± Acres**

**PROPOSED
 PARCEL 3
 20.00± Acres**

**PROPOSED
 PARCEL 4
 11.00± Acres**
 (SEE ROADWAY SUMMARY
 NOTE 4)

PROPOSED PRIVATE
 50' ACCESS AND PUE
 (SEE ROADWAY SUMMARY
 NOTES 2 AND 3)



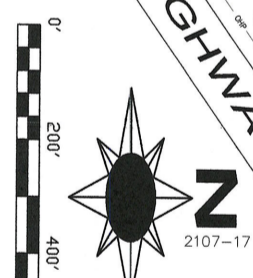
DWY SECTION-WHEAT ROAD
 NOT TO SCALE

ADJACENT OWNER TABLE

1	APN 011-270-007 PARCEL 3 BROWN TRUST 2018-0009280	4	APN 011-270-019 PARCEL 5 HILL 2014-0006440
2	APN 011-270-021 FOR PARCEL 4 28-M-40 HAUGLAND, ET AL 2019-0010280	5	APN 011-270-010 PARCEL 6 28-M-40 HILL 2014-0002805
3	APN 011-270-020 FOR PARCELS 4 AND 5 28-M-40 WEST WEST MUTUAL WATER CO. 2009-0007830	6	APN 011-270-011 PARCEL 7 FRANKLIN TRUST 2008-0000782

EXISTING 50' NON-EXCLUSIVE ACCESS AND PUE PER 23-M-92 (SEE ROADWAY SUMMARY NOTES 1 AND 2)

APN 011-270-001
 PARCEL 1
 23-M-92
 SMITH
 2021-0004612



VESTING
**TENTATIVE
 PARCEL MAP No. 2904**

for
ERJ ENTERPRISES LLC,
 a California limited liability company
 2021-0009872

BENING A DIVISION OF PARCEL 3 PER 23-M-92
 OF THE NW, SW AND SE 1/4 SECTION 24, T. 6 N., R. 10 E., M. D. M.
 COUNTY OF AMADOR, STATE OF CALIFORNIA

November, 2021
Toma & Associates Inc.
 ENGINEERING - SURVEYING - PLANNING
 41 Summit Street, Jackson, CA 95642
 (209) 223-0156

GENERAL NOTES AND STATEMENTS

1. RECORD OWNER:
 ERJ ENTERPRISES LLC, a California limited liability company
 ATTN: RACHEL REY
 1889 PARADISE MEADOW LANE
 THERESA, CA 95965
 (865) 425-0980

2. SURVEYOR:
 TOMA AND ASSOCIATES
 LICENSED LAND SURVEYORS
 41 SUMMIT STREET
 JACKSON, CA 95642
 (209) 223-0156
 011-270-003

3. A.P.N.:
 011-270-003

4. ZONING:
 RR (RURAL RESIDENTIAL)

5. GENERAL PLAN:
 2021-0009872

6. DEED REFERENCE:
 RESIDENTIAL

7. PROPOSED USE:
 INDIVIDUAL WELLS (NONE EXISTING, 4 PROPOSED)

8. WATER:
 AMADOR COUNTY UNIFIED SCHOOL DISTRICT (ACUSD)

9. SEWAGE DISPOSAL:
 AMADOR COUNTY UNIFIED SCHOOL DISTRICT (AFPD)

10. FIRE PROTECTION:
 AMADOR COUNTY UNIFIED SCHOOL DISTRICT (AFPD)

11. SCHOOL:
 AMADOR COUNTY UNIFIED SCHOOL DISTRICT (AFPD)

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.
 AMADOR FIRE PROTECTION DISTRICT

15. SPECIAL DISTRICTS:
 AMADOR FIRE PROTECTION DISTRICT

16. PHASING:
 FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.

17. FLOOD ZONE:
 NO PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WATER
 INUNDATION BY THE 100-YEAR FLOOD AND IS WITHIN ZONE "X" AS SHOWN ON THE
 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE
 MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.

18. MINIMUM LOT SIZE:
 MINIMUM LOT SIZE WILL BE 11± ACRES.

19. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING
 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. TOPOGRAPHIC MAPPING AND FEATURES ARE NOTED IN PRELIMINARY REPORT ORDER NO. 42238-PNG PREPARED BY WESTERN
 TOPOGRAPHIC LINES AND FEATURES.

23. THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER NO. 42238-PNG PREPARED BY WESTERN
 LAND TITLE COMPANY AND DATED DECEMBER 1, 2021 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY
 REPORT FOR COMPLETE LIST OF EXCEPTIONS):

- 10-DEEDS-397
- 46-OR-165
- 68-OR-574
- 117-OR-304
- 177-OR-691
- 23-M-92
- 333-OR-532
- 410-OR-186
- 1985-0001808
- NO REFERENCE
- 94-M-54
- WATER DITCH
- 10 PACIFIC TELEPHONE (NOT FLOTTABLE)
- 46-OR-165
- 68-OR-574
- 117-OR-304
- 177-OR-691
- 23-M-92
- 333-OR-532
- 410-OR-186
- 1985-0001808
- NO REFERENCE
- 94-M-54
- WATER DITCH
- 10 PACIFIC TELEPHONE (NOT FLOTTABLE)
- 46-OR-165
- 68-OR-574
- 117-OR-304
- 177-OR-691
- 23-M-92
- 333-OR-532
- 410-OR-186
- 1985-0001808
- NO REFERENCE
- 94-M-54

ROADWAY SUMMARY

1. EXISTING RW LENGTH:	EXISTING 50' ACCESS AND PUE (WHEAT ROAD) FROM SUNSET DRIVE NORTH IS 3278± LF.
2. 15.30.210:	15.30.210 MAX LENGTH OF DEAD-END ROAD FOR PARCELS 20 ACRES OF LARGER IS 5,280 LF.
3. PROPOSED RW LENGTH:	LENGTH OF PROPOSED PRIVATE 50' ACCESS AND PUE OVER PARCEL 1, TO REMAINDER PARCEL IS 850± LF.
4. PARCEL 4:	PARCEL 4 WILL TAKE ACCESS OFF OF SUNSET DRIVE.

INDEMNIFICATION

Project: Tentative Parcel Map No. 2904

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

1. Owner and Applicant shall defend, indemnify and hold harmless the County and its agents, officers or employees from any claim, action or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to damages, fees and or costs, including attorneys' fees, awarded against County. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.
2. The County may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if the County defends the claim, action or proceeding in good faith.
3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

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

Applicant:



Signature

Owner (if different than Applicant):



Signature

Environmental Health Department
(209) 223-6439

FEES FOR LAND DEVELOPMENT



Fee Computation Date 10-8-01 By [Signature]
Property Owner ERS Enterprises
Project Name Pm 2904 APN 011-270-003

PARCEL MAPS -- \$360.00 360.00

Sewage Disposal

5 parcels proposing onsite sewage systems--\$300.00/parcel. Includes
Application and site review for each undeveloped parcel 1,500.00

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 2,100.00

Fees collected by _____ Receipt No: _____ Date: _____

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date January 19, 2023

RECEIVED FROM Erij Enterprises LLC

ADDRESS 1989 Paradise Meadow Ln Templeton, CA 93465

Five Thousand, two-hundred and seventy-one ⁰⁰/₁₀₀ DOLLARS (\$ 5,271.00)

For Parcel Map Application for TFW 2904 ERT Enterprises LLC

(Subdivision/Parcel map Fee \$4,511.00 + CEAT IS \$710.00 + Admin

Fee \$70.00) Total \$5271.00; APN(S) 011-270-003

ACCOUNT How Paid

Amount Due \$5271.00 Cash

Amount Paid \$5271.00 Check 1001

Money Order

Credit Card

Panning Department
By [Signature] Deputy

№ 93850

Foothill Resource Management

Steve Q. Cannon, RPF #2316
P.O. Box 818, Pine Grove, CA 95665
(209)419-1569

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

26 October 2021

Re: Rey property, APN 011-270-003

Dear Mr. Beatty,

At the request of Ms Rachel Rey, I conducted an inspection of the parcel referenced above. I was told by Ms Gina Waklee of Toma and Associates that the Planning Department has required that an Oak Woodlands Assessment shall be done for the parcel since they are planning a subdivision of the property. 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 038-010-117, is a Group B species under the Forest Practice Rules.

