



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

Early Consultation Application Referral

TO:

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

DATE: February 9, 2022
FROM: Krista Ruesel, Planning Department

PROJECT: Tentative Parcel Map, General Plan Amendment, and Zone Change application : 1) **PM 2906**, proposing a division of a ±89.02-acre parcel into two parcels ±44.25 and ±44.76 acres in size, 2) **GPA-22;2-2**, a General Plan Amendment of both proposed parcels from AG, Agricultural General (40-acre minimum) to AT, Agricultural Transition (5 to 20-acre minimum), and 3) **ZC-22; 2-1**, a Zone Change Application for the same two proposed parcels from R1A B5 (Single-family Residential and Agriculture Combining District- No Further Divisions to R1A, Single-Family Residential and Agriculture District. APN: 040-160-016

Applicant: Paul K. Metzger Trust
Supervisory District: 4
Location: Approximately 1200 ft. south of the intersection of Shake Ridge Rd. and Cassinelli Ranch Rd. Sutter Creek, CA 95685

REVIEW: As part of the preliminary review process, this project is being sent to State, Tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will review the project application for completeness during its regular meeting on Wednesday, **February 23, 2022 at 1:00 p.m.** in the Board of Supervisors 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: **2906**
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **Paul K. Metzger Trust**
Name: **Paul Metzger**
Address: **PO Box 503, Sutter Creek, CA 95685**
Phone: **(209) 256-1246**
Email: **metzgerp@hotmail.com**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **040-160-016**
5. Existing Zoning District: **"R1A-B5"** Proposed Zoning: **"R1A"**
6. General Plan Classification: **A-G Agricultural General**
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, 2 proposed)**
11. Sewage Disposal System: **Indiv. Septic Systems (0 existing, 2 proposed)**
12. Signature of Landowner/Applicant: 
13. Signature of Surveyor:  **PL 3570**

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

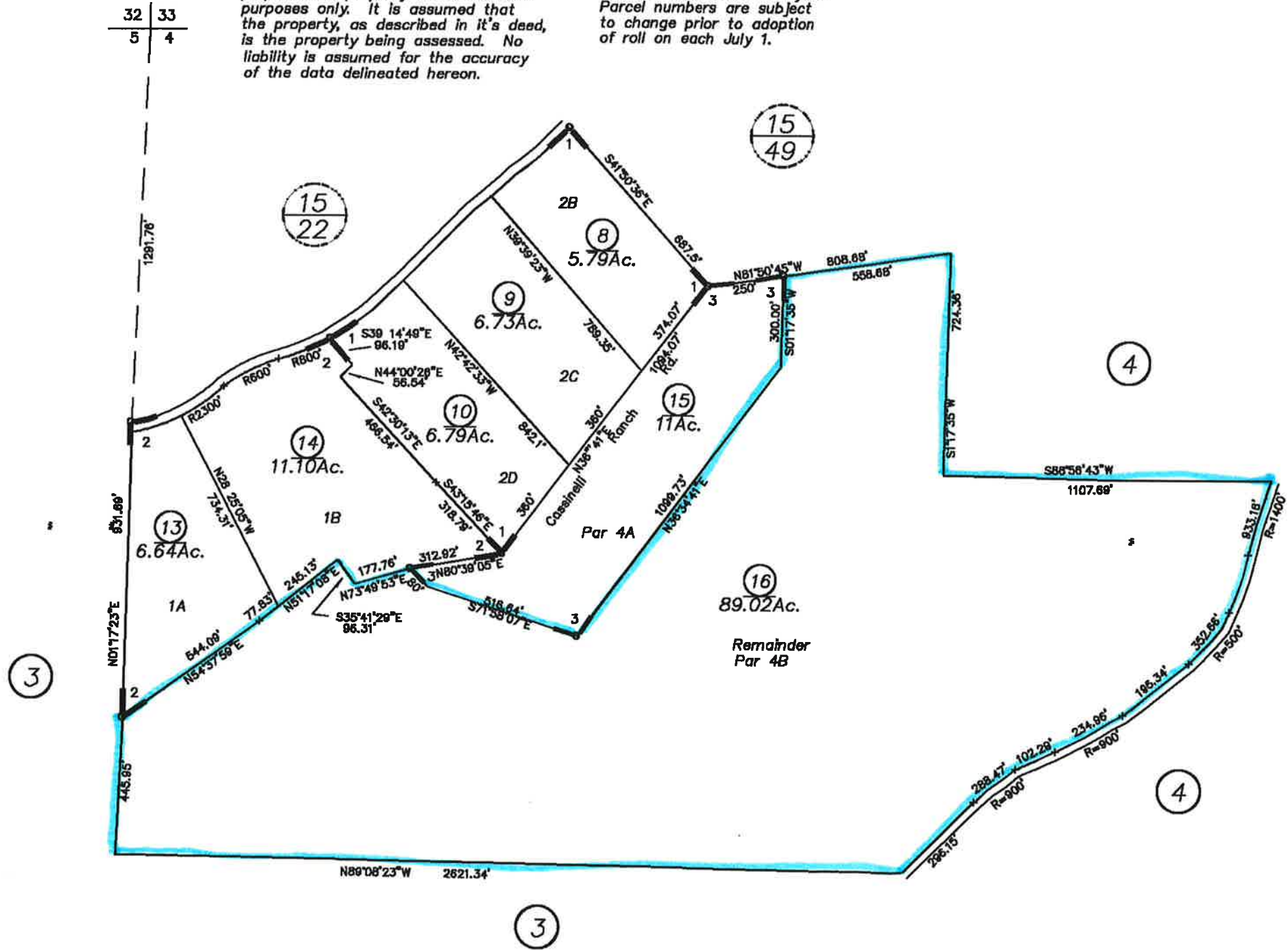
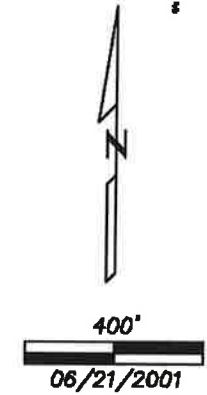
POR. N 1/2. SEC. 4, T.6N., R.11E., M.D.B. & M.

Tax Area Code
52-000

40-16

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 2001-2002 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.



- P.M. Bk. 37, Pg. 81 (4/5/84)
- R.M. Bk. 38, Pg. 68 (10/15/84)
- 1- P.M. Bk. 39, Pg. 2 (1/30/85)
- 2- P.M. Bk. 44, Pg. 12 (11/8/89)
- 3- P.M. Bk. 51, Pg. 39 (4/15/88)

(16)
Assessor's Map Bk.40, Pg.1
County of Amador, Calif.

NOTE-Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

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. 2906**
Date Filed:

Applicant: **Metzger Trust, Attn: Paul Metzger** Record Owner: **Same**
PO Box 503
Sutter Creek, CA 95685
(209) 256-1246

APN: **040-160-016**
Zoning: **Existing: "R1A-B5" Proposed: "R1A"**
Gen. Plan: **A-G Agricultural General**

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

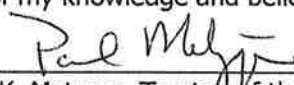
- | | | | |
|--------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. | Change in existing features, lakes, hills, or substantial alteration of ground contours |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. | Change in scenic views or vistas from existing residential areas, public lands or roads |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. | Change in pattern, scale or character of general area of project |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. | Significant amounts of solid waste or litter |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. | Change in dust, ash, smoke, fumes or odors in the vicinity |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. | Change in lake, stream, ground water quality/quantity, or alteration of existing drainage patterns |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. | Substantial change in existing noise or vibration levels in the vicinity |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. | Site on filled land or on slope of 10 percent or more |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. | Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. | Substantial change in demand for municipal services (police, fire, water, sewage, etc.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. | Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: Jan 27, 2022

Signature: 

Paul K. Metzger, Trustee of the Paul K. Metzger Trust
dated July 6, 2018

**ATTACHMENT TO
ENVIRONMENTAL INFORMATION FORM**

ENVIRONMENTAL SETTINGS

29.

Project site is hilly with scattered manzanita, toyon, oaks, bull pines and buckeyes. A small portion of it may lie within the FEMA 100-year flood plain near Sutter Creek Road 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. See Cultural Resources Study report prepared by Historic Resource Associates dated December 2021 for information on historic/cultural/scenic aspects.

30.

Surrounding properties are residential ranging from 4 acres to 34 acres. Approved Glavenich Tentative Parcel Map No. 2879 is directly to the west and south.

31.

See Cultural Resources Study report prepared by Historic Resource Associates dated December 2021 for information on mine shafts, tunnels, air shafts, open hazardous excavations on the project site.

INDEMNIFICATION

Project: Tentative Parcel Map No. 2906

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 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:



Signature

Owner (if different than Applicant):

Signature

RECORDING REQUESTED BY:
Gwendolyn K. Christeson
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO
Paul K. Metzger
P.O. Box 503
Sutter Creek CA 95685
Order No.:
Escrow No.:



Amador County Recorder
Kimberly L. Grady
DOC- 2018-0007263-00

Check Number 3023
REQD BY GWENDOLYN CHRISTESON
Tuesday, OCT 02, 2018 11:59
Ttl Pd \$90.00 Nbr-0000314068
CT2/R1/1-2

A.P.N. 040-160-016

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

TRUST TRANSFER DEED

GRANT DEED (EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, I.E., CALIF. CONST. ART 13A §1 ET SEQ.)
THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT:

DOCUMENTARY TRANSFER TAX IS \$ 0
 Computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale or transfer

There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number)

TRANSFER IS TO A REVOCABLE TRUST FOR GRANTORS' BENEFIT AND NOT PURSUANT TO A SALE R&T Code § 11930

Unincorporated area: city of AND

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

Transfer to a revocable trust; Transfer to a short-term trust not exceeding 12 years with Trustor holding the reversion;

Transfer to a trust where the Trustor or the Trustor's spouse is the sole beneficiary; Change of trustee holding title;

Transfer from trust to Trustor or Trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

Other:

GRANTOR(S): Paul K. Metzger, an unmarried man

hereby GRANT(S) TO: Paul K. Metzger, Trustee of The Paul K. Metzger Trust Dated July 6, 2018

the following described real property in the City of unincorporated area
County of AMADOR, State of California:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

Dated: 7/6/2018

Paul K Metzger
Paul K. Metzger

ACKNOWLEDGMENT

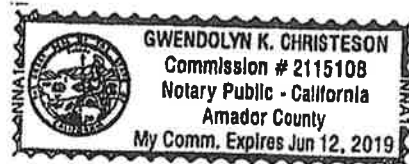
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Amador)

On 7/6/2018 before me, Gwendolyn K. Christeson, a notary public
(HERE INSERT NAME AND TITLE OF THE OFFICER)

personally appeared Paul K. Metzger

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Signature *Gwendolyn K Christeson*

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE (SEAL)
same as above

NAME STREET ADDRESS CITY, STATE & ZIP

NONJC-014 (Rev. 01/01/2015)



TRUST TRANSFER DEED

Metzger, Paul

EXHIBIT A
Legal Description

All that real property situated in the State of California, County of Amador, Unincorporated Area, described as follows:

Parcel One:

All that portion of Government Lot 3, the South Half of the Northwesterly Quarter and the Southwest Quarter of the Northeast Quarter of Section 4, Township 6 North, Range 11 East, M.D.B. & M., shown and delineated and designated as "Remainder" on Parcel Map No. 2053 according to the Official map thereof, filed for record July 20, 1983 in Book 36 of Maps and Plats at Page 89 Amador County Records.

Excepting therefrom that parcel of land shown as Parcel 4A of Parcel Map No. 2469 according to the official map thereof filed for record April 15, 1998 in Book 51 of Maps and Plats, Page 39, Amador County Records.

Parcel Two:

A non-exclusive easement for access of and utility purposes on, over, under, across and through a strip of land 25 feet in width, the centerline of which is more particularly described in that certain deed recorded August 9, 1983, in Book 431, at Page 393, Amador County Official Records.

Excepting therefrom said easement that portion thereof as described in Quitclaim Deed-Release of Easement executed by Jerry B. Bagley, et ux, recorded April 18, 1988 in Book 486 Page 15 of Amador County Official Records.

Parcel Three:

Non-exclusive easements 50 feet in width for access and utility purposes, as described in Deeds recorded December 3, 1987 in Book 530 Page 166, Amador County Official Records and recorded January 8, 1988 in Book 533 Page 49, Amador County Official Records.

A.P.N. 40-160-016

END OF DOCUMENT

Order No. 42326-PMG Update #1

Western Land Title Company, Inc.

Issuing Agent for WESTCOR Land Title Insurance Company
34A Summit Street
Jackson, CA 95642
Ph. 209-223-0482 Fax 209-223-0532
California Department of Insurance License No. 222

Date: January 31, 2022

Our Order No.: 42326-PMG Update #1

Reference: Metzger

Issued for the use of:

Toma & Associates
Attn: Gina

When Replying Please Contact:

Escrow Officer	: Evelyn Ryan	Email: evryan@westernlandtitle.com
Title Officer	: Stacy Toma	
Title Examiner	: Alisha Olsvold	Email: titleonly@westernlandtitle.com

PRELIMINARY REPORT

In response to the above referenced application for a Policy of Title Insurance, **WESTERN LAND TITLE COMPANY, INC.**, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein, hereinafter set forth insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the Policy forms should be read. They are available from the Office which issued this Report.

