



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: June 3, 2022

FROM: Krista Ruesel, Planning Department

PROJECT: Tentative Parcel Map **PM 2910 Simpson/Snyder**, proposing a division of ±160 acres into four parcels, ±38.5, ±38.8, ±38.8, and 40-acres in size. All present and proposed parcel(s) would not experience a change from the existing zoning of R1A, Single-Family Residential and Agriculture, and General Plan designation of AG, Agricultural General (APNs: 007-010-023 and 007-020-008).

Applicant: JT Simpson and Lorena Snyder
Supervisory District: 5
Location: 10169 Bell Rd., Plymouth, CA 95669

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 conduct Environmental Review and determine draft Conditions of Approval for the project during its regular meeting on Thursday, **June 16, 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, accessible through this link: <https://us02web.zoom.us/j/5375128983> or by calling one of the numbers below:

+1 669 900 6833 US
+1 312 626 6799 US

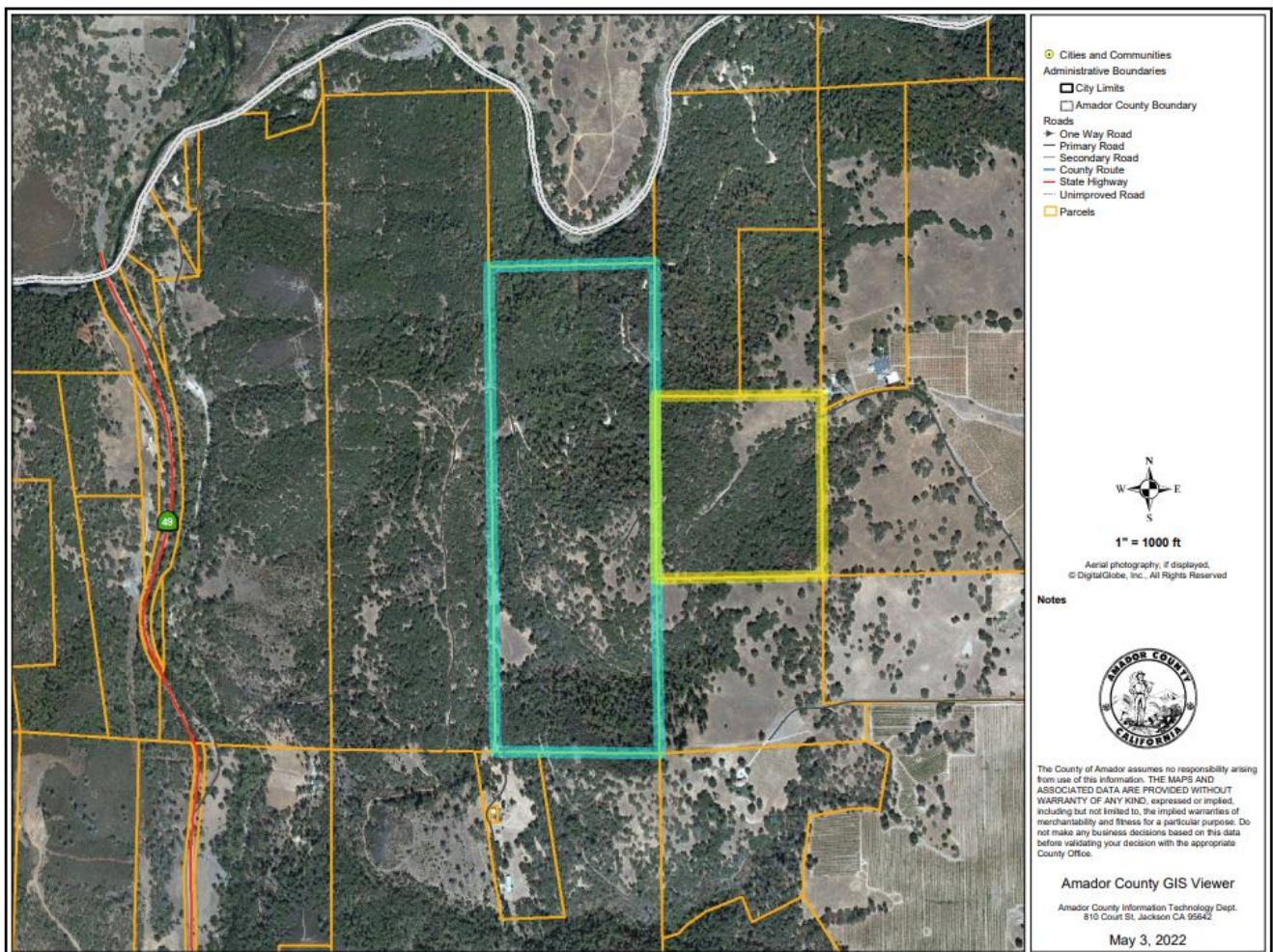
+1 346 248 7799 US
+1 929 205 6099 US

+1 301 715 8592 US
+1 253 215 8782 US

Meeting ID: 537 512 8983

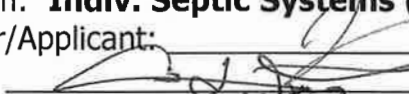
Additional TAC meetings may be scheduled at a later date to complete a CEQA Initial Study, prepare mitigation measures and/or conditions of approval, and make recommendations to the Planning Commission.