On the 13th of October, 2021, I visited the Rey 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. As a requirement of that observation, I walked the parcel along Sunset Drive and an un-named ranch road on the east side of the parcel and then through the central part of the property from east to west. I conducted my reconnaissance taking note of the vegetation types that exist on the 118.34 acre parcel. I observed the species of trees and other vegetation and their average spacing. I also made notes about the diameters at breast height (DBH) of the species pertinent to an oak woodlands assessment. Using the aerial photo I have of the area and confirming the forested areas on the property with my verification on the ground, I have delineated the areas covered with native oaks. I 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 25 acres per square inch.

The results of my calculations and estimations are as follows:

Species encountered – Interior live oak (*Quercus wizlizenii*), Blue oak (*Quercus douglasii*), and Canyon live oak (*Quercus chrysolepsis*). Gray pine (*Pinus sabiniana*) is also associated with the oak forest on the Rey property. All of the oak species on the Rey property are native oaks and fall under the requirements for classification of native oak woodland as specified by PRC 21083.4.

Diameter range of native oaks – 4 inches DBH to 20 inches DBH

Average oak diameter @ 4.5 ft. above ground – 14 inches

Average spacing between oak trees – 16 feet (range of 6 ft. to 35 ft.)

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

Average oak basal area per acre – 106 sq. ft./ac.

Average crown diameter – 18 feet (range of 10 - 30ft.)

Estimated acreage of oak forest with live oak canopy – 93 acres

The total acreage of the Rey property associated with this proposed subdivision is 118.34 acres. The area forested with all oak species is 93 acres, of which much is covered with native oak canopy. Some areas have more scattered oak trees, but the distance between the individual trees and small groups of trees is not enough to disqualify those areas from the classification of oak woodland. By my estimation, the property is 79% oak woodland. Consequently the Rey property qualifies as an "Oak Woodland" under the Fish & Game Code.

The second 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 of 20 ac., 20 ac., 15.64 ac., 30 ac., and 32.7 acres. No residences or associated outbuildings exist on the property. There is evidence that the property has been grazed in the past. The impact of cattle grazing on oak woodlands is that many seedlings are grazed or trampled by cattle and the effect is to minimize the perpetuation of young oak trees.

While I cannot anticipate the use of the proposed parcels by the eventual landowners, the parcel sizes proposed do not lend themselves to successful cattle ranching. The likely area to be developed for residence and associated outbuildings by each future landowner is not likely to exceed 2 acres on each parcel. If the residential development of each parcel does not focus on existing openings in the oak woodland, the maximum amount of oak woodland reduction as a result of this proposed subdivision would be 10 acres. Since there are an estimated 93 acres of oak woodland on the property at the present time, a reduction of 10 acres would represent a less than significant reduction of oak woodland and the properties would still qualify as oak woodland.

In summary and to reiterate, the Rey 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 Rey property division 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 #2313