Please read the Exceptions shown or referred to below and the Exceptions and Exclusions set forth in Exhibit A of this Report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the Title Insurance Policy and should be carefully considered. It is important to note that this Preliminary Report is not a written representation as to the conditions of title and may not list all liens, defects and encumbrances affecting title to the land.

This Report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a Policy of Title Insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a Policy of Title Insurance, a Binder or Commitment should be requested.

By: stoma
Title Officer

Order No. 42326-PMG Update #1

Proposed Buyer/Borrower: N/A

Proposed Insured: N/A

Proposed Loan Amount: N/A

Property Address: 13450 Cassinelli Ranch Rd., Sutter Creek, CA 95685

Effective Date: January 26, 2022 @7:30 a.m.

The form of Policy of Title Insurance contemplated by this Report is:

PRELIMINARY REPORT FOR MAPPING PURPOSES

The estate or interest in the land described or referred or covered by this Report is:

A FEE AS TO PARCEL ONE; AN EASEMENT AS TO PARCELS TWO AND THREE

Title to said estate or interest at the date hereof is vested in:

PAUL K. METZGER, TRUSTEE OF THE PAUL K. METZGER TRUST DATED JULY 6, 2018

The land referred to in this Report is situated in the County of Amador, State of California and is described as follows:

FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO

EXHIBIT "A"

The land referred to herein below is situated in the County of Amador, State of California, and is described as follows:

PARCEL ONE:

All that portion of Government Lot 3, the South ½ of the Northwesterly Quarter and the Southwest Quarter of the Northeast Quarter of Section 4, Township 6 North, Range 11 East, M.D.B.&M., shown and delineated and designated as "Remainder" on Parcel Map No. 2053 according to the Official Map thereof, filed for record July 20, 1983 in Book 36 of Maps and Plats at Page 89, Amador County Official Records.

EXCEPTING THEREFROM that parcel of land shown as Parcel 4A of Parcel Map No. 2469 according to the Official Map thereof filed for record April 15, 1998 in Book 51 of Maps and Plats at Page 39, Amador County Official Records.

PARCEL TWO:

A non-exclusive easement for access of and utility purposes on, over, under, across and through a strip of land 25 feet in width, the centerline of which is more particularly described in that certain deed recorded August 9, 1983, in Book 431, Page 393, Amador County Official Records.

EXCEPTING THEREFROM said easement that portion thereof as described in a Quitclaim Deed-Release of Easement by Jerry B. Bagley, et ux, recorded April 18, 1986 in Book 486, Page 15 of Amador County Official Records.

PARCEL THREE:

Non-exclusive easements 50 feet in width for access and utility purposes, as described in Deeds recorded December 3, 1987 in Book 350, Page 166, Amador County Official Records and recorded January 8, 1988 in Book 533, Page 49, Amador County Official Records.

APN: 040-160-016-000

Order No. 42326-PMG Update #1

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said Policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2021-22, are as follows:

Assessor's Parcel No.	:	040-160-016-000
Code Area	:	052-086
1 st Inst.	:	\$1,615.16 (PAID)
2 nd Inst.	:	\$1,615.16 (PAID)
Land	:	\$315,904.00
Improvement Value	:	\$0
P.P Value	:	\$0
Exemption	:	\$0

The installments shown above include the following charges per installment:

a) County General	:	\$1,579.52
b) ACUSD 2002 Bond	:	\$21.32
c) AFPD Amador Fire Protection Dist.	:	\$14.32

2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.
3. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of Cassinelli Ranch Road and Sutter Creek Volcano Road.
4. Various matters including but not limited to roads, rights of way, easements and incidentals pertaining thereto as shown, noted, and/or designated on that certain map entitled Parcel Map No. 2053 for Charles Spinetta, et ux, filed for record in the Office of the Amador County Recorder on July 20, 1983, in Book 36 of Maps and Plats, Page 89, Amador County Records.
5. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument

For	:	Access and public utilities
Recorded	:	August 9, 1983 in Book 431, Page 393 Amador County Official Records
Affects	:	A 25' strip along the Westerly lot line

Order No. 42326-PMG Update #1

6. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following instrument

Granted to : Pacific Gas and Electric Company and The Pacific Telephone and Telegraph Company
For : Anchors, guy wires and cables, guy stubs, and fixtures; ingress and egress
Recorded : January 25 1984 in Book 440, Page 262 Amador County Official Records
Affects : Strips 2 feet in width across a portion of land. The exact locations of said strips are not disclosed of record.

7. Agreement for : Boundary Line Agreement
Executed by and Between : Jerry B. Bagley, as trustee "first party" and Luke Richard Glavenich and Judith Ann Glavenich, husband and wife "second party"

Upon the terms, covenants and conditions contained therein,

Dated : July 13, 1999
Recorded : July 23, 1999 as Instrument No. 1999-0007346 Amador County Official Records

8. We find no open Deeds of Trust of record. Please verify by inquiry of Escrow Personnel and/or Agents whether or not we have overlooked something and advise the Title Department accordingly prior to closing.
9. Terms and conditions contained in the Paul K. Metzger Trust dated July 6, 2018 as disclosed by a Trust Transfer Deed recorded October 2, 2018 as Instrument No. 2018-0007263, Amador County Official Records.

NOTE: The requirement that:

A Certification of Trust be furnished in accordance with Probate Code Section 18100.5. The Company reserves the right to make additional exceptions and/or requirements upon review of the above.

Order No. 42326-PMG Update #1

10. NOTE: Information in possession of this Company indicates the possibility of a division of land ownership. If such division is in fact contemplated, the transaction would appear to fall within the purview of the Subdivision Map Act (66410 et seq. Government Code)

As a prerequisite to the Company's participation in land division transactions, compliance with one of the following provisions of the Subdivision Map Act will be required:

- a. The recording of a subdivision map in compliance with statutes or related local ordinances; or
 - b. The recording of a parcel map in compliance with statutes or related local ordinances; or
 - c. The recording of a Certificate of Compliance, as provided by statute; or
 - d. The recording of a waiver as provided by Government Code Section 66428; or
 - e. Submission of other satisfactory evidence of compliance with or non-violation of the Act.
11. NOTE: The requirement that a copy of the tentative or preliminary map be furnished to this company for review.

INFORMATIONAL NOTES

The information herein set forth is supplemental to the Preliminary Report.

- A) According to the public records, there have been no Deed(s) conveying the property in this Report within twenty-four (24) months prior to the date of this Report, except as for:

NONE

- B) Property Address: 13450 Cassinelli Ranch Rd., Sutter Creek, CA 95685
- C) This property appears to be in an Unincorporated Area
- D) The map attached, if any, may or may not be a survey of the land depicted hereon. This company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.
- E) NOTE: RECORDING TIMES FOR AMADOR COUNTY ARE AS FOLLOWS:

9:00 A.M. AND 2:00 P.M.

****RECORDING TIMES MAY DIFFER WITH COVID CLOSURES TO THE COUNTY OFFICES****

CUT OFF TIME TO RELEASE YOUR RECORDING IS 3:00 P.M. THE DAY PRIOR TO ANTICIPATED RECORDING.

SAME DAY RECORDINGS ARE ALLOWED ONLY UNDER CERTAIN CIRCUMSTANCES.

PLEASE ADVISE US IN ADVANCE OF YOUR PROPOSED RECORDINGS SO THAT WE MAY BEST ACCOMMODATE YOUR NEEDS.

NOTE: PLEASE BE ADVISED THAT OUR COUNTY RECORDER **WILL NOT** ACCEPT FAXED COPIES OF DOCUMENTS FOR RECORDING. ALL DOCUMENTS THAT ARE SENT TO US TO RECORD MUST BE ORIGINAL COPIES.

BUYER'S NOTE:

If an ALTA Residential Owner's Policy is requested and if the property described herein is determined to be eligible for this policy, the following Exceptions From Coverage will appear in the policy:

1. Taxes or assessments which are not shown as liens by the public records or by the records of any taxing authority.
2. (a) Water rights, claims or title to water; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) unpatented mining claims; whether or not the matters exception under (a), (b) or (c) are shown by the public records.
3. Any rights, interest or claims of parties in possession of the land which are not shown by the public records.
4. Any easements or liens not shown by the public records. This exception does not limit the lien coverage in Item 8 of the Covered Title Risks.
5. Any facts about the land which a correct survey would disclose and which are not shown by the public records. This exception does not limit the forced removal coverage in Item 12 of the Covered Title Risks.

This Report is subject to a minimum cancellation charge of \$500.00, as required by Section 12404 of Insurance Code and Rule 2 of Department of Insurance Bulletin No. NS-35E.

CALIFORNIA "GOOD FUNDS" LAW

Effective **January 1, 1990**, California Insurance Code Section 12413.1, (Chapter 598, Statutes of 1989), prohibits a Title Insurance Company, controlled Escrow Company, or Underwritten Title Company from disbursing funds, from an Escrow or Sub-escrow account, (**EXCEPT** for funds deposited by **WIRE TRANSFER, ELECTRONIC PAYMENT** or **CASH**) until the day these funds are made available to the depositor pursuant to Part 229 of Title 12 of the Code of Federal Regulations (Reg. CC). Items such as **CASHIER'S CERTIFIED** or **TELLER'S CHECKS** may be available for disbursement on the business day following the business day of deposit; however, other forms of deposit may cause extended delays in closing the escrow or sub-escrow.

POR. N 1/2. SEC. 4, T.6N., R.11E., M.D.B. & M.

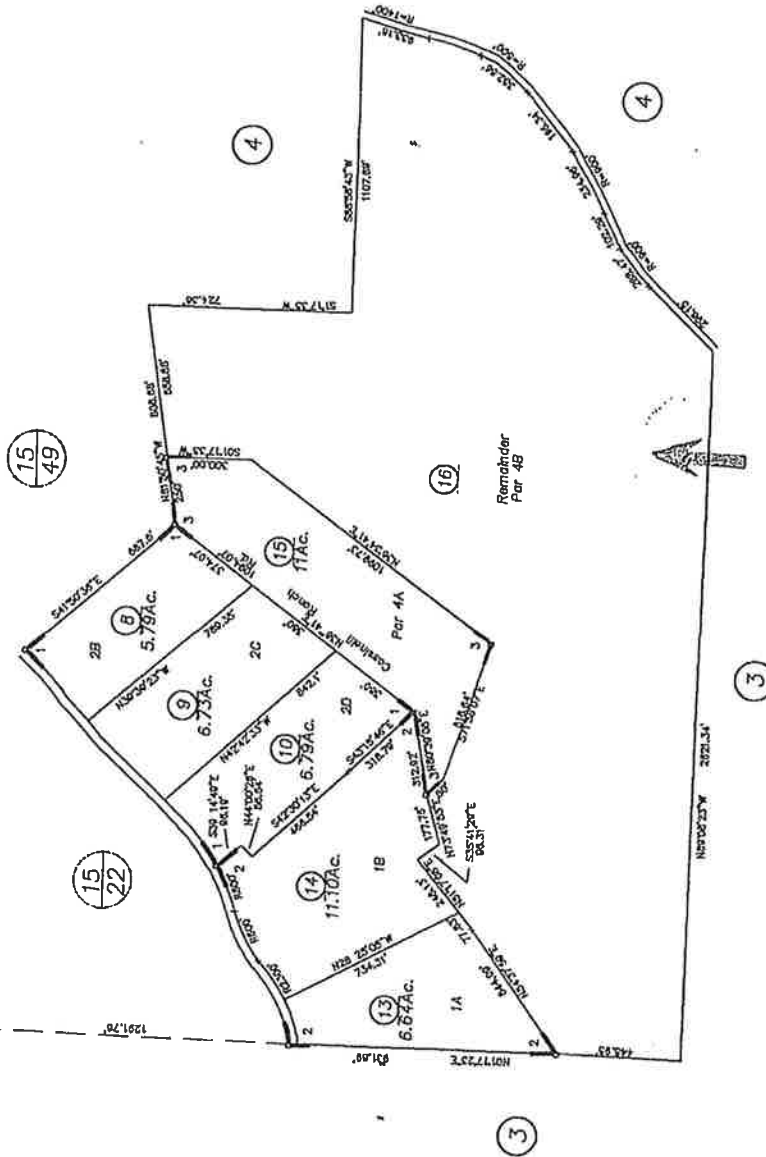
40-16

Tax Area Code
52-000

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 2001-2002 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

32 33
5 4



- P.M. Bk. 37, Pg. 81 (4/27/04)
- R.M. Bk. 38, Pg. 68 (10/15/04)
- 1- P.M. Bk. 39, Pg. 2 (1/20/05)
- 2- P.M. Bk. 44, Pg. 12 (11/9/05)
- 3- P.M. Bk. 51, Pg. 39 (4/15/06)

(16) Assessor's Map Bk.40, Pg.1
County of Amador, Calif.