Project Proposed Location highlighted in yellow/cyan:



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

The following information shall be included with this application:

1. Parcel Map Number: **2910**
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **JT Simpson and Lorena Snyder**
Name: **James Thomas Simpson and Lorena Snyder**
Address: **10169 Bell Road, Plymouth, CA 95669**
Phone: **(916) 919-2172**
Email: **simpsonlcd@gmail.com**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **007-020-008 and 007-010-023**
5. Existing Zoning District: **"R1-A"**
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 (2 existing, 2 proposed)**
11. Sewage Disposal System: **Indiv. Septic Systems (1 existing, 3 proposed)**
12. Signature of Landowner/Applicant: _____
13. Signature of Surveyor:  PLS 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

VESTING TENTATIVE PARCEL MAP No. 2910

for
JAMES THOMAS SIMPSON and LORENA SNYDER
2020-0011734

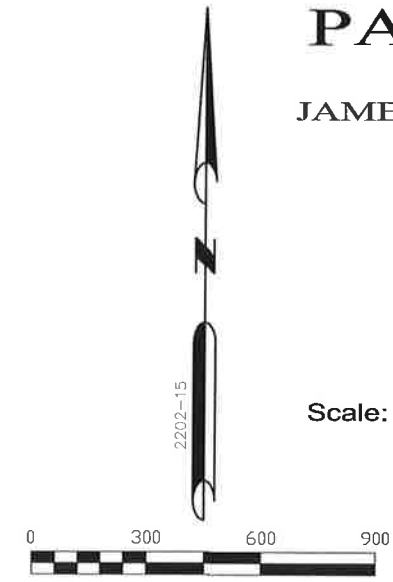
BEING A PORTION OF THE NE AND SE 1/4 SECTION 14
AND THE SW 1/4 SECTION 13, T. 8 N., R. 10 E., M. D. M.
COUNTY OF AMADOR, STATE OF CALIFORNIA

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

Scale: 1" = 300'

Contour Interval: 40'

April, 2022

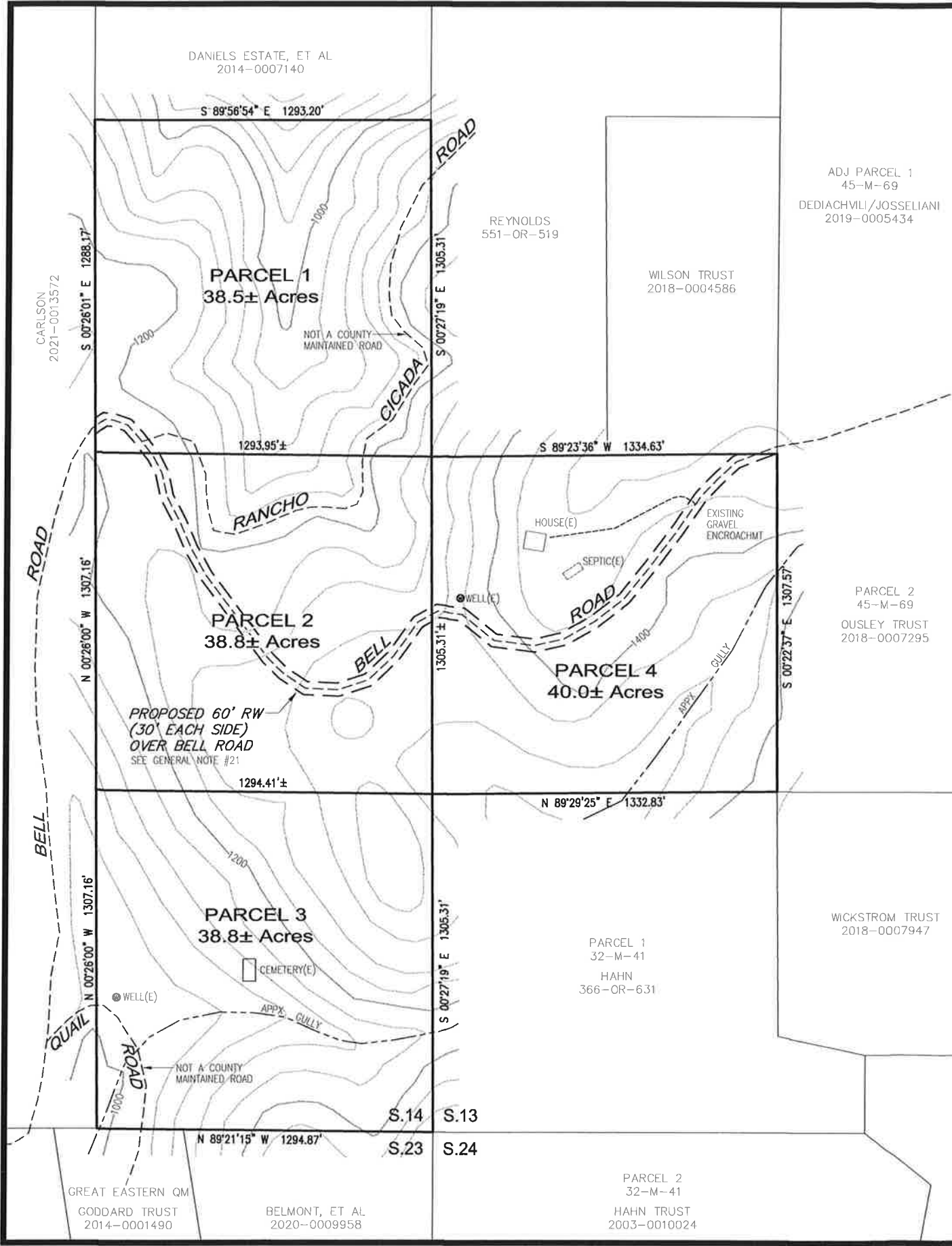
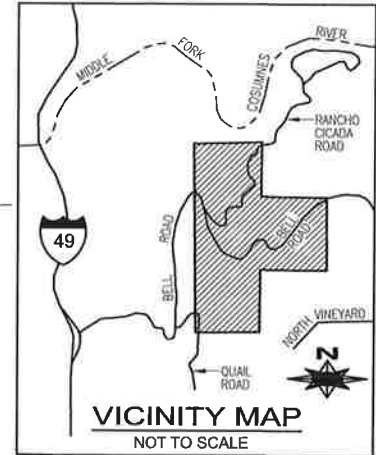