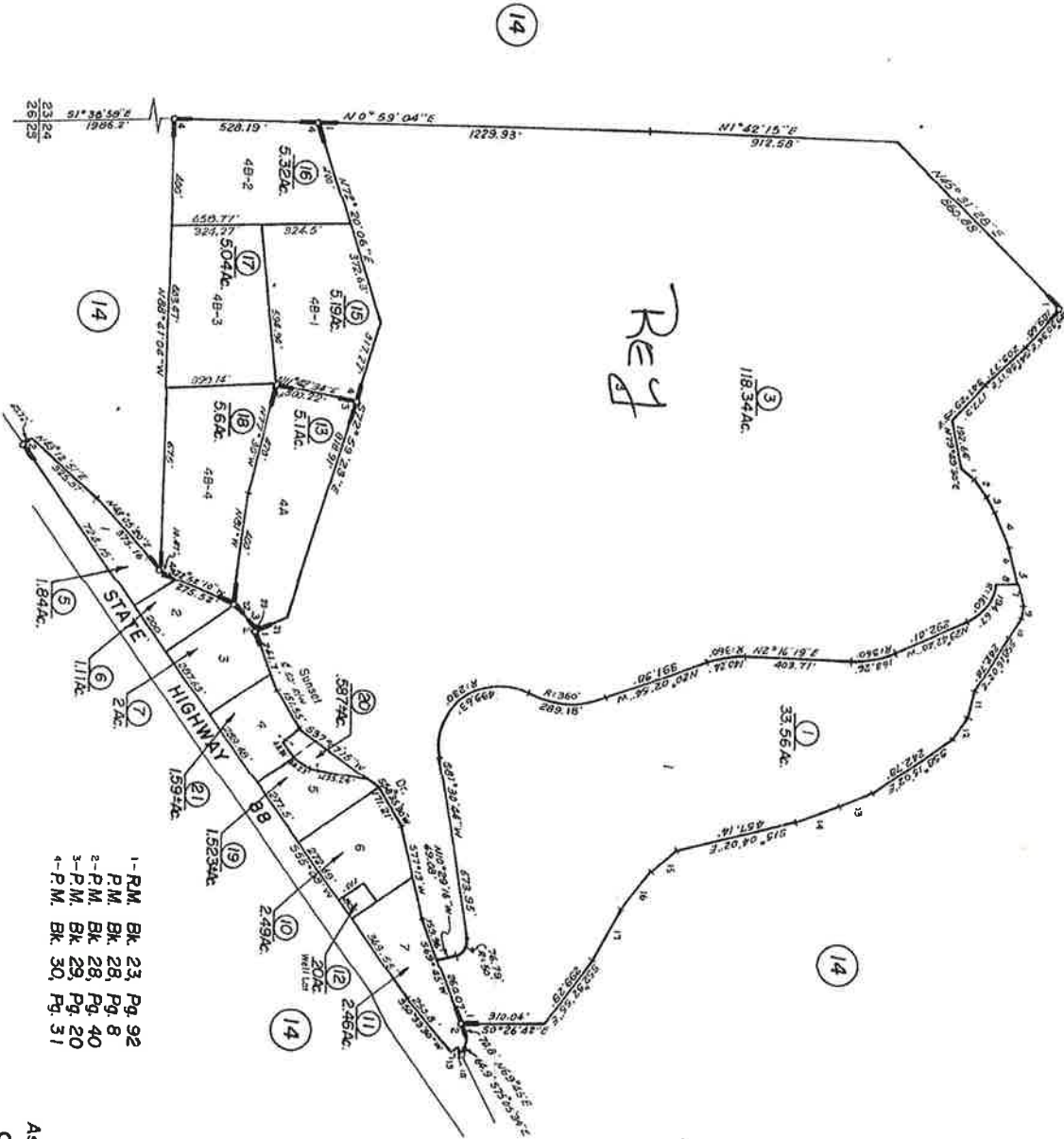
attachments

Rey Oak Woodlands Report

Township 6 North, Range 10 East, Section 24, MDB&M
 Jackson 7.5' Quadrangle
 Amador County

POR. SEC. 24, T. 6N., R. 10E., M.D.B. & M.

11-27

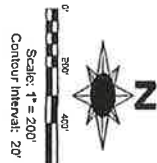


- 1- R.M. Bk 23, Pg 92
- 2- P.M. Bk 28, Pg 8
- 3- P.M. Bk 28, Pg 40
- 4- P.M. Bk 29, Pg 20
- 5- P.M. Bk 30, Pg 31

1. N40°21'08"E 51.97'
2. N55°39'54"E 62.21'
3. N09°52'53"E 65.42'
4. N68°28'40"E 160.29'
5. N178°29'37"E 209.59'
6. N81°37'37"E 751.37'
7. N10°07'08"E 67.71'
8. S63°04'48"E 43.51'
9. S60°19'29"E 85.27'
10. S74°57'37"E 69.44'
11. S74°57'37"E 53.37'
12. S54°51'26"E 131.06'
13. S83°22'40"E 164.87'
14. S21°41'28"E 116.17'
15. S48°47'28"E 146.51'
16. S53°13'37"E 215.41'
17. S61°19'02"E 49.43'
18. S67°30'48"E 28.14'
19. S39°45'02"W 22.3'
20. S64°24'40"W 129.41'
21. S81°14'39"E 104.8'
22. S46°54'10"W 104.8'

Assessor's Map Bk. 11, Pg. 27
 County of Amador, Calif.