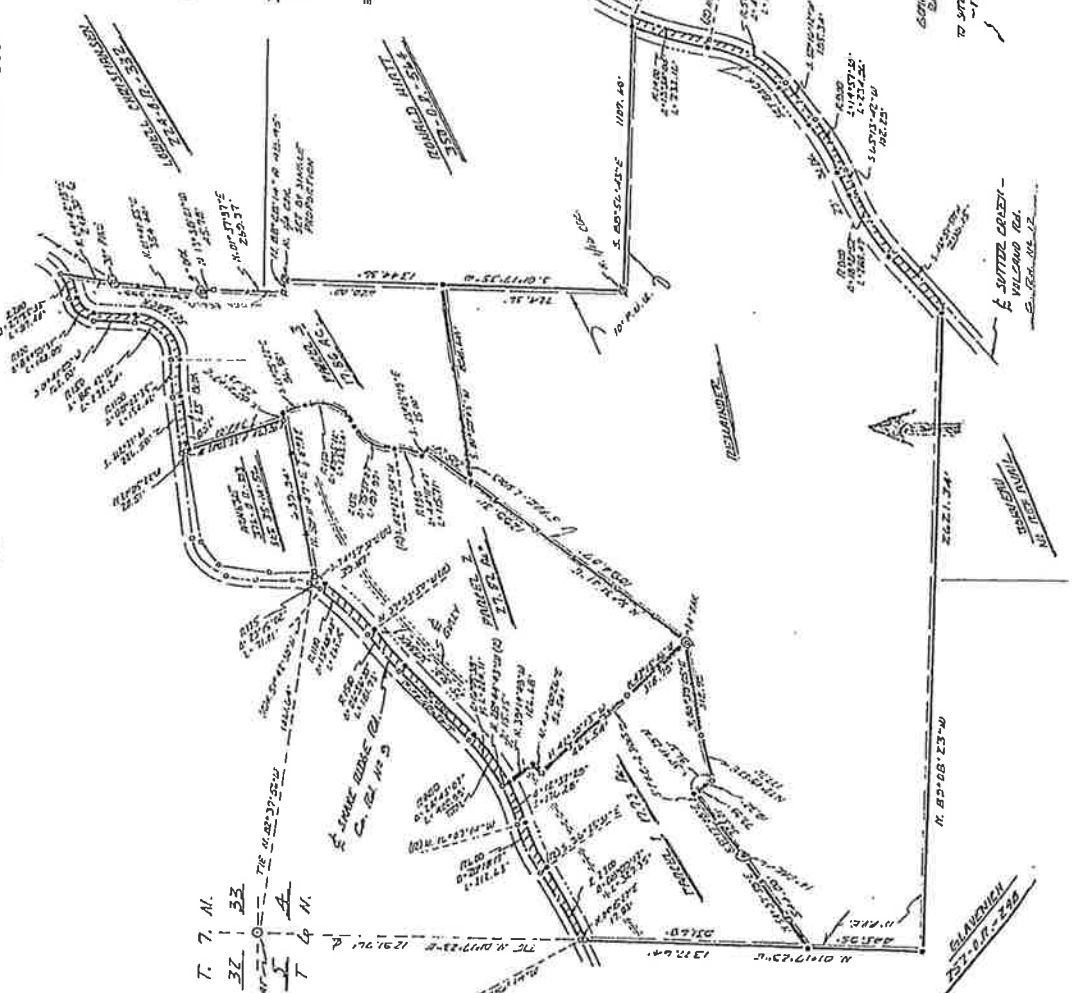
NOTE-Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

PARCEL MAP NO 2053 for CHARLES SPINETTA, et. ux. 376-O.R.-302
 BEING A PORTION OF SECTION 33, T.7N, R.11E. & A PORTION OF SECTION 4, T.6N, R.11E, M.D.M.-
 TOMA & ANDERSON - LICENSED LAND SURVEYORS - 41 SUMMIT ST, JACKSON, CALIF.
 AMADOR Co., CALIF.
 SCALE: 1" = 300'

(14) 50-10-28

NOTES & LEGEND

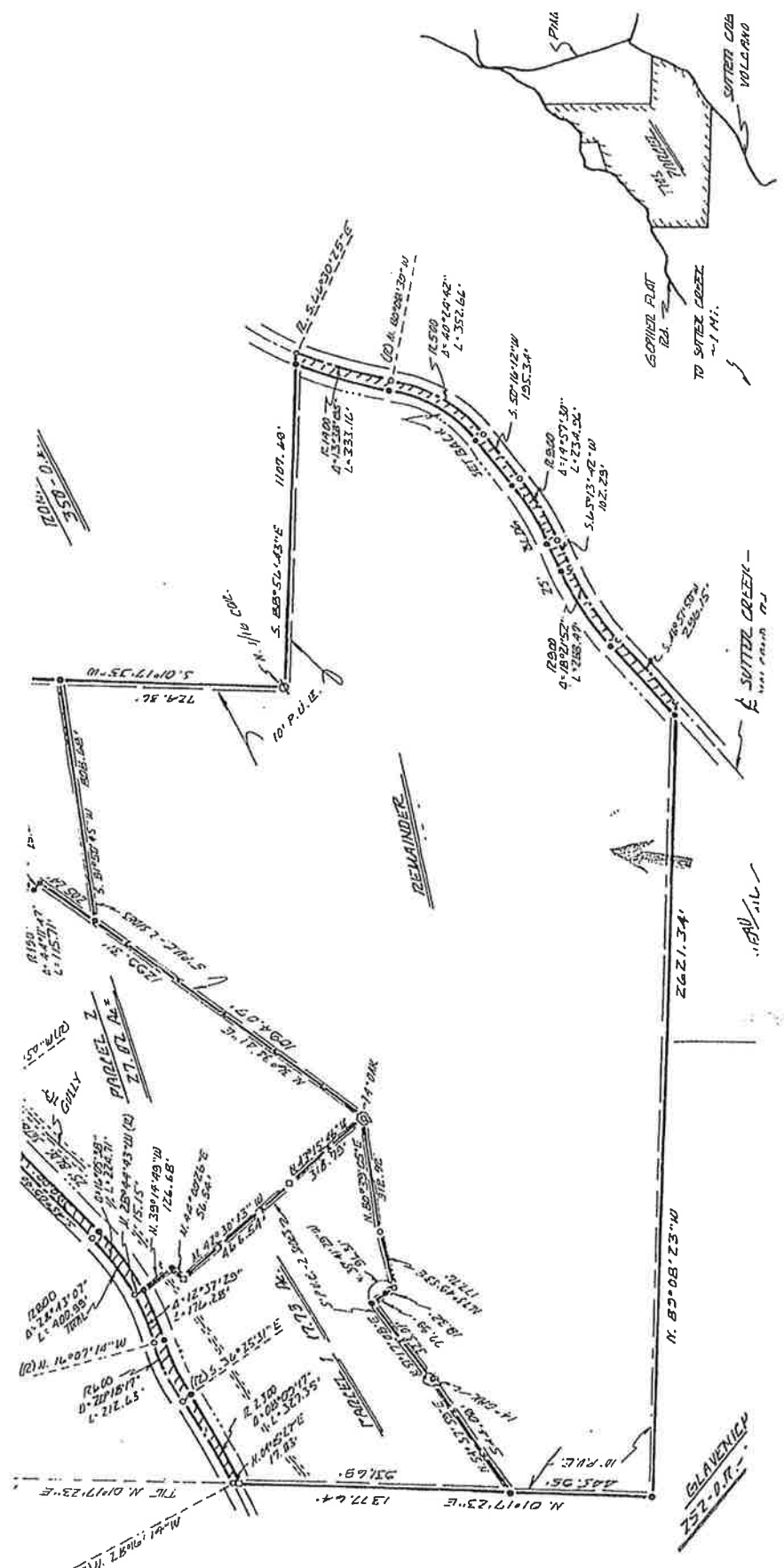
- DENOTES 5/8" HIGH IRON ROD PLUGGED L.S. 3578 SET IN THIS SURVEY.
- DENOTES FENCE ANGLE NOT FOUND. AFFORD BESS THE STAMPED L.S. 3570.
- ⊙ DENOTES TREE FENCE ANGLE - SIZE AND SPECIES AS NOTED BY PLANT. AFFIRED BEHIND THIS L.S. 3570.
- * INFORMATIONAL POND ONLY - JUDICIAL POND AS SET.
- DENOTES 30" DIAL (1/2 OF 40' DIAMETER) SET DEDICATED TO AMADOR COUNTY ALONG SHANK RIBBLE RD AND SETTLE CREEK - VILLANO RD.
- THE INSTRUMENT IN THIS SURVEY IS TRUE NORTH AND BASED UPON LOCAL OBSERVATIONS MADE IN THE FIELD.
- DENOTES 20' DRAINAGE EASEMENT - 10' EACH SIDE OF 4' GULLY
- ⊗ DENOTES 1" HIGH IRON PIPE PLUGGED L.S. 3570-SET.



SECTION 4 BREAKDOWN
 NO SCALE

MON	DESCRIPTION
A	END 24' CLEAR AT SECTION CORNER. 1/4 CORNER 35-44-59 AND DISTANCE 202.71' ± 212.
B	SET 1" I.P. PLUGGED L.S. 3570 AT 1/4 CORNER.
C	END 24' CLEAR AT SECTION CORNER. 1/4 CORNER 35-44-59 AND DISTANCE 202.71' ± 212.
D	END 24' CLEAR AT SECTION CORNER. 1/4 CORNER 35-44-59 AND DISTANCE 202.71' ± 212.
E	END 24' CLEAR AT SECTION CORNER. 1/4 CORNER 35-44-59 AND DISTANCE 202.71' ± 212.
F	END 24' CLEAR AT SECTION CORNER. 1/4 CORNER 35-44-59 AND DISTANCE 202.71' ± 212.
G	END 24' CLEAR AT SECTION CORNER. 1/4 CORNER 35-44-59 AND DISTANCE 202.71' ± 212.
H	END 24' CLEAR AT SECTION CORNER. 1/4 CORNER 35-44-59 AND DISTANCE 202.71' ± 212.
I	END 24' CLEAR AT SECTION CORNER. 1/4 CORNER 35-44-59 AND DISTANCE 202.71' ± 212.
J	END 24' CLEAR AT SECTION CORNER. 1/4 CORNER 35-44-59 AND DISTANCE 202.71' ± 212.





5297.41'	2518.25'	5.011944 R 5177.84'	(SUT. BUSH CHS)
2648.71'			
2139.36'			
2148.75'			
2648.75'			
5239.57'			
12 CHS)			

BREAKDOWN SCALE

CONVET. IN FEET	1" = 200'
3870 AT 1/4" CONVIET	
2770 AT 1/4" CONVIET	
570 AT 1/4" CONVIET	
570 AT SECTION CORNER	
1/4" AROUND OF CORNERS	
20 BEARS 1/4" - 1/4" 3570'	
20 ROAD BEARS SOUTH 1/4" 424'	
VER. AT PAR. 3"-M-4	
M-B. 1/4" PAVED GRADE	

PARCEL MAP NO. 2469

JERRY B. BAGLEY, SURVIVING SETTLOR & TRUSTEE OF THE JERRY B. BAGLEY & DORIS A. BAGLEY 1992 REVOCABLE TRUST.

BING A PORTION OF GOVERNMENT LOT 3, SOUTH HALF OF THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 11 EAST, N.D.H.

COUNTY OF AMADOR, STATE OF CALIFORNIA SCALE: 1"=300' MARCH, 1998

ENIGN & BUCKLEY CONSULTING ENGINEERS



OWNERS CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT HEREIN IS THE OWNER OF REAL PROPERTY SHOWN HEREIN AS THIS MAP, AND IN CONSIDERATION FOR AND AS A CONDITION OF APPROVAL OF SAID MAP HEREBY DOES HEREBY:

- 1. MAKE AND IRREVOCABLE OFFER TO DEDICATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE ANY EXISTENT OR USE OF PUBLIC HIGHWAY OVER EACH AND EVERY PART OF SAID SUBDIVISION DESIGNATED ON THIS MAP AS A "ROAD UTILITY" EXCEPT ON ACCESS EASEMENTS; AND
2. MAKE AND IRREVOCABLE OFFER TO DEDICATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE AS A PUBLIC UTILITY EXEMPTION, ON, OVER, ABOVE, OR UNDER EACH OR UNDER PART OF SAID SUBDIVISION DESIGNATED ON THIS MAP AS A "ROAD UTILITY" EXEMPTION OR "UTILITY EASEMENT" OR "ACCESS EASEMENT"...