GENERAL NOTES AND STATEMENTS

1. RECORD OWNER: JAMES THOMAS SIMPSON and LORENA SNYDER
10189 BELL ROAD
PLYMOUTH, CA 95669
(916) 969-2172
2. SURVEYOR: TOMA and ASSOCIATES
LICENSED LAND SURVEYORS
41 SUMMIT STREET
JACKSON, CA 95642
(209) 223-0156
3. A.P.N.: 007-020-008 AND 007-010-023
4. ZONING: "R1-A"
5. GENERAL PLAN: A-G AGRICULTURAL GENERAL (40 AC MIN)
6. DEED REFERENCE: 2020-0011734
7. PROPOSED USE: RESIDENTIAL
8. WATER: INDIVIDUAL WELLS (2 EXISTING, 2 PROPOSED)
9. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS (1 EXISTING, 3 PROPOSED)
10. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT (AFPD)
11. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT (ACUSD)
12. UTILITIES: POWER WILL BE SERVED BY PACIFIC GAS AND ELECTRIC (PG&E)
TELEPHONE WILL BE SERVED BY CURRENT AREA PROVIDER
13. EASEMENTS: PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ALONG THE EXTERIOR BOUNDARY OF THIS PROJECT.
14. SETBACKS: THERE WILL BE A TWENTY-FIVE FOOT BUILDING SETBACK FROM ALL ROAD RIGHT-OF-WAYS, A THIRTY FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL REAR LOT LINES. DRAINAGE SETBACKS (IF NECESSARY) WILL BE TWENTY FEET ALONG ALL DRAINAGE COURSES.
15. SPECIAL DISTRICTS: AMADOR FIRE PROTECTION DISTRICT
16. PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.
17. FLOOD ZONE: NO PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WATER INUNDATION BY THE 100-YEAR FLOOD AND IS WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.

PANEL 325 OF 700
MAP No.06005C0325F
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 38± ACRES.
19. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING OF A FINAL MAP AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
20. THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
21. THIS PROJECT DOES NOT LIE WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.
22. TOPOGRAPHIC MAPPING AND FEATURES ARE PER USGS QUAD SHEET. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES, ROADS AND FEATURES.
23. THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No. 42379-PMG PREPARED BY WESTERN LAND TITLE COMPANY AND DATED FEBRUARY 16, 2022 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):

NO DOCUMENT REF 571-OR-32 64-M-33 RIGHTS INURING TO THE PLYMOUTH DITCH RIGHTS OF THE PUBLIC IN AND TO BELL ROAD, QUAIL ROAD AND NORTH VINEYARD ROAD MINING AND MINERAL RIGHTS LEASE VARIOUS MATTERS AS SHOWN ON MAP



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. 2910**
Date Filed:

Applicant: **JT Simpson and Lorena Snyder** Record Owner: **Same**
10169 Bell Road
Plymouth, CA 95669
(916) 969-2172

APN: **007-020-008 and 007-010-023**
Zoning: **"R1-A"**
Gen. Plan: **A-T Agricultural Transitional**

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: 4-18-22 Signature: 

**ATTACHMENT TO
ENVIRONMENTAL INFORMATION FORM
TENTATIVE PARCEL MAP No. 2910
SIMPSON/SNYDER**

ENVIRONMENTAL SETTINGS

29.

Project site is rolling hills with scattered black oak, white oak, ponderosa pines and manzanita. No portion of it lies within the FEMA 100-year flood plain as shown on tentative parcel map. Current use of the property is residential. Proposed use is residential. There is one residential structure on the property. No known cultural, historical or scenic aspects on the project site.

30.

Surrounding properties range from open grazing, agriculture, vineyards and wineries. No portion of this land lies within the Plymouth city limits.

31.

There are no known mine shafts, tunnels, air shafts, open hazardous excavations on the project site. There is an existing cemetery on the southerly portion of the property.

Broderick Forestry

Robert C. Broderick RPF#2482
330 Hwy. 49 Apt. 4
Sutter Creek, CA 95685
(209) 256-6454

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

January 25 2022

Re: APN 007-010-023; James Thomas Simpson and Lorena Snyder

Dear Mr. Beatty,

At the request of James Simpson, I inspected his 120-acre, Amador County Parcel 007-010-023 in the SE¼ of Section 14T.8 N., R.10 E., MDB& M in Plymouth, CA.

Mr. Simpson plans on splitting this property into three (3) 40-acre parcels.