LEGEND

PROPERTY LINE PER 23-M-92

RIGHT-OF-WAY PER 23-M-92

APPX. ADJACENT PROPERTY LINE

NOTE:

TOPOGRAPHIC MAPPING AND FEATURES ARE PER USGS QUAD SHEET. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES AND FEATURES.

ZONING

ZONING: "R1-A"

GENERAL PLAN: R-R (RURAL RESIDENTIAL)

MIN. LOT SIZE: 5 AC (NET/L)

MIN. LOT SIZE: 1 AC (PUBLIC WATER)

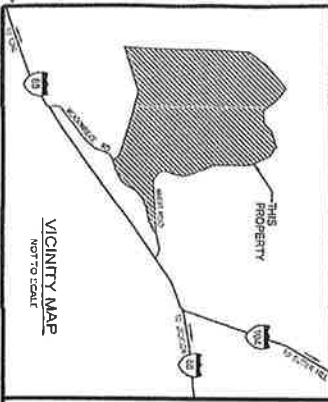
SETBACKS: 30' MIN. (FRONT/REAR/SIDE)

ROADWAY

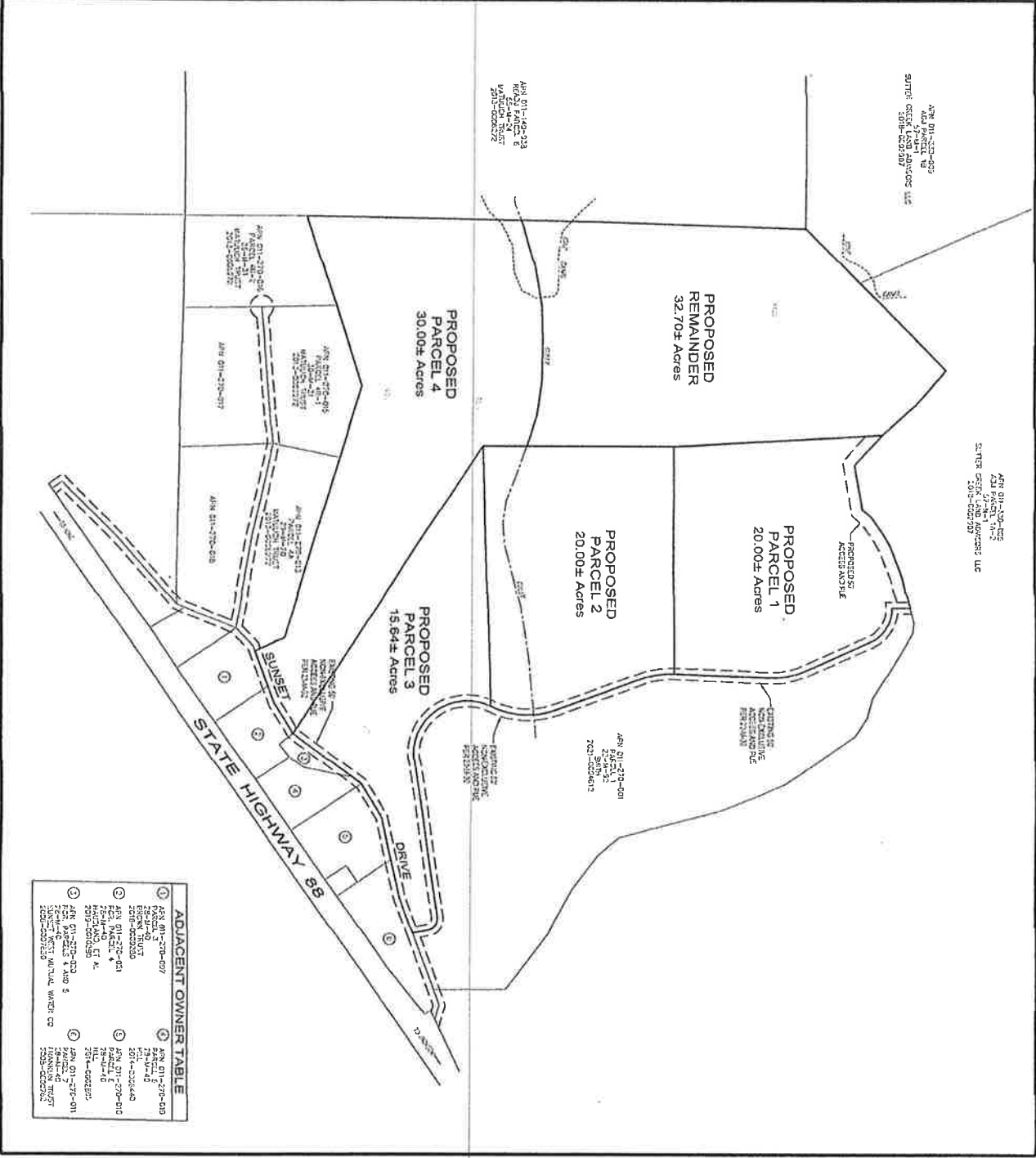
LENGTH: 90' ACCESS AND PUE FROM SUNSET DRIVE NORTH IS 3279± LF.