- 3. PROVIDE COVENANT AND AGREE TO AND WITH SAID COUNTY TO GRANT OR RESERVE A NON-EXCLUSIVE EASEMENT FOR ROAD USE AND FOR INGRESS AND EGRESS OVER ALL THAT PORTION OF LAND DESIGNATED AS A "ROAD UTILITY" EXEMPTION OR "ACCESS EASEMENT" OR "UTILITY EASEMENT" OR "ACCESS EASEMENT" ON SAID SUBDIVISION AT SUCH TIME AS THE RECORD OWNERS OF EACH LOT OR PARCEL IN SAID SUBDIVISION AT SUCH TIME AS THE RECORD OWNERS OF EACH LOT OR PARCEL OF SAID LOTS SHALL BE LEASED, SOLD OR CONVEYED...

- 4. MAKE AND IRREVOCABLE OFFER TO DEDICATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE DRAINAGE COURSES FOR DRAINAGE PURPOSES ON, OVER, UNDER, AND THROUGH ALL NATURAL EXISTENT AND
5. PROVIDE FOR RIGHT-OF-WAY AND UTILITY MAINTENANCE STREET IN WIDTH COURSE OF AND EXPRESS EASEMENTS TO ALL LOTS FOR FILLS OF ALL ROADS REFERRED FOR DEDICATION SHOWN HEREON FOR THE THE ROADWAY AND TO ALL LOTS FOR OTHER ALTERNATE PERFORMING ALL NECESSARY WORK TO PROTECT THE ROADWAY AND TO BE KEPT IN THE OPEN AND FULL STATE. THE PORTIONS HEREON COVERED BY SAID SAID OFFERS TO DEDICATE AND AGREEMENTS AND COVENANTS ARE IRREVOCABLE AND SHALL RUN WITH THE LAND AND BE BINDING UPON ANY FUTURE OWNERS, HEIRS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL EXPRESSLY AND IN WRITING BY THE BOARD OF SUPERVISORS OF SAID COUNTY, SAID ROAD, OR OTHER OFFERS TO DEDICATE SHALL REMAIN THE RIGHT TO ACCEPT BY RESOLUTION ANY ON ALL SAID OFFERS TO DEDICATE.

JERRY B. BAGLEY & DORIS A. BAGLEY, 1992 REVOCABLE TRUST. Trustee: Jerry B. Bagley, Doris A. Bagley

EL DORADO QUARTER CORPORATION TRUSTEE PER 64 OR 65 AND INSTRUMENT NO. 19460788. Trustee: Bonnie Holbrook, Senior Vice President

COUNTY OF AMADOR, STATE OF CALIFORNIA SCALE: 1"=300' MARCH, 1998

CLERK'S CERTIFICATE

I, LISA M. BAKER, DULY MAINTAINED HEREBY CERTIFY THAT I AM THE CLERK OF THE BOARD OF SUPERVISORS OF AMADOR COUNTY, AND I ADVISE THAT THE BOARD HAS THE PROPER APPROVING BODY ACCEPTS THE DEDICATIONS OF ALL PUBLIC UTILITY EASEMENTS.

DATE: April 15th 1998

Lisa M. Baker, Clerk of the Board of Supervisors

NOTARY'S CERTIFICATE

STATE OF CALIFORNIA, COUNTY OF AMADOR, SS

ON 4-15-98, BEFORE ME, Notary Public, personally appeared Jerry B. Bagley, personally known to me, or known to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that the instrument is the true and correct statement of the act(s) performed or the act(s) to be performed by which the person(s) acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL, SIGNED: Notary Public, State of California, April 22, 2001

STATE OF CALIFORNIA, COUNTY OF AMADOR, SS

ON 4-5-98, BEFORE ME, Elizabeth B. Jones, personally appeared Bonnie Holbrook, personally known to me, or known to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that the instrument is the true and correct statement of the act(s) performed or the act(s) to be performed by which the person(s) acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL, SIGNED: Elizabeth B. Jones, Notary Public, State of California, April 31, 2001

ENGINEER'S (SURVEYOR'S STATEMENT)

THIS MAP WAS PREPARED BY ME IN OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JERRY B. BAGLEY ON TO THE APPROVED TRUSTEE OF THE MAP, IF ANY.

SIGNED: Cecil W. Brown, R.C.E. NO. 16825



COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

DATE: April 1, 1998 SIGNED: Lisa M. Baker, CLERK OF AMADOR COUNTY SUPERVISOR, L.C. EX. 6, 5-30-2000

PLANNING DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED PARCEL MAP NO. 2469 AND THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY CORRECTIONS HAVE BEEN COMPLIED WITH.

DATE: April 1, 1998 SIGNED: Cathy Clark, LAND USE DIRECTOR

RECORDER'S STATEMENT

FILED THIS 15th DAY OF APRIL 1998 AT 3:00 PM IN BOOK 51 OF MAPS AND PLATS, AT PAGE 37 AT THE REQUEST OF THE AMADOR COUNTY CLERK. THIS LAND INCLUDED IN THIS PARCEL MAP BEING VERIFIED AS PER CERTIFICATE NO. 3114 ON FILE IN THIS OFFICE. 1998-003703

FILED 10-20-98 SIGNED BY: Chelsea Davis, AMADOR COUNTY RECORDER, Alex Sykes



PARCEL MAP No. 2469

FOR
**JERRY B. BAILEY, SURVIVING SETTLOR & TRUSTEE OF THE
 JERRY B. BAILEY & DORIS A. BAILEY 1992 REVOCABLE TRUST.**

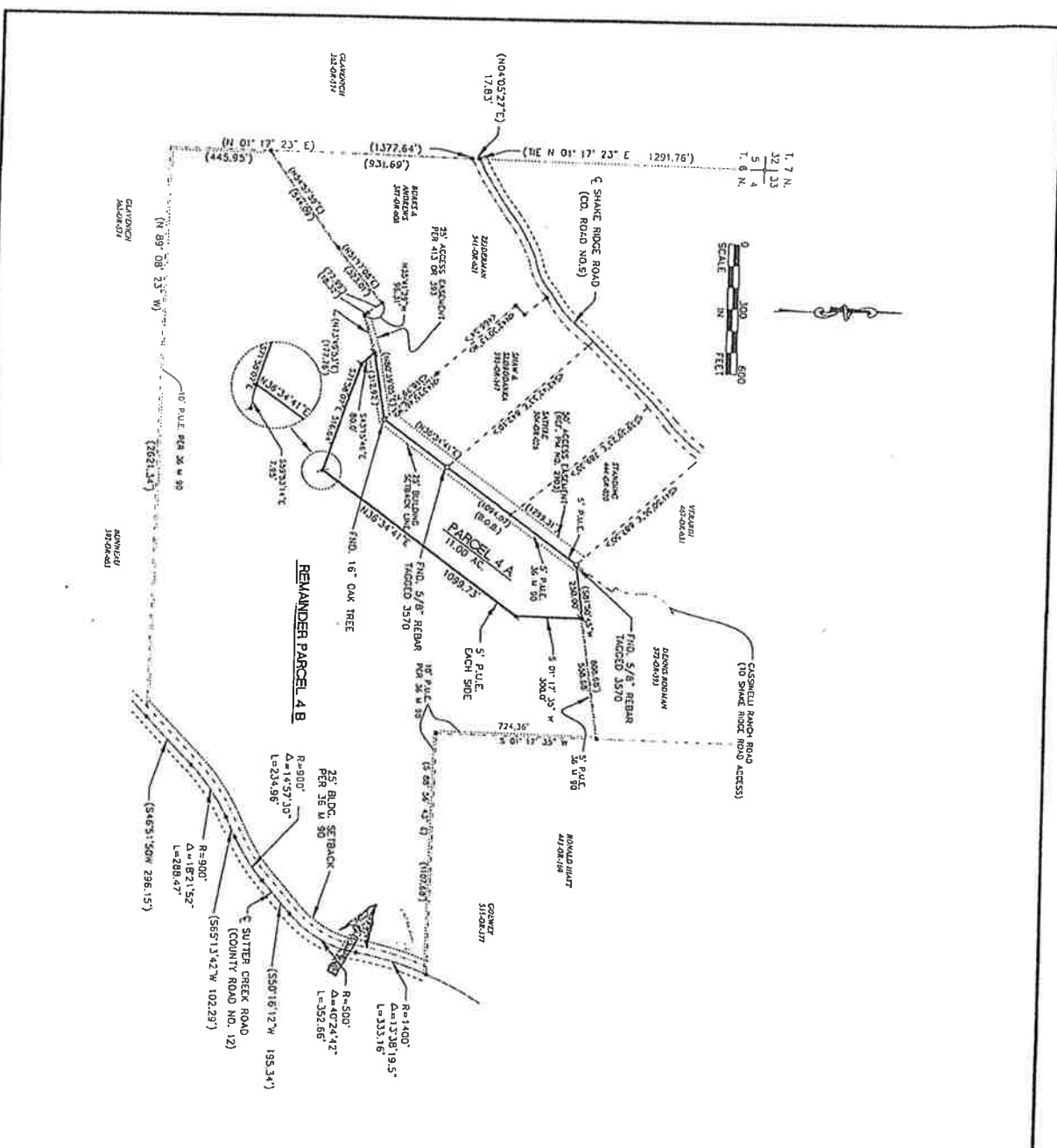
BEING A PORTION OF GOVERNMENT LOT 3,
 SOUTH HALF OF THE NORTHWEST QUARTER,
 AND THE SOUTHWEST QUARTER OF THE NORTHEAST
 QUARTER OF SECTION 4, TOWNSHIP 6 NORTH,
 RANGE 11 EAST, T.104N.

COUNTY OF AMADOR, STATE OF CALIFORNIA
 MARCH, 1998

ENSIGN & BUCKLEY
 CONSULTING ENGINEERS
 1000 W. COLLETT AVENUE, SUITE 100
 SACRAMENTO, CALIFORNIA 95811



1, 7 N.	32 1 33
5 4	
T. 6 N.	



LEGEND

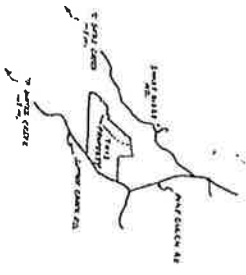
- SET MONUMENT 3/4" REBAR TAGGED RICE 19815
- CONCRETE MONUMENT AS NOTED
- () CONCRETE MONUMENT FOUND OR SET
- < > RECORDED PER 31-4-82
- PLUE PUBLIC UTILITY EASEMENT

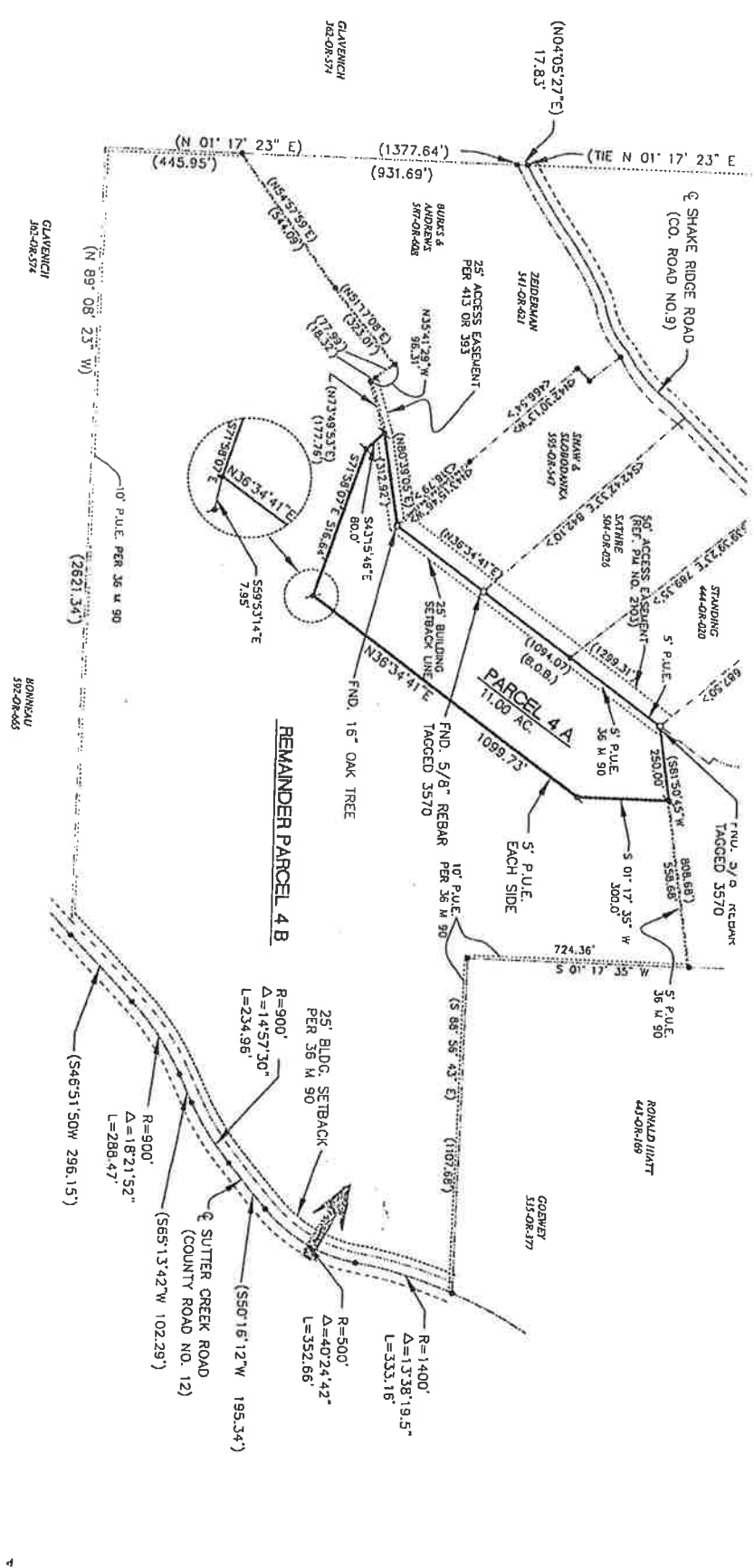
BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS IDENTICAL WITH THE MERIDIAN DESCRIBED IN BOOK 36 OF MAPS AND PLATS AT PAGE 90 AND 15 SPURN HERON BEARING N 58°32'41"E.