Section 21083.4 of the California Public Resources Code requires that an oak Woodland Assessment be performed to determine if there could be a significant effect on Oak Woodlands due to the proposed parcel split.

The Fish and Game Code of the State of California defines "Oak Woodland" under Section 1361(h) as "...an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10% canopy cover". Additional important information comes from PRC 21083(a), where it is stated that oaks included in the determination of oak woodland status cannot come from the Group A or Group B commercial species as defined by 14 CCR 895.1 (Forest Practice Rules).

On 11/12/2021, 1/7 and 1/13, 2022, I visited the Simpson property driving and walking several roads, making notes on the current tree cover and general topographic features such as watercourses, major ridge lines and open pasture.

The parcel qualifies as oak woodland. It supports a continuous canopy of oak species and associated brush. The most common oak was interior live oak (*Quercus wislizenii*). There were widely scattered California black oak (*Quercus kelloggii*) and conifer trees, including; ponderosa pine (*Pinus ponderosa*) and gray pine (*Pinus sabiniana*). Additionally, there are dense patches of toyon, coyote brush, and scattered patches of white-leaf manzanita. Tree diameters range from 4 to 36-inches at breast height and 10 to 110-feet in height.

The proposed subdivision would split the property into three parcels. There are no plans to reduce the overall oak woodland component except for some ongoing roadside and ridgetop fuel reduction.

Therefore, I conclude there will be no significant effect on the current oak woodland in relation to the proposed parcel split.

Sincerely



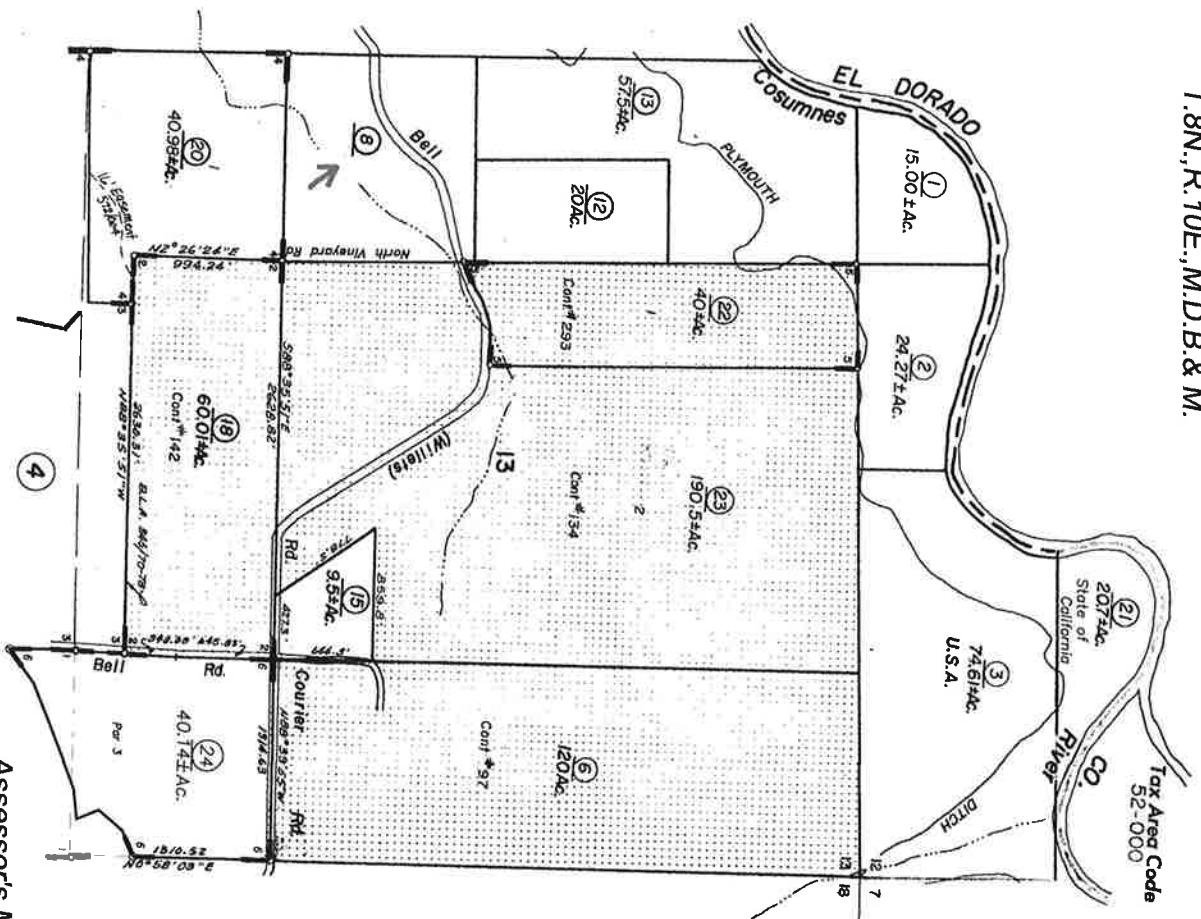
Robert C. Broderick
Registered Professional Forester #2482

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 herein.

Map changes become effective with the 2017-2018 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

T.8N., R.10E., M.D.B. & M.