15.30.210 MAX LENGTH OF DEAD-END ROAD FOR PARCELS 20 ACRES OR LARGER IS 5280 LF.

PROPOSED R/W: LENGTH OF PROPOSED 90' ACCESS AND DRIVE FROM SUNSET DRIVE NORTH IS 815± LF.



VICINITY MAP
NOT TO SCALE



ADJACENT OWNER TABLE

1	APN 011-210-007	75.00± AC	75.00± AC	75.00± AC	75.00± AC
2	APN 011-210-008	75.00± AC	75.00± AC	75.00± AC	75.00± AC
3	APN 011-210-009	75.00± AC	75.00± AC	75.00± AC	75.00± AC
4	APN 011-210-010	75.00± AC	75.00± AC	75.00± AC	75.00± AC
5	APN 011-210-011	75.00± AC	75.00± AC	75.00± AC	75.00± AC
6	APN 011-210-012	75.00± AC	75.00± AC	75.00± AC	75.00± AC
7	APN 011-210-013	75.00± AC	75.00± AC	75.00± AC	75.00± AC
8	APN 011-210-014	75.00± AC	75.00± AC	75.00± AC	75.00± AC
9	APN 011-210-015	75.00± AC	75.00± AC	75.00± AC	75.00± AC
10	APN 011-210-016	75.00± AC	75.00± AC	75.00± AC	75.00± AC

<p>REVISIONS</p>	<p>TOMA & ASSOCIATES INC.</p> <p>ENGINEERING - SURVEYING - PLANNING</p> <p>41 Summit Street, Jackson, CA 95642</p> <p>(209) 223-0150</p>	<p>STUDY PLAN</p> <p>REY PROPERTY</p> <p>DENG A PORTION OF SECTION 24, T. 6 N., R. 19 E., M. D. M.</p> <p>AMADOR COUNTY, CALIFORNIA</p>
<p>DATE: 11/20/20</p> <p>SCALE: 1" = 200'</p> <p>PROJECT NO: 2020-000150</p> <p>PROJECT NAME: REY PROPERTY</p> <p>PROJECT LOCATION: 41 SUMMIT STREET, JACKSON, CA 95642</p> <p>PROJECT OWNER: TOMA & ASSOCIATES INC.</p>	<p>DATE: 11/20/20</p> <p>SCALE: 1" = 200'</p> <p>PROJECT NO: 2020-000150</p> <p>PROJECT NAME: REY PROPERTY</p> <p>PROJECT LOCATION: 41 SUMMIT STREET, JACKSON, CA 95642</p> <p>PROJECT OWNER: TOMA & ASSOCIATES INC.</p>	<p>DATE: 11/20/20</p> <p>SCALE: 1" = 200'</p> <p>PROJECT NO: 2020-000150</p> <p>PROJECT NAME: REY PROPERTY</p> <p>PROJECT LOCATION: 41 SUMMIT STREET, JACKSON, CA 95642</p> <p>PROJECT OWNER: TOMA & ASSOCIATES INC.</p>

COMMENTS



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, Planning Director

FROM: Richard Vela, Director of Transportation and Public Works

DATE: January 31, 2022

SUBJECT: Tentative Parcel Map No. 2904 – Proposed Conditions

DEDICATIONS:

1. None. Property does not front on a county maintained road.

ENCROACHMENT:

2. None. No encroachment conditions required since proposed lots do not have direct access to a county road.

MISCELLANEOUS:

3. Property does not front on a county maintained road. Sunset Drive is not a county maintained road, therefore Wheat Road will not be a county maintained road.
 - a. Access to Parcels 1, 2 and 3 is via Wheat Road
 - b. Access to Parcel 4 is via Sunset Drive
 - c. Access to remainder lot is via 50' private access easement connecting to Wheat Road.