VICINITY MAP

SCALE: NO SCALE





LEGEND

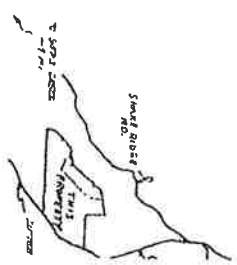
- SET MONUMENT
- FOUND MONUMENT
- () DIMENSION POINT
- () RECORDED PER PUBLIC UTILITY

BASIS OF BEARING

THE BASIS OF BEARING OF IDENTICAL WITH THE MERID 36 OF MAPS AND PLATS, / SHOWN HEREON BEARING 1

VICINITY MAP

SCALE: NO SCALE



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

10 January 2022

Re: Dr. Paul Metzger property, APN 040-016-016

Dear Mr. Beatty,

At the request of Toma & Associates, I conducted an inspection of the property 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 Dr. Metzger is 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 "... 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 sometimes found at the elevation of APN 040-016-016, is a Group B species under the Forest Practice Rules.

On the 5th of January, 2022, I visited the Metzger property and conducted an evaluation of the property. It seemed to be obvious from the air photos and a casual drive-by that a portion of this property would qualify as an "Oak Woodland", as defined by the Fish & Game Code. To confirm that assessment, I walked the parcel from west to east, starting on the northern boundary off of Cassinelli Ranch Road. I descended to the east by following a dirt road that heads to the east and drops down to the approximate 1500 foot elevation point. I observed the forest cover and species composition, estimating diameters, crown widths and tree spacing. The property has scattered oak forest in the north-central part and a more dense oak forest in the eastern and southern parts of the property. The southwest part of the property is well stocked with native oaks, but not quite as densely stocked as the south-central and eastern parts of the property. There are some rather large Blue oaks (*Quercus douglasii*) in the southern part of the property. I measured one that was 36 inches in diameter

On the attached topographic map, 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 approximately 17 acres per square inch.

The results of my calculations and estimations are as follows:

Species encountered –Blue oak (*Quercus douglasii*) and Interior live oak (*Quercus wislizeni*) are the oak species found on the property. Their stocking levels are approximately equal. Gray pine (*Pinus sabiniana*) is also a minor associate with the oak forest on the Metzger. property. Both of the oak species on the Metzger. 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 36 inches DBH

Average oak diameter @ 4.5 ft. above ground – 12 inches

Average spacing between oak trees – 20 feet (range of 3 ft. to 50 ft.)

Average number of oak trees per acre – 200 trees/ac.

Average oak basal area per acre – 110 sq. ft./ac.

Average crown diameter – 30 feet (range of 15 - 50ft.)

Estimated acreage of oak forest with live oak canopy – 71 acres

The total acreage of the Metzger property associated with this proposed subdivision is 89 acres. The area forested with over 10% canopy cover of all oak species is 71 acres. By my estimation, the total 89 acre property is 79% oak woodland.

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 two approximately equal sized parcels. 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 could continue to sustain cattle ranching. In my opinion, due to the slope of the land, there are few sites appropriate for residential development. Any residential development on the two proposed parcels will not have any impact on oak woodland.

In summary and to reiterate, the Metzger 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 Metzger property division will not result in a significant reduction of oak woodland area.

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

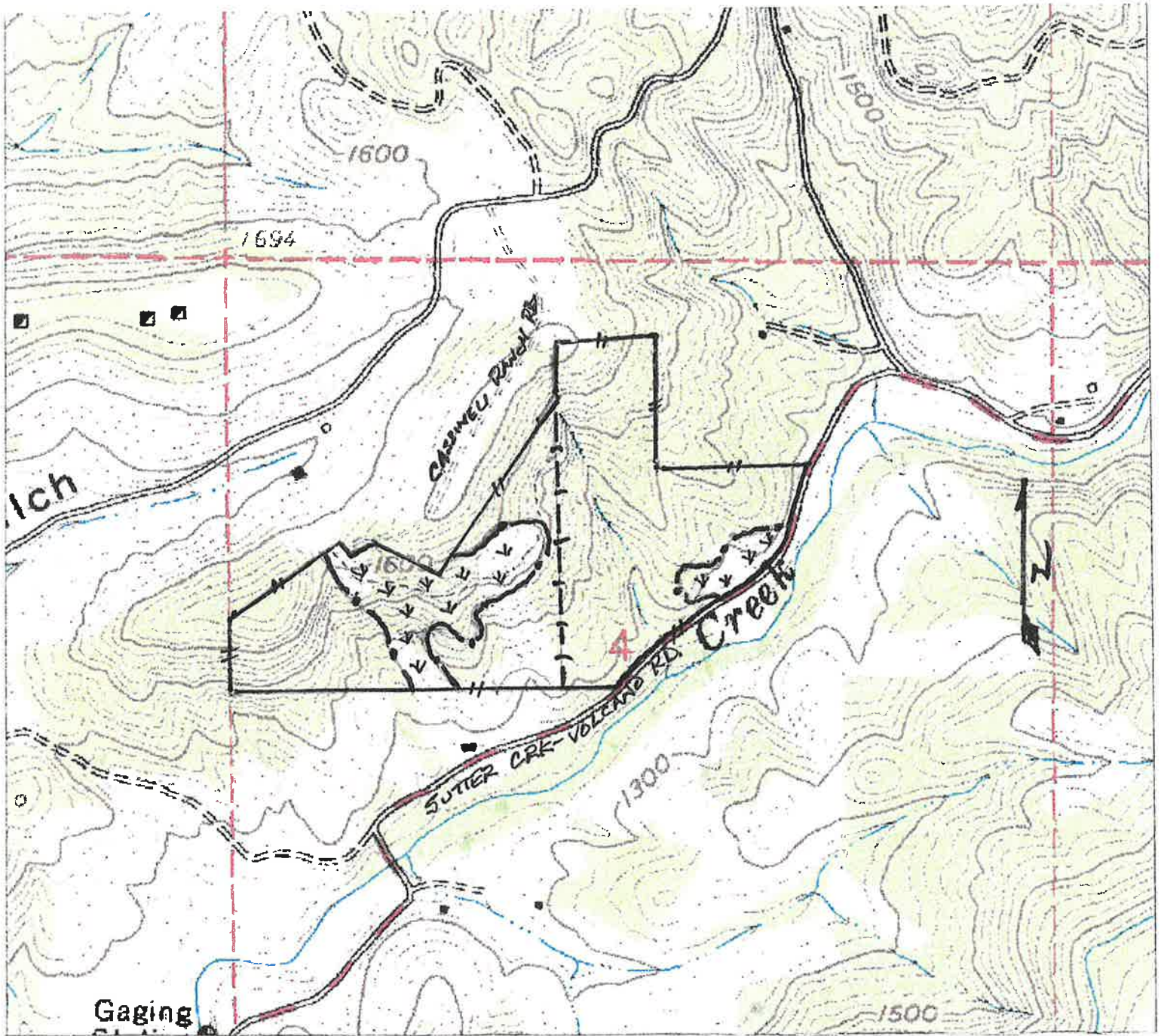
Sincerely,







Steve Q. Cannon, Registered Professional Forester #2316

attachments

Metzger Oak Woodland Evaluation
 Township 6 North, Range 11 East, Section 4, MDB&M
 Amador City 7.5' Quadrangle
 Amador County



-  Metzger Property Boundary
-  Existing road or roughed in road

- Pasture & Non-Oak Woodland 
- Approximate proposed parcel boundary 

Approximate Scale



0 735 ft.

Metzger Oak Woodland Evaluation

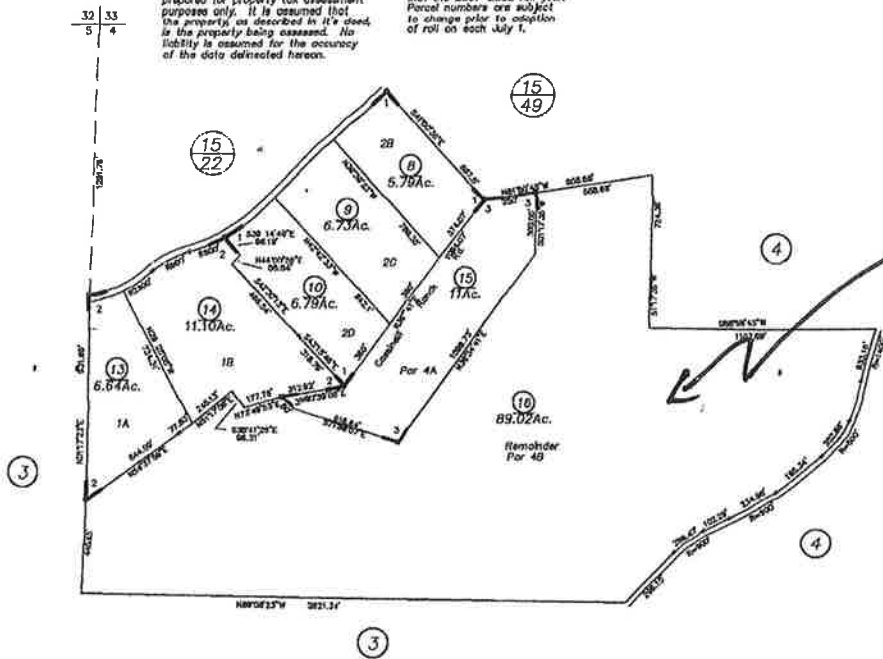
Township 6 North, Range 11 East, Section 4, MDB&M
Amador City 7.5' Quadrangle
Amador County

POR. N 1/2. SEC. 4, T.6N., R.11E., M.D.B. & M.

Tax Area Code 40-16
52-000

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 2001-2002 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.



METZGER

- P.M. Bk. 37, Pg. 81 (1/9/84)
- R.M. Bk. 38, Pg. 68 (12/12/84)
- 1- P.M. Bk. 39, Pg. 2 (1/20/86)
- 2- P.M. Bk. 44, Pg. 12 (1/9/88)
- 3- P.M. Bk. 51, Pg. 39 (1/12/88)

Assessor's Map Bk.40, Pg.1
County of Amador, Calif.