7-02



- 1- R.M. Bk. 22, Pg. 18
- 2- R.M. Bk. 25, Pg. 9
- 3- R.M. Bk. 30, Pg. 55
- 4- P.M. Bk. 32, Pg. 41
- 5- R.M. Bk. 45, Pg. 69 (02/24/80)
- 6- R.M. Bk. 46, Pg. 13 (02/27/80)
- 7- P.M. Bk. 64, Pg. 86 (02/28/80)

Assessor's Map Bk. 7, Pg. 02
County of Amador, Calif.

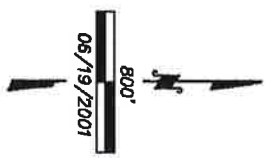
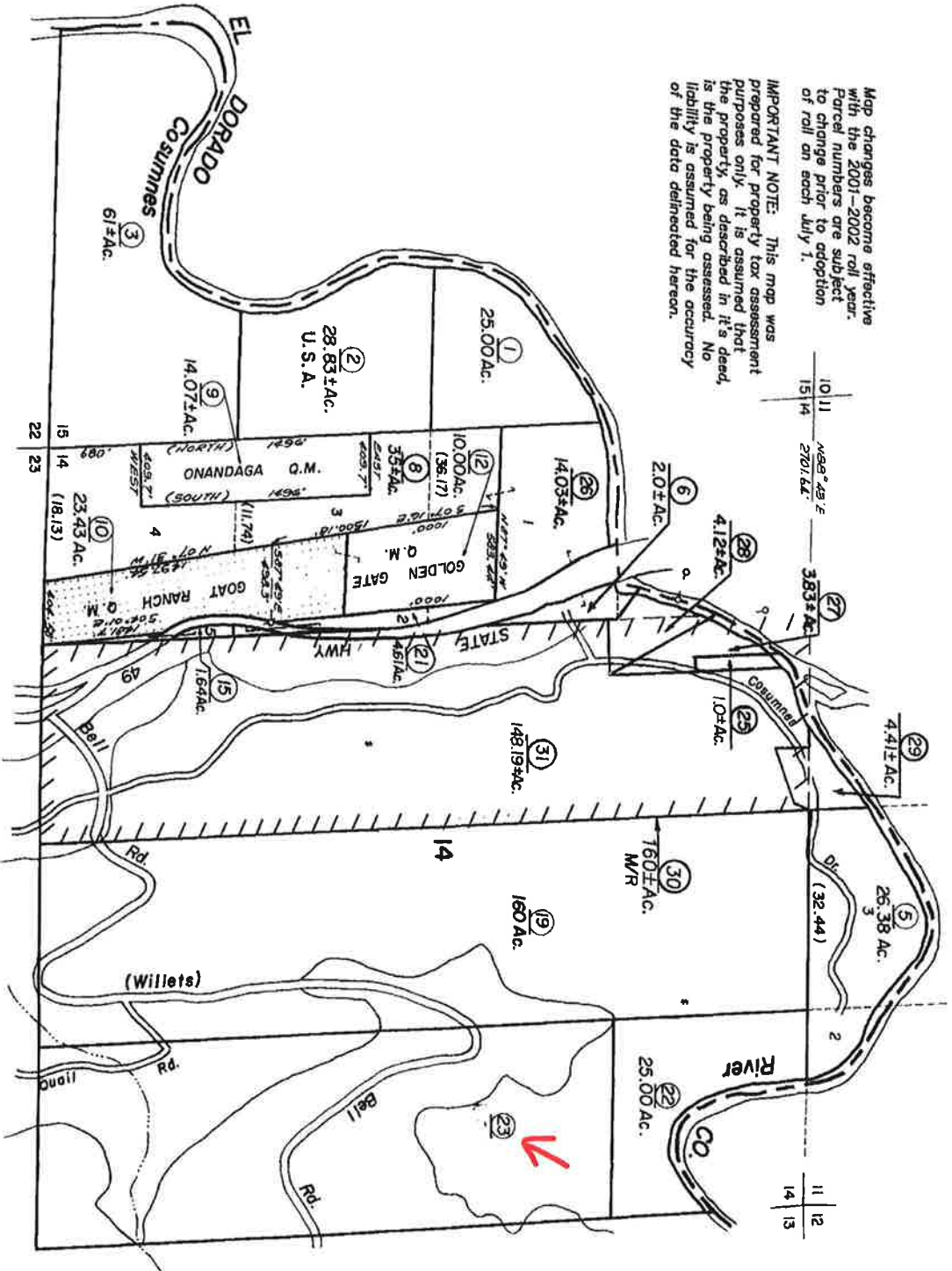
T. 8 N., R. 10 E., M.D.B. 8 M.

Tax Area Code

7-01

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.

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.



Unrec. Sur. 79
 Unrec. Sur. 1891
 Unrec. Sur. 2847
 R.M. Bk. 7, Pg. 87
 R.M. Bk. 31, Pg. 69 B.L. Adj.

3

4

31

2

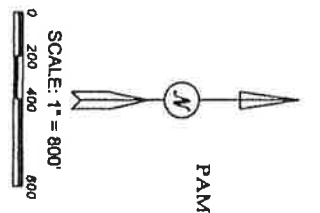
NOTE—Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 7, Pg. 01
 County of Amador, Calif.