TAC Project Referral - Parcel Map #2904 ERJ Enterprises - Completeness

Amador County Planning Department <planning@amadorgov.org>
To: Jereme Dutschke <jereme@ionemiwok.net>
Cc: CulturalCommittee IBMI <culturalcommittee@ionemiwok.net>

Thu, Feb 17, 2022 at 3:17 PM

Jereme,

See attached cultural resources report, oak woodlands study, and a confirmation of consultation. Let me know if you need anything else.

Thanks,
Ruslan

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

On Thu, Feb 17, 2022 at 12:14 PM Jereme Dutschke <jereme@ionemiwok.net> wrote:

Hi Ruslan,

The Lone Band of Miwok Indians would like consultation on this project. Please send the cultural resources report, biological report, and a confirmation of consultation.

Thank you,



Lone Band
.....of.....
Miwok Indians

Jereme Dutschke
Cultural Resources Coordinator
Committee Member
Lone Band of Miwok Indians
9252 Bush Street
Plymouth, CA 95669-0699
Direct: 209-253-1735
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: rbratan@amadorgov.org <rbratan@amadorgov.org> **On Behalf Of** Amador County Planning Department
Sent: Wednesday, February 9, 2022 2:26 PM
Subject: TAC Project Referral - Parcel Map #2904 ERJ Enterprises - Completeness

Greetings,




Please see attached submittal of Tentative Parcel Map 2904 - ERJ Enterprises, to be reviewed by the Technical Advisory Committee on **Wednesday, February 23, 2022 at 1:00 PM** in the Board of Supervisors Chambers in the Amador County Administration Center, located at 810 Court St., Jackson, CA 95642. The Technical Advisory Committee will review the project for completeness.

Thank you,

Ruslan Bratan, Planner

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

3 attachments

-  **CONFIDENTIAL_PM 2904 Cult. Resources Study.pdf**
3666K
-  **PM 2904 Oak Woodlands Study.pdf**
474K
-  **2-17-22 Tribal Consultation Letter_PM 2904.pdf**
78K



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-5002
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

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

Date: February 17, 2022

Jereme Dutschke
Cultural Resources Coordinator
Committee Member
Lone Band of Miwok Indians
9252 Bush Street
Plymouth, CA 95669-0699
Direct: 209-253-1735
Email: jereme@ionemiwok.net

RE: **Tentative Parcel Map #2904**

Dear Cultural Resources Representative:

I have received your request to consult on the above proposed project in Amador County in the area shown on the enclosed maps. As mentioned in my initial Application Referral dated February 9, 2022, this project will include the **division of ±118 acres into three ±20-acre parcels, one ±11-acre parcel, and one ±47-acre remainder. APN: 011-270-003.** The consultation may be done by email, by letter, by phone or in person with me. It may cover potential significant adverse effects to tribal cultural resources within the geographic area traditionally and culturally affiliated with the tribe. This may include discussion concerning the type of environmental review necessary, the significance of tribal cultural resources, the significance of the project's impacts on the tribal cultural resources, and, if necessary, project alternatives or the appropriate measures for preservation or mitigation that the tribe may recommend. Please contact me at your earliest convenience in order to arrange a date, time, and location for the consultation. I may be reached at the above address, phone number, and email.

The consultation does not limit the ability of the tribe to informally submit information to Amador County regarding the significance of tribal cultural resources, the significance of the project's impact on tribal cultural resources, or any appropriate measures to mitigate the potential impacts. Please feel free to contact me if you have any questions concerning this proposed project or what is being requested in this letter.

Sincerely,

Ruslan Bratan
Planner | Amador County Planning Department
810 Court Street, Jackson, CA 95642
rbratan@amadorgov.org | (209) 223-6332