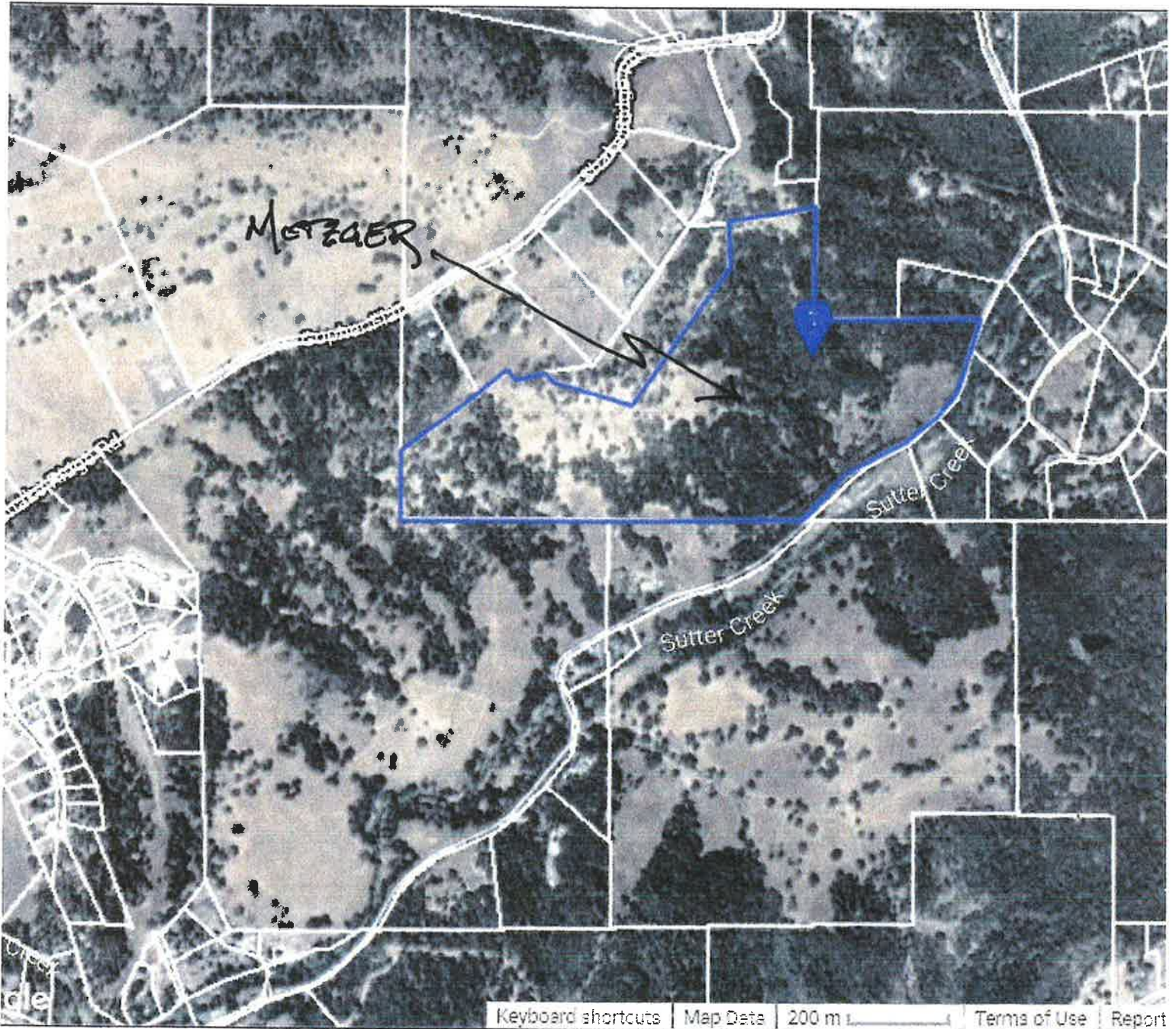
NOTE-Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Metzger Oak Woodland Evaluation

Township 6 North, Range 11 East, Section 4, MDB&M

Amador City 7.5' Quadrangle

Amador County

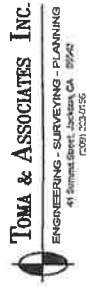


VESTING TENTATIVE PARCEL MAP No. 2906

for

**PAUL K. METZGER, Trustee of the
Paul K. Metzger Trust dated July 6, 2018**
2018-0007263

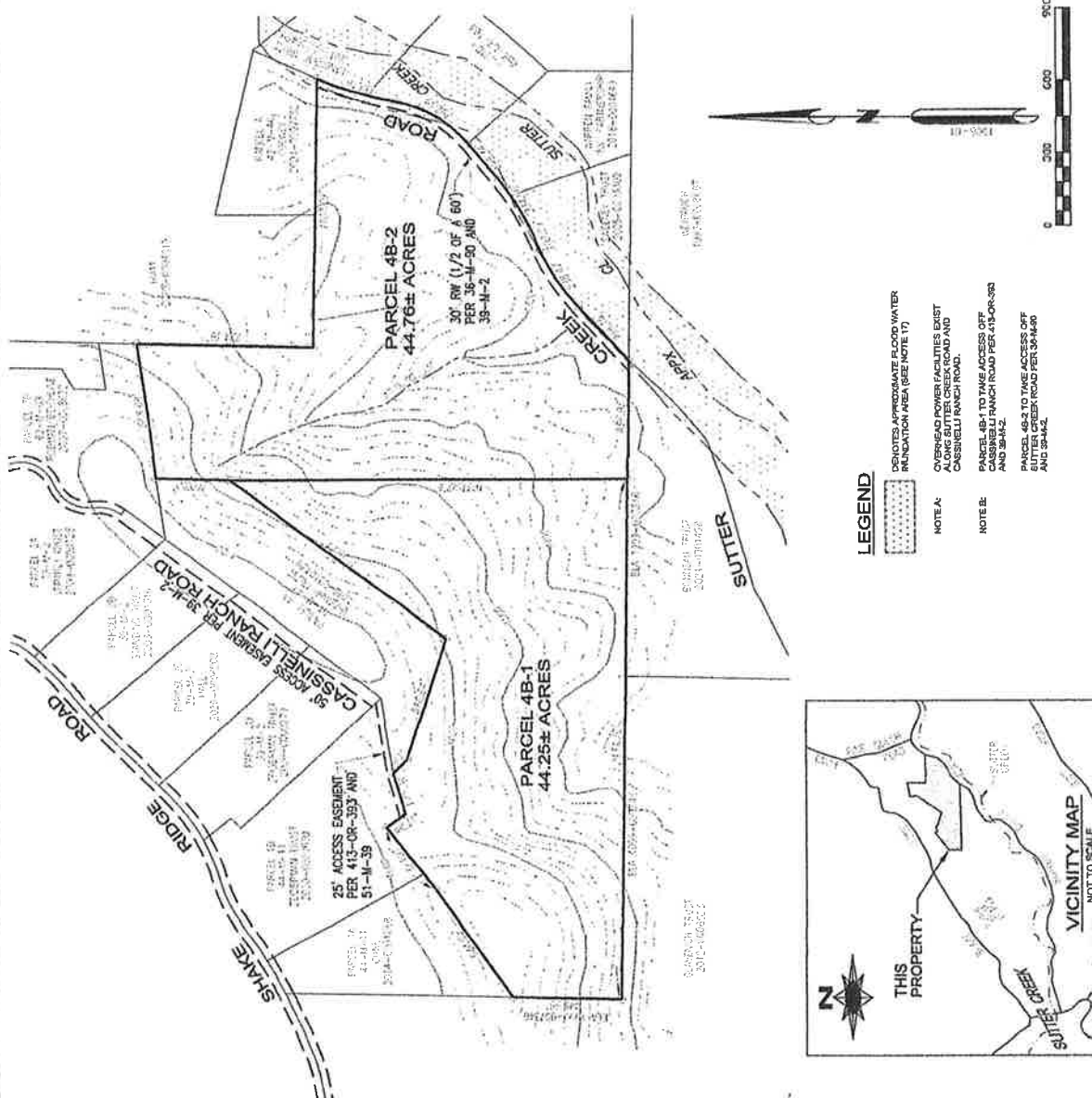
BEING A DIVISION OF "REMAINER PARCEL 4B" AS SHOWN ON 51-M-29
ALSO BEING A PORTION OF THE NW AND NE 1/4 SECTION 4, T. 6 N., R. 11 E., M. D. M.
COUNTY OF AMADOR, STATE OF CALIFORNIA



February, 2022 Contour Interval: 20' Scale: 1" = 300'

GENERAL NOTES AND STATEMENTS

1. RECORD OWNER: PAUL K. METZGER, Trustee of the Paul K. Metzger Trust dated July 6, 2018
2018-0007263
30 SUMMIT STREET, JACKSON, CA 95642
(530) 753-0136
2. SURVEYOR: TOMA AND ASSOCIATES
41 SUMMIT STREET, JACKSON, CA 95642
(530) 753-0136
c/o: hickie
PROPOSED: "T" "A"
3. A.P.N.: 2916-000223
4. ZONING: EXISTING AND PROPOSED: AG
5. GENERAL PLAN: 2916-000223
6. DEED REFERENCE: INDIVIDUAL WELLS (EXISTING, 2 PROPOSED)
7. UTILITIES: INDIVIDUAL SEPTIC SYSTEMS (EXISTING, 2 PROPOSED)
8. WATER: AMADOR FIRE PROTECTION DISTRICT (AFPD)
9. SEWAGE DISPOSAL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT (ACUSD)
10. FIRE PROTECTION: AMADOR COUNTY UNIFIED SCHOOL DISTRICT (ACUSD)
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 BOUNDARY LINES OF ALL INTERIOR LOT LINES. A THIRTY FOOT BUILDING SETBACK FROM ALL SIZE LOT LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL BOUNDARY LINES. DRAINAGE SETBACKS (IF NECESSARY) WILL BE TWENTY FEET ALONG ALL DRAINAGE COURSES.
14. SETBACKS: AMADOR FIRE PROTECTION DISTRICT
15. SPECIAL DISTRICTS: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE PLUMBS.
16. PHASING: A PORTION OF THIS PROJECT MAY BE SUBJECT TO FLOOD WATER
17. FLOOD ZONE: IN THIS PROJECT AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CREATION OF THIS TENTATIVE MAP. THIS PROJECT DOES NOT AFFECT THE FLOOD HAZARD INSURANCE MAPS FOR AMADOR COUNTY, CALIFORNIA DATED MAY 30, 2016.
PANEL 343 OF TDO PANEL 344 OF TDO
MAP NUMBER 505049P MAP NUMBER 505049H
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 495 ACRES.
19. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING THIS TENTATIVE MAP.
20. THESE 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 MAPS AND FEATURES ARE FEEL-LESS QUAD SHEET. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES AND FEATURES.
23. THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER NO. 42326-PMG PREPARED BY WESTERN LAND TITLE COMPANY AND DATED NOVEMBER 10, 2021 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):
NO DOC. REF.
440-OR-282
440-OR-283
Z PACE EASEMENT (NOT PLOTTABLE)
BOUNDARY LINE AGREEMENT
1884-0007246



LEGEND

- DENOTES APPROXIMATE FLOOD WATER inundation area (SEE NOTE 17)
- NOTE A: OVERHEAD POWER FACILITIES, BEST AVAILABLE AND CASSELLI RANCH ROAD.
- NOTE B: PARCEL 4B-1 TO THE ACCESS OFF SHAKE RIDGE ROAD PER 413-09-393 AND 51-M-39.
- NOTE C: PARCEL 4B-2 TO THE ACCESS OFF SUTTER CREEK ROAD PER 30-M-200 AND 39-M-2.



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): TESTATIVE PARCEL MAP No. 2906

DATE: 1.31.2022 ENGINEER OF RECORD CIRO L. TOMA

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

PROJECT OWNER Name PAUL K. METZGER

ADDRESS PO BOX 503 SUTTER CREEK STATE CA ZIP 95685 PHONE (209) 256-1246
(Project owners receive a copy of all plan review comments from Public Works)

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

PHONE: office (209) 223-0156 cell _____ fax _____

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 1/19/2022 By John Applegate
Property Owner Paul K. Metzler
Project Name Parcel Map 2906 APN _____

PARCEL MAPS -- \$360.00 360

Sewage Disposal

2 parcels proposing onsite sewage systems--\$300.00/parcel. Includes
Application and site review for each undeveloped parcel 600

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

ZONE CHANGE AND/OR GENERAL PLAN AMENDMENT -- \$240.00 240

CONDITIONAL USE PERMIT-- \$240.00 _____

CEQA REVIEW AND COMMENT
Negative Declaration --\$240.00 240

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 1440.-

Fees collected by _____ Receipt No: _____ Date: _____

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date February 1 2022

RECEIVED FROM Paul Metzger

ADDRESS PO Box 503 Sutter Creek, CA 95685

Five thousand two hundred Seventy one and ^{xx}/₁₀₀ DOLLARS (\$ 5,271.00)

For Application for JPM # 2906 Metzger. APN 040-160-016
(\$4,511.00 Parcel Map Application, \$710 CEQA IS, \$50.00 Recording Admin Fee.)

ACCOUNT			How Paid ✓	
Amount Due	<u>5271</u>	<u>00</u>	Cash	
Amount Paid	<u>5271</u>	<u>00</u>	Check	<u>205</u>
			Money Order	
			Credit Card	

Planning Department
By Ruslan Blatan Deputy

№ 93851



PLANNING DEPARTMENT
LAND USE AGENCY
COUNTY ADMINISTRATION CENTER

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

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

APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

1. A. Name of Property Owner PAUL F. METZGER TRUST
Mailing Address PO BOX 503
SUTTER CREEK, CA 95685
Phone Number (209) 256-1246
- B. Name of Applicant (SAME AS OWNER)
Mailing Address _____
Phone Number _____
- C. Name of Representative TDMA & ASSOCIATES, ATTN: MATT TDMA
Mailing Address 41 SUMMIT STREET
JACKSON, CA 95642
Phone Number (209) 223-0156
2. Assessor Parcel Number(s) 040-160-016
3. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. **Note: It is to your benefit to be as specific as possible with your application information.**
4. Letter of authorization if landowner is being represented by another party.
5. Submit a plot plan of parcel showing location of project in relation to property lines and any existing structures/improvements (roads, parking areas, etc.) on the property as well as all proposed structures/improvements (may wish to make separate maps). NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department _____ for the purpose of aiding in drawing of the plot plan. SEE TENT PM 2906
6. Copy of deed(s) to property.
7. Completed Environmental Information Form and Indemnification Agreement.
8. Filing fee of \$1,179. (see attached schedule of fees).
- _____ 9. Application Form to be signed at the time of project presentation in the Planning Department.