THE BASIS OF BEARINGS FOR THIS MAP IS
S 89°21'15" E PER ROS 52-M-39

NOTES & LEGEND

- DENOTES 5/8" REBAR TAPPED ROE 28473 AND SET ON THIS SURVEY
- MATHEMATICAL POINT
- X— DENOTES MONUMENT AS NOTED
- (M) DENOTES MEASURED BEARING / DISTANCE
- (R) DENOTES RECORD BEARING / DISTANCE



RECORD OF SURVEY

PAMELA D. URI & RICHARD MANDLE & ELIZABETH MCGONNA

BEING THE NW 1/4 OF THE SW 1/4 OF SECTION 13
& THE SE 1/4 OF THE NE 1/4 OF SECTION 14
& THE E 1/2 OF THE SE 1/4 OF SECTION 14
13 N., R.10 E., M.D.B.&M.
COUNTY OF AMADOR, STATE OF CALIFORNIA

DEED REFERENCE - 2014 03554
D.R. KETRON, P.E.
CIVIL & MINING ENGINEERING
VOLCANO, CA 95689

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR ACT AT THE REQUEST OF PAMELA URI IN JANUARY OF 2015.

D.R. KETRON, PE
RCE 28473
6-30-15



COUNTY SURVEYOR'S STATEMENT

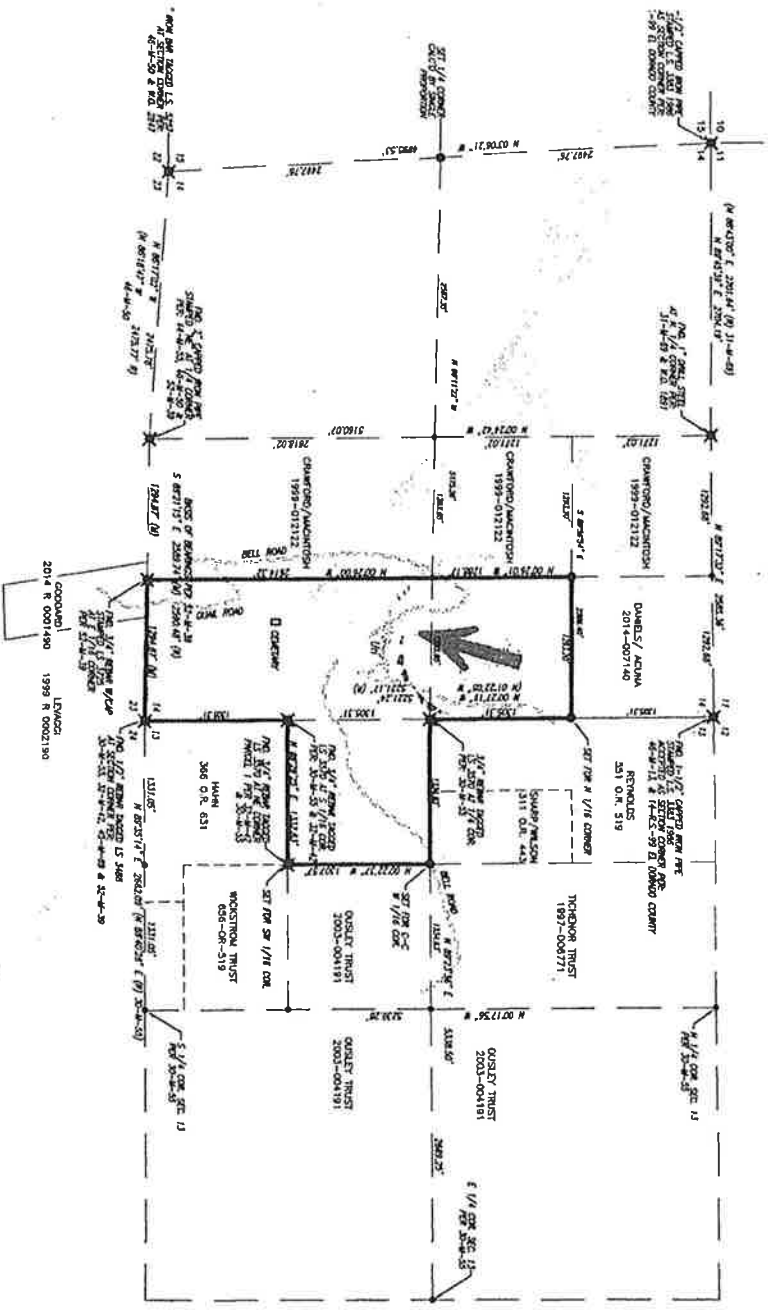
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8756 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 7TH DAY OF JULY, 2015.

George E. Allen, L.S. 4951
AMADOR COUNTY SURVEYOR
MY LICENSE EXPIRES 12/31/2015



RECORDER'S STATEMENT

FILED THIS 8TH DAY OF JULY, 2015 AT 4:39 P.M. IN BOOK 644 OF MAPS AND PLATS AT PAGE 33 AT THE REQUEST OF THE AMADOR COUNTY SURVEYOR.
FEE: \$100 pd/Field
INSTRUMENT NO. 2015-0005060
BY: Kimberly S. Bundy, Deputy Recorder





TAC Referral PM 2910 Simpson (completeness)

AFPD Headquarters <afpdhdq@amadorgov.org>

Wed, May 4, 2022 at 11:32 AM

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

CFD Annexation applies unless the parcel is protected under the Williamson Act.