TOMA & ASSOCIATES, INC.

ENGINEERING- SURVEYING- PLANNING

January 17, 2022

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

**Re: Application for Zone Change and General Plan Amendment to
accompany TPM 2906
Metzger
APN 040-160-016**

Dear Chuck,

Attached is an application for a zone change to accompany Tentative Parcel Map 2906.

Paul Metzger is proposing to eliminate the "B5" (no further development) designation that currently exists on APN 040-160-016. Proposed zoning would be "R1A".

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

Please let me know if you need any additional information.

Best Regards,

Gina Waklee
Toma and Associates
gina@tomasurvey.com



TOMA & ASSOCIATES, INC.

ENGINEERING- SURVEYING- PLANNING

Project Authorization

January 18, 2022

Amador County Land Use Agency
Attn: Planning Department
810 Court Street
Jackson, CA 95642

**Re: Minor Zone/General Plan Change Application
Paul K. Metzger Trust
APN 040-160-016**

The undersigned, being the person(s) owning record title to the abovementioned land within Amador County, do(es) hereby consent to the preparation and submittal of this zone/general plan change application.

I/We authorize Matthew Toma of Toma and Associates to serve as representative and applicant for this project.

Paul K. Metzger, Trustee of the
Paul K. Metzger Trust dated July 6, 2018

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. 2906**
Date Filed:

Applicant: **Metzger Trust, Attn: Paul Metzger**
PO Box 503
Sutter Creek, CA 95685
(209) 256-1246

Record Owner: **Same**

APN: **040-160-016**
Zoning: **Existing: "R1A-B5" Proposed: "R1A"**
Gen. Plan: **A-G Agricultural General**

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

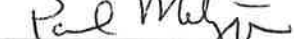
- | | | | |
|--------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. | Change in existing features, lakes, hills, or substantial alteration of ground contours |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. | Change in scenic views or vistas from existing residential areas, public lands or roads |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. | Change in pattern, scale or character of general area of project |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. | Significant amounts of solid waste or litter |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. | Change in dust, ash, smoke, fumes or odors in the vicinity |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. | Change in lake, stream, ground water quality/quantity, or alteration of existing drainage patterns |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. | Substantial change in existing noise or vibration levels in the vicinity |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. | Site on filled land or on slope of 10 percent or more |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. | Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. | Substantial change in demand for municipal services (police, fire, water, sewage, etc.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. | Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: Jan 27, 2022

Signature: 

Paul K. Metzger, Trustee of the Paul K. Metzger Trust dated July 6, 2018

**ATTACHMENT TO
ENVIRONMENTAL INFORMATION FORM**

ENVIRONMENTAL SETTINGS

29.

Project site is hilly with scattered manzanita, toyon, oaks, bull pines and buckeyes. A small portion of it may lie within the FEMA 100-year flood plain near Sutter Creek Road 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. See Cultural Resources Study report prepared by Historic Resource Associates dated December 2021 for information on historic/cultural/scenic aspects.

30.

Surrounding properties are residential ranging from 4 acres to 34 acres. Approved Glavenich Tentative Parcel Map No. 2879 is directly to the west and south.

31.

See Cultural Resources Study report prepared by Historic Resource Associates dated December 2021 for information on mine shafts, tunnels, air shafts, open hazardous excavations on the project site.

INDEMNIFICATION

Project: Tentative Parcel Map No. 2906

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 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:



Signature

Owner (if different than Applicant):

Signature

RECORDING REQUESTED BY:
Gwendolyn K. Christeson
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO
Paul K. Metzger
P.O. Box 503
Sutter Creek CA 95685
Order No.:
Escrow No.:



Amador County Recorder
Kimberly L. Grady
DOC- 2018-0007263-00

Check Number 3023
REQD BY GWENDOLYN CHRISTESON
Tuesday, OCT 02, 2018 11:59
Ttl Pd \$90.00 Nbr-0000314068
CT2/R1/1-2

A.P.N. 040-160-016

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

TRUST TRANSFER DEED

GRANT DEED (EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, I.E., CALIF. CONST. ART 13A §1 ET SEQ.)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT:

DOCUMENTARY TRANSFER TAX IS \$ 0

Computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale or transfer

There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number)

TRANSFER IS TO A REVOCABLE TRUST FOR GRANTORS' BENEFIT AND NOT PURSUANT TO A SALE R&T Code § 11930

Unincorporated area: city of AND

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

Transfer to a revocable trust; Transfer to a short-term trust not exceeding 12 years with Trustor holding the reversion;

Transfer to a trust where the Trustor or the Trustor's spouse is the sole beneficiary; Change of trustee holding title;

Transfer from trust to Trustor or Trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

Other:

GRANTOR(S): Paul K. Metzger, an unmarried man

hereby GRANT(S) TO: Paul K. Metzger, Trustee of The Paul K. Metzger Trust Dated July 6, 2018

the following described real property in the City of unincorporated area
County of AMADOR, State of California:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

Dated: 7/6/2018

Paul K Metzger
Paul K. Metzger

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Amador)

On 7/6/2018 before me, Gwendolyn K. Christeson, a notary public
(HERE INSERT NAME AND TITLE OF THE OFFICER)

personally appeared Paul K. Metzger

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

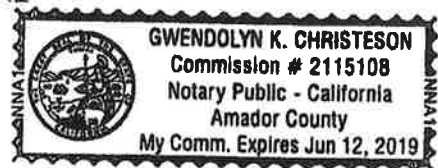
Signature *Gwendolyn K Christeson*

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE (SEAL)
same as above

NAME

STREET ADDRESS

CITY, STATE & ZIP



"EXHIBIT A"

Legal Description

All that real property situated in the State of California, County of Amador, Unincorporated Area, described as follows:

Parcel One:

All that portion of Government Lot 3, the South Half of the Northwestern Quarter and the Southwest Quarter of the Northeast Quarter of Section 4, Township 6 North, Range 11 East, M.D.B. & M., shown and delineated and designated as "Remainder" on Parcel Map No. 2053 according to the Official map thereof, filed for record July 20, 1983 in Book 36 of Maps and Plats at Page 89 Amador County Records.

Excepting therefrom that parcel of land shown as Parcel 4A of Parcel Map No. 2469 according to the official map thereof filed for record April 15, 1998 in Book 51 of Maps and Plats, Page 39, Amador County Records.

Parcel Two:

A non-exclusive easement for access of and utility purposes on, over, under, across and through a strip of land 25 feet in width, the centerline of which is more particularly described in that certain deed recorded August 9, 1983, in Book 431, at Page 393, Amador County Official Records.

Excepting therefrom said easement that portion thereof as described in Quitclaim Deed-Release of Easement executed by Jerry B. Bagley, et ux, recorded April 18, 1986 in Book 486 Page 15 of Amador County Official Records.

Parcel Three:

Non-exclusive easements 50 feet in width for access and utility purposes, as described in Deeds recorded December 3, 1987 in Book 530 Page 166, Amador County Official Records and recorded January 8, 1988 in Book 533 Page 49, Amador County Official Records.

A.P.N. 40-160-016

"END OF DOCUMENT"

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date February 1 2022

RECEIVED FROM Paul Metzger

ADDRESS PO Box 503 Sutter Creek, CA 95685

One Thousand one hundred seventy nine and ⁰⁰/₁₀₀ DOLLARS (\$ 1,179.00)

For Zone change application (ZC-22;2-1) from RIA-B5 to RIA for

APN: 040-160-016 (Part of TPM 2906)

ACCOUNT			How Paid ✓	
Amount Due	<u>1179</u>	<u>00</u>	Cash	
Amount Paid	<u>1179</u>	<u>00</u>	Check	<u>206</u>
			Money Order	
			Credit Card	

By Planning Department
Ruslan Blatan Deputy

№ 93852



PLANNING DEPARTMENT
LAND USE AGENCY
COUNTY ADMINISTRATION CENTER

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

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

PRE-APPLICATION INFORMATION AND CHECKLIST FOR
GENERAL PLAN AMENDMENT

General Plan amendments can be processed four (4) times a year. Public hearings will be scheduled approximately on a quarterly basis throughout the year after applications are accepted or the County initiates such action.

Application for General Plan amendment shall include the following:

- ✓ 1. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. NOTE: In the past, the Board of Supervisors has rejected General Plan amendment requests not accompanied by a specific project application (e.g. tentative subdivision map, master plan, use permit, etc.).
- ✓ 2. Letter of authorization if landowner is being represented by another party.
- ✓ 3. Submit Assessor Plat Map(s) with subject project area outlined neatly with red pencil. NOTE: Assessor Plat Maps can be obtained from the Surveying and Engineering Department (500 Argonaut Lane, Jackson, CA) for putting the project map together. 040-160-016
- ✓ 4. Copy of deed(s) and legal description of all property within subject project area.
- ✓ 5. Completed Environmental Information Form and Indemnification Agreement.
- ✓ 6. Statement as to whether the project area is within 1000' of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resource Code and within an urbanized area as defined in Section 65944 (maps available in Planning Dept or on-line at <http://atlas.resources.ca.gov/>). SEE GENERAL NOTE # 21, ATTACHED TENT PM 2906
- ✓ 7. Filing fee of \$1,743.7 (see attached schedule of fees).
- 8. Application Form to be signed at the time of project presentation in the Planning Department.

NOTE: IT IS TO YOUR BENEFIT TO BE AS SPECIFIC AS POSSIBLE WITH YOUR APPLICATION INFORMATION.

NOTE: ALL GENERAL PLAN AMENDMENTS ARE SUBJECT TO SB 18 (TRIBAL CONSULTATION GUIDELINES).



TOMA & ASSOCIATES, INC.

ENGINEERING- SURVEYING- PLANNING

January 17, 2022

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

**Re: Application for Zone Change and General Plan Amendment to
accompany TPM 2906
Metzger
APN 040-160-016**

Dear Chuck,

Attached is an application for a zone change to accompany Tentative Parcel Map 2906.

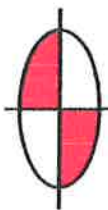
Paul Metzger is proposing to eliminate the "B5" (no further development) designation that currently exists on APN 040-160-016. Proposed zoning would be "R1A".

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

Please let me know if you need any additional information.

Best Regards,

Gina Waklee
Toma and Associates
gina@tomasurvey.com



TOMA & ASSOCIATES, INC.

ENGINEERING- SURVEYING- PLANNING

Project Authorization

January 18, 2022

Amador County Land Use Agency
Attn: Planning Department
810 Court Street
Jackson, CA 95642

**Re: Minor Zone/General Plan Change Application
Paul K. Metzger Trust
APN 040-160-016**

The undersigned, being the person(s) owning record title to the abovementioned land within Amador County, do(es) hereby consent to the preparation and submittal of this zone/general plan change application.

I/We authorize Matthew Toma of Toma and Associates to serve as representative and applicant for this project.

Paul K. Metzger, Trustee of the
Paul K. Metzger Trust dated July 6, 2018

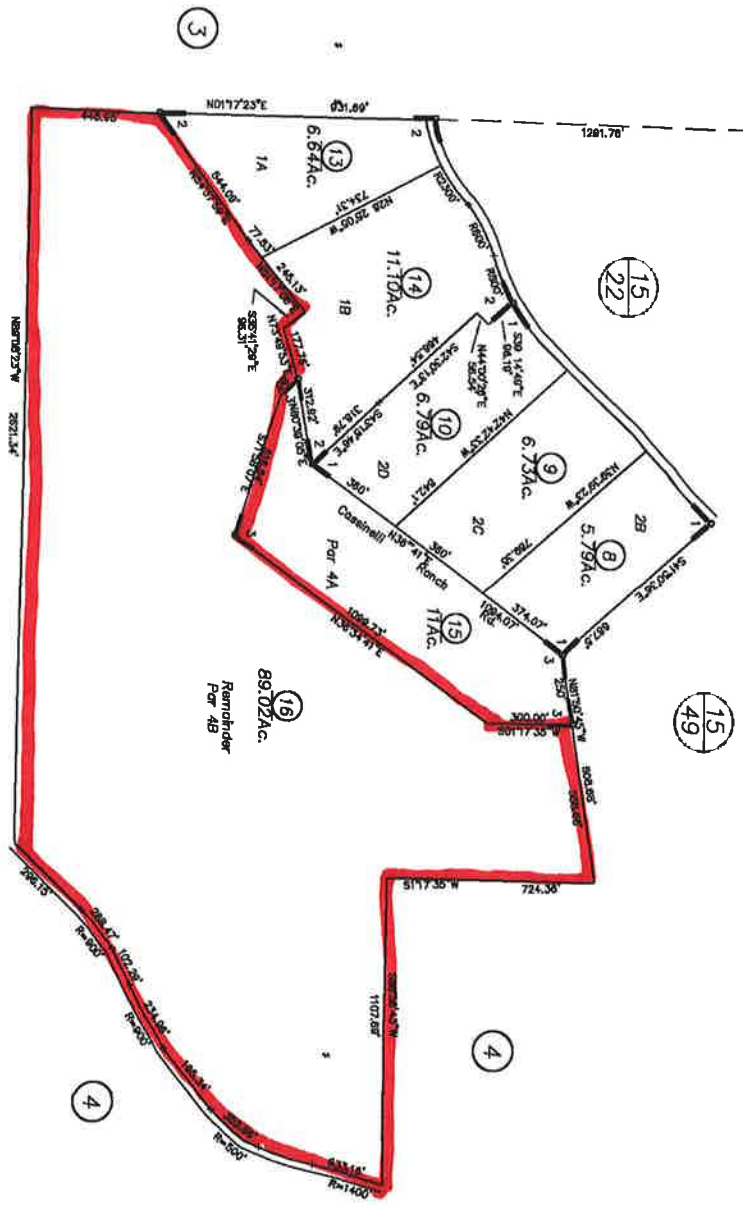
POR. N 1/2. SEC. 4, T.6N., R.11E., M.D.B. & M.