Nicole Cook
Amador Fire Protection District
[810 Court Street](#)
[Jackson, CA 95642](#)
209-223-6391-phone
209-223-6646-fax

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

[Quoted text hidden]



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: May 6, 2022
SUBJECT: Tentative Parcel Map No. 2910 – Proposed Conditions

DEDICATIONS:

1. Dedication of 60' of right-of-way is proposed for Bell Road.
2. Quail Road and Rancho Cicada Roads are not County maintained roads, therefore right-of-way 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 Bell Road (Parcels 1, 2 and 4). Any new access approach to be constructed per appropriate Department of Transportation and Public Works Standard Plan.
4. No encroachment conditions for access to Rancho Cicada Road and Quail Road since they are not County maintained roads.

MISCELLANEOUS:

5. Parcel 3 does not front on a County maintained road; access is via Quail Road which is not a County maintained road.
6. Note of Proposed 60' right-of-way (30' each side) over Bell Road references General Note #21. General Note #21 pertains to proximity to a military installation, flight path or special use airspace. Not sure how General Note #21 is relevant to the right-of-way dedication.
7. If not already in place, recommend access easement dedications be made for Rancho Cicada Road and Quail Road.



Krista Ruesel <kruesel@amadorgov.org>

AMA-49-PM 21.794 Tentative Parcel Map (TPM) Simpson/Snyder

2 messages

Bauldry, Paul@DOT <paul.bauldry@dot.ca.gov>
To: Krista Ruesel <kruesel@amadorgov.org>
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Mon, May 9, 2022 at 10:22 AM

Hello Krista,

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the Tentative Parcel Map (PTM) PM 21.79 proposing a division of one ±160 acre parcel into four parcels, approximately ±38.5, ±38.8, ±38.8, and 40-acres in size. All present and proposed parcel(s) would not experience a change from the existing zoning of Single-Family Residential and Agriculture (R1A) and General Plan designation of Agricultural General (AG).

The property is located approximately 2 miles from State Route (SR) 49 at 10169 Bell Road in Plymouth.

The Assessor's Parcel Numbers are 007-010-023 and 007-020-008.

Caltrans has no comments at this time. However, Caltrans requests to be included in the review process for any future development.

Thanks,

Paul Bauldry

Caltrans District 10

Office of Rural Planning

Division of Planning, Local Assistance, and Environmental

1976 E. Dr. Martin Luther King Jr Blvd.



May 19 TAC Comments

1 message

Michelle Opalenik <mopalenik@amadorgov.org>
To: Planning Department <planning@amadorgov.org>

Wed, May 11, 2022 at 5:41 PM

Environmental Health will not be able to attend the May 19 TAC meeting. Here are my comments:

Tentative Parcel Map 2910 (Simpson/Snyder)

ACEHD does not object to a finding of completeness for Tentative Parcel Map 2910 (Simpson/Snyder). For the next meeting (Environmental Review), I will be prepared with draft conditions requiring documentation of sewage disposal capability for proposed parcels 1,2,3, as well as demonstrations of water quality and quantity.

Zoning Ordinance Amendment ZOA-22;5-1

Even though proposed hardship and trailer-while-building use permits may be approved by the Planning Director without public hearing, all UP applications are routed to other Land Use Agencies, including EH, for approval. Is it possible to acknowledge this approval process in the proposed code language?

--

Michelle Opalenik

Michelle Opalenik, Director
Amador County Environmental Health Department
[810 Court Street](#)
[Jackson, CA 95642](#)
(209) 223-6439
(209) 223-6536 (Direct)



Krista Ruesel <kruesel@amadorgov.org>

AMA-49-PM 21.794 Tentative Parcel Map (TPM) Simpson/Snyder

2 messages

Bauldry, Paul@DOT <paul.bauldry@dot.ca.gov>
To: Krista Ruesel <kruesel@amadorgov.org>
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Tue, Jun 7, 2022 at 2:58 PM

Hello Krista,

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the Tentative Parcel Map (PTM) PM 21.79 proposing a division of one ±160 acre parcel into four parcels, approximately ±38.5, ±38.8, ±38.8, and 40-acres in size. All present and proposed parcel(s) would not experience a change from the existing zoning of Single-Family Residential and Agriculture (R1A) and General Plan designation of Agricultural General (AG).

The property is located approximately two (2) miles from State Route (SR) 49 at 10169 Bell Road in Plymouth. The Assessor's Parcel Numbers are 007-010-023 and 007-020-008.

The response email dated 05/09/2022 still stands.

However, Caltrans requests to be included in the review process for all future development at this location.

Thank you.

Paul Bauldry

Caltrans District 10

Office of Rural Planning

Division of Planning, Local Assistance, and Environmental

1976 E. Dr. Martin Luther King Jr Blvd.

Stockton CA 95205

Telework # 209.670.9488

 -AMA-49-PM_21_794_Tentative_Parcel_Map_(TPM)_Simpson_Snyder_5-9-2022.pdf
101K

Krista Ruesel <kruesel@amadorgov.org>
To: "Bauldry, Paul@DOT" <paul.bauldry@dot.ca.gov>
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Tue, Jun 7, 2022 at 3:14 PM

Received, thank you.

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

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain proprietary, confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, reproduction or any action taken in reliance upon this message is strictly prohibited. If you received this in error, please contact the sender and delete the material.