Tox Area Code
52-000

40-16

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 2001-2002 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.



- P.M. Bk. 37, Pg. 81 (4/2/84)
- R.M. Bk. 38, Pg. 68 (10/15/84)
- 1- P.M. Bk. 39, Pg. 2 (1/29/80)
- 2- P.M. Bk. 44, Pg. 12 (11/9/80)
- 3- P.M. Bk. 51, Pg. 39 (4/15/80)

NOTE-Assessor's Block Numbers Shown in Ellipse
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 40, Pg. 1
County of Amador, Calif.

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. 2906**
Date Filed:

Applicant: **Metzger Trust, Attn: Paul Metzger**
PO Box 503
Sutter Creek, CA 95685
(209) 256-1246

Record Owner: **Same**

APN: **040-160-016**
Zoning: **Existing: "R1A-B5" Proposed: "R1A"**
Gen. Plan: **A-G Agricultural General**

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.
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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

- | | | | |
|--------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. | Change in existing features, lakes, hills, or substantial alteration of ground contours |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. | Change in scenic views or vistas from existing residential areas, public lands or roads |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. | Change in pattern, scale or character of general area of project |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. | Significant amounts of solid waste or litter |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. | Change in dust, ash, smoke, fumes or odors in the vicinity |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. | Change in lake, stream, ground water quality/quantity, or alteration of existing drainage patterns |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. | Substantial change in existing noise or vibration levels in the vicinity |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. | Site on filled land or on slope of 10 percent or more |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. | Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. | Substantial change in demand for municipal services (police, fire, water, sewage, etc.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. | Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: Jan 27, 2022

Signature: Paul Metzger

Paul K. Metzger, Trustee of the Paul K. Metzger Trust
dated July 6, 2018

**ATTACHMENT TO
ENVIRONMENTAL INFORMATION FORM**

ENVIRONMENTAL SETTINGS

29.

Project site is hilly with scattered manzanita, toyon, oaks, bull pines and buckeyes. A small portion of it may lie within the FEMA 100-year flood plain near Sutter Creek Road 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. See Cultural Resources Study report prepared by Historic Resource Associates dated December 2021 for information on historic/cultural/scenic aspects.

30.

Surrounding properties are residential ranging from 4 acres to 34 acres. Approved Glavenich Tentative Parcel Map No. 2879 is directly to the west and south.

31.

See Cultural Resources Study report prepared by Historic Resource Associates dated December 2021 for information on mine shafts, tunnels, air shafts, open hazardous excavations on the project site.

INDEMNIFICATION

Project: Tentative Parcel Map No. 2906

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 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):



Signature

Signature

RECORDING REQUESTED BY:
Gwendolyn K. Christeson
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO
Paul K. Metzger
P.O. Box 503
Sutter Creek CA 95685
Order No.:
Escrow No.:



Amador County Recorder
Kimberly L. Grady
DOC- 2018-0007263-00

Check Number 3023
REQD BY GWENDOLYN CHRISTESON
Tuesday, OCT 02, 2018 11:59
Ttl Pd \$90.00 Nbr-0000314068
CT2/R1/1-2

A.P.N. 040-160-016

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

TRUST TRANSFER DEED

GRANT DEED (EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, I.E., CALIF. CONST. ART 13A §1 ET SEQ.)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT:

DOCUMENTARY TRANSFER TAX IS \$ 0

Computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale or transfer

There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number)

TRANSFER IS TO A REVOCABLE TRUST FOR GRANTORS' BENEFIT AND NOT PURSUANT TO A SALE R&T Code § 11930

Unincorporated area: city of AND

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

Transfer to a revocable trust; Transfer to a short-term trust not exceeding 12 years with Trustor holding the reversion;

Transfer to a trust where the Trustor or the Trustor's spouse is the sole beneficiary; Change of trustee holding title;

Transfer from trust to Trustor or Trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

Other:

GRANTOR(S): Paul K. Metzger, an unmarried man

hereby GRANT(S) TO: Paul K. Metzger, Trustee of The Paul K. Metzger Trust Dated July 6, 2018

the following described real property in the City of unincorporated area
County of AMADOR, State of California:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

Dated: 7/6/2018

Paul K Metzger
Paul K. Metzger

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Amador)

On 7/6/2018 before me, Gwendolyn K. Christeson, a notary public
(HERE INSERT NAME AND TITLE OF THE OFFICER)

personally appeared Paul K. Metzger

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Gwendolyn K Christeson*

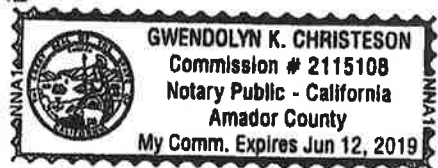
MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE (SEAL)

same as above

NAME

STREET ADDRESS

CITY, STATE & ZIP



"EXHIBIT A"

Legal Description

All that real property situated in the State of California, County of Amador, Unincorporated Area, described as follows:

Parcel One:

All that portion of Government Lot 3, the South Half of the Northwestern Quarter and the Southwest Quarter of the Northeast Quarter of Section 4, Township 6 North, Range 11 East, M.D.B. & M., shown and delineated and designated as "Remainder" on Parcel Map No. 2053 according to the Official map thereof, filed for record July 20, 1983 in Book 36 of Maps and Plats at Page 89 Amador County Records.

Excepting therefrom that parcel of land shown as Parcel 4A of Parcel Map No. 2469 according to the official map thereof filed for record April 15, 1998 in Book 51 of Maps and Plats, Page 39, Amador County Records.

Parcel Two:

A non-exclusive easement for access of and utility purposes on, over, under, across and through a strip of land 25 feet in width, the centerline of which is more particularly described in that certain deed recorded August 9, 1983, in Book 431, at Page 393, Amador County Official Records.

Excepting therefrom said easement that portion thereof as described in Quitclaim Deed-Release of Easement executed by Jerry B. Bagley, et ux, recorded April 18, 1986 in Book 486 Page 15 of Amador County Official Records.

Parcel Three:

Non-exclusive easements 50 feet in width for access and utility purposes, as described in Deeds recorded December 3, 1987 in Book 530 Page 168, Amador County Official Records and recorded January 8, 1988 in Book 533 Page 49, Amador County Official Records.

A.P.N. 40-160-016

END OF DOCUMENT

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date February 1 2022

RECEIVED FROM Paul Metzger

ADDRESS PO Box 503 Sutter Creek, CA 95685

One Thousand Seven Hundred Forty three and ⁰⁰/₁₀₀ DOLLARS (\$ 1,743.00)

For General Plan Amendment (GPA-22;2-1) from AG to AI as
required by 20-22;2-1 and part of IPM 2906. APN 040-160-016

ACCOUNT			How Paid ✓	
Amount Due	<u>1743</u>	<u>00</u>	Cash	
Amount Paid	<u>1743</u>	<u>00</u>	Check	<u>207</u>
			Money Order	
			Credit Card	

Planning Department
By Ruslan Bratan Deputy

№ 93853



Planning Department <planning@amadorgov.org>

TAC Project Referral - Parcel Map #2906, General Plan Amendment GPA-22;2-1, and Zone Change ZC-22;2-1 Metzger- Completeness

AFPD Headquarters <afpdhdq@amadorgov.org>

Thu, Feb 10, 2022 at 8:53 AM

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

CFD annexation condition applies unless the parcel is under the Williamson act. Thank you.

Nicole Cook
Amador Fire Protection District

On Feb 9, 2022, at 16:49, Amador County Planning Department <planning@amadorgov.org> wrote:

[Quoted text hidden]



Metzger Tacket 2.23.22.pdf
3857K



Planning Department <planning@amadorgov.org>

TAC Project Referral - Parcel Map #2906, General Plan Amendment GPA-22;2-1, and Zone Change ZC-22;2-1 Metzger- Completeness

Mara Feeney <marafeeney@gmail.com>

Wed, Feb 9, 2022 at 5:00 PM

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

Doesn't 'B5' refer to zone where further subdivision is prohibited??

Mara

[Quoted text hidden]

[Quoted text hidden]

<Metzger Tacket 2.23.22.pdf>

Amador County Planning Department <planning@amadorgov.org>

Thu, Feb 10, 2022 at 8:54 AM

To: Mara Feeney <marafeeney@gmail.com>

That is correct, and why the application includes a proposed zone change to remove the B5. The Board of Supervisors would also need to make additional findings justifying the removal of the B5 if they choose to approve that zone change.

Thanks,

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



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
TRANSPORTATION & PUBLIC WORKS

PHONE: (209) 223-6429

FAX: (209) 223-6395

WEBSITE: www.amadorgov.org

EMAIL: PublicWorks@amadorgov.org

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

MEMORANDUM

TO: Chuck Beatty, Planning Director

FROM: Richard Vela, Director of Transportation and Public Works

DATE: February 10, 2022

SUBJECT: Tentative Parcel Map No. 2906 – Proposed Conditions

DEDICATIONS:

1. Dedication of right-of-way on Sutter Creek Road has been previously established per 36-M-90 and 39-M-2, therefore no dedication is requested.
2. Cassinelli Ranch Road is not a County maintained road, therefore dedication is not necessary/required.

ENCROACHMENT:

3. Prior to recordation of any Parcel Map, obtain an encroachment permit from the Department of Transportation and Public Works for access to Sutter Creek Road (Parcel 4B-2). Any new access approach is to be constructed per appropriate Department of Public Works Standard Plan.
4. No encroachment condition is required for access to Cassinelli Ranch Road since it is not a County maintained road.

MISCELLANEOUS:

5. Parcel; 4B-1 does not front on a County maintained road; access is via a 25' access easement.
6. The spelling of "Metzger" is incorrect in the map title located in the upper right corner of the sheet.



TAC Project Referral - Parcel Map #2906, General Plan Amendment GPA-22;2-1, and Zone Change ZC-22;2-1 Metzger- Completeness

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

Thu, Feb 17, 2022 at 3:48 PM

Received, thank you. I have attached the confirmation letter and the requested studies.

Thank you,

Krista Ruesel, Planner

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

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On Thu, Feb 17, 2022 at 12:11 PM Jereme Dutschke <jereme@ionemiwok.net> wrote:

Hi Krista,

The Ione Band of Miwok Indians would like to be consulted on this project. Please send the cultural resources report, any biological reports associated with the project, and a confirmation of consultation.

Thank you,



Ione Band
Miwok Indians

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

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

Sent: Wednesday, February 9, 2022 4:49 PM

Subject: TAC Project Referral - Parcel Map #2906, General Plan Amendment GPA-22;2-1, and Zone Change ZC-22;2-1 Metzger- Completeness

Greetings,

Please see attached submittal of Tentative Parcel Map 2906 General Plan Amendment GPA-22;2-1 (AG to AT), and Zone Change ZC-22;2-1 (R1A B5 to R1A), Metzger, 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,

Krista Ruesel, Planner

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

3 attachments

 **2-17-22 Tribal Consultation Letter_PM 2906.pdf**
74K

 **014-160-016 CRS for Metzger (2022).pdf**
2081K

 **Metzger Project Application_merged.pdf**
3602K



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 and Committee Member
Ione Band of Miwok Indians
9252 Bush Street
Plymouth, CA 95669-0699
Direct: 209-253-1735 | Email: jereme@ionemiwok.net

RE: **Tentative Parcel Map #2906 Metzger**

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 Tentative Parcel Map, General Plan Amendment, and Zone Change application:

- 1) **PM 2906**, proposing a division of a ± 89.02 -acre parcel into two parcels ± 44.25 and ± 44.76 acres in size,
- 2) **GPA-22; 2-2**, a General Plan Amendment of both proposed parcels from AG, Agricultural General (40-acre minimum) to AT, Agricultural Transition (5 to 20-acre minimum), and
- 3) **ZC-22; 2-1**, a Zone Change Application for the same two proposed parcels from R1A B5 (Single-family Residential and Agriculture Combining District- No Further Divisions to R1A, Single-Family Residential and Agriculture District. APN: 040-160-016.

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,



Krista Ruesel, Planner

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