[Quoted text hidden]

From: [Bauldry, Paul@DOT](mailto:Bauldry,Paul@DOT)
To: [Krista Ruesel](mailto:Krista.Ruesel)
Cc: [Ponce, Gregoria@DOT](mailto:Ponce,Regoria@DOT)
Subject: AMA-49-PM 21.794 Tentative Parcel Map (TPM) Simpson/Snyder
Date: Monday, May 9, 2022 10:22:02 AM

Hello Krista,

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the Tentative Parcel Map (PTM) PM 21.79 proposing a division of one ±160 acre parcel into four parcels, approximately ±38.5, ±38.8, ±38.8, and 40-acres in size. All present and proposed parcel(s) would not experience a change from the existing zoning of Single-Family Residential and Agriculture (R1A) and General Plan designation of Agricultural General (AG).

The property is located approximately 2 miles from State Route (SR) 49 at 10169 Bell Road in Plymouth.

The Assessor's Parcel Numbers are 007-010-023 and 007-020-008.

Caltrans has no comments at this time. However, Caltrans requests to be included in the review process for any future development.

Thanks,

Paul Bauldry

Caltrans District 10
Office of Rural Planning
Division of Planning, Local Assistance, and Environmental
1976 E. Dr. Martin Luther King Jr Blvd.
Stockton CA 95205
Telework # 209.670.9488



TAC Project Referral(s) - Environmental Review

Michelle Opalenik <mopalenik@amadorgov.org>

Thu, Jun 9, 2022 at 12:01 PM

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

I will not be able to attend TAC on June 16, and my Department will be very short staffed on that day. Hopefully, Todd or Jeff is able to help out. In the meantime, here are my DRAFT conditions:

Parcel Map PM 2910 Simpson/Snyder (APNs: 007-020-008 and 007-010-023):

26. Sewage Disposal (GEO-1): SEWAGE DISPOSAL: Prior to recordation of any final map, the subdivider shall demonstrate compliance with Amador County Code Section 14.12.130 by retaining the services of a qualified consultant to complete the following proposed parcels 1, 2 and 3:

- A. Perform soil profile testing in the proposed sewage disposal site for each parcel.
- B. Unless waived, perform percolation testing in the proposed sewage disposal site for each parcel.
- C. Unless waived by the Environmental Health Department, perform wet weather testing in the proposed sewage disposal site for each parcel.
- D. Submit a report to the Environmental Health Department for review and approval which includes a plot plan for each proposed parcel, as well as soil profile logs, percolation test results and, if applicable, wet weather testing results. Each plot plan shall locate and dimension the proposed sewage disposal site and include at least one tie to a property corner pin, the locations of pertinent field testing, any existing or proposed wells/springs within 200 feet of the disposal site, and any waterways within 100 feet of the disposal site. The consultant shall include, at a minimum, a typical trench cross section, a foot print or layout of the disposal system, topography in the disposal site, 100% replacement, and required linear footage per bedroom. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

32. Well Water Quality/Water Supply (UTL-2): Prior to recordation of any final map, the subdivider shall provide the Amador County Environmental Health Department with general mineral, general physical, and inorganic chemical analyses for one (1) water well located within the project boundary. The results shall be generated by an accredited laboratory. Test results must demonstrate that the water produced does not exceed any primary maximum contaminant levels listed in California Code of Regulations, Title 22, Table 64431-A. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

33. Well Water Quality/Water Supply (UTL-3): Prior to recordation of a final map the subdivider shall demonstrate that the yield of at least two (2) wells within the project boundary meet the production requirements of Section 14.06.055, Amador County Code. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

Del Rapini/Apex Energy/Ecorp Consulting Project: Parcel Map PM 2903, Zone Change 21;10-2 R1 to C2, General Plan Amendment GPA-21;10-2 RL to TC, and Use Permit UP-21;10-3 Apex Energy Solutions (APN: 030-740-022)

Parcel Map 2903 Conditions -Replace Conditions 32-34 in the Draft COA with:

- 32. Wastewater Systems (UTL-1): Prior to recordation of Map 2903, project applicant is required to submit a wastewater "Wholesale Water Will Serve Commitment" letter from Amador Water Agency for proposed parcels 4A, 4B, and 4C.
- 33. Water Supply (UTL-3): Prior to recordation of Map 2903, project applicant is required to submit a water "Wholesale Will Service Commitment" letter from Amador Water Agency for proposed parcels 4A, 4B, and 4C. In addition, the project applicant shall obtain a "Retail Water Will Serve Commitment" from Pine Grove Community Services District

For the Apex Energy Battery Pack Use Permit:

Please include the following condition:

Hazardous Materials Upset and Release (HAZ-1): Prior to activation of the use permit, the applicant shall provide documentation to the Amador County Environmental Health Department that the site is in full compliance with the requirements of the Unified Program regarding hazardous materials business plan requirements, hazardous waste generation, treatment or storage, aboveground petroleum storage, and underground tanks. If a hazardous materials business plan is required, the emergency response portion shall include a plan for the evacuation of visitors in the event of a hazardous materials incident. The applicant shall substantially comply with all requirements of the Unified Program

throughout the life of the Use Permit. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

Aces Waste Services, Inc. 2021 Use Permit Amendment: UP-22;3-3 (030-140-067

Updates have been made directly in the COA document: G:\PLAN-Secured\CEQA\UP- ACES Waste

PLEASE LET ME KNOW IF I MISSED ANYTHING!

Michelle

[Quoted text hidden]

--

Michelle Opalenik

Michelle Opalenik, Director

Amador County Environmental Health Department

810 Court Street

Jackson, CA 95642

(209) 223-6439

(209) 223-6536 (Direct)