



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

EARLY CONSULTATION

TO:

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

DATE: February 2, 2023

FROM: Nicole Sheppard, Planning Department

PROJECT: Tentative Subdivision Map No. 187 – Allswell Ranch Estates, proposing the division of a ±61.27-acre property into 6 residential lots ranging in size from ±5 to ±33.63 acres (APN: 008-130-042)

Owner/Applicant: Crawley Trust, Attn: Chantal Crawley

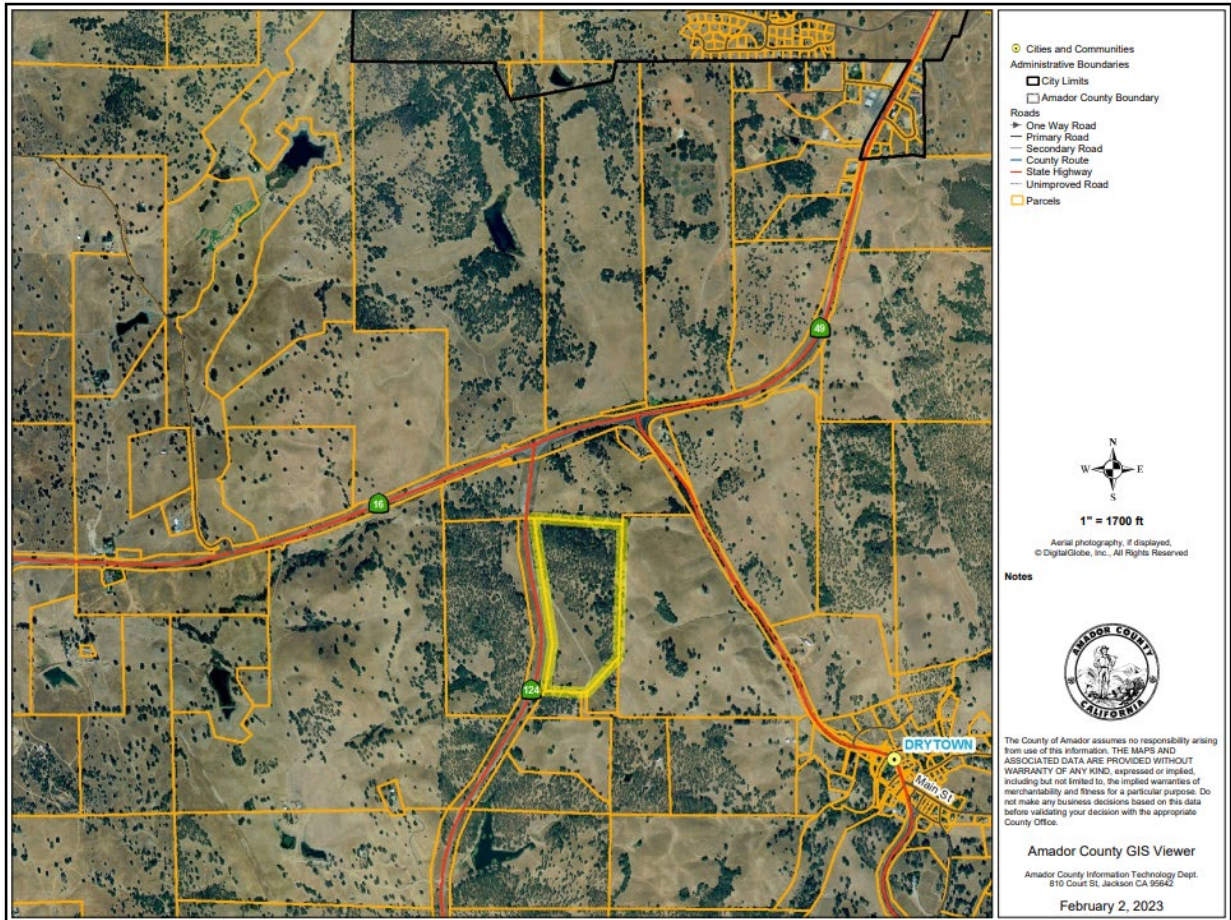
Supervisory District: 5

Location: 15910 State Hwy 124, Plymouth, CA 95669. The project site is located directly east of Highway 124, approximately 1,000 ft south of the Hwy 16/Hwy 124 junction, and approximately 1.5 miles south of the City of Plymouth.

REVIEW: As part of the early consultation process, this project is being referred to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the application for completeness during its regular meeting on **Thursday, February 16, 2023 at 1:00 p.m.** in the Board Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.

**In accordance with Public Resources Code Section 21080.3.1, this notice constitutes formal notification to those tribes requesting project notification. This notification begins the 30-day time period in which California Native American tribes have to request consultation.

Proposed Project Location highlighted in yellow:



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

The following information shall be included with this application:

1. Parcel Map Number:
Subdivision Name/Number: **187 / Allswell Ranch Estates**
2. Subdivider and/or Land Owner: **Crawley Trust**
Name: **Chantal Crawley**
Address: **15910 State Highway 124, Plymouth, CA 95669**
Phone: **(925) 858-1479**
Email: **mrschantalcrawley@gmail.com**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **008-130-042**
5. Existing Zoning District: **"R1-A"**
6. General Plan Classification: **A-T Agricultural Transitional**
7. Date Application Submitted:
8. Proposed Use of Parcels: **Residential**
9. Special Use Districts (if applicable): **AFPD, ACUSD**
10. Source of Water Supply: **Individual Wells (1 existing, 5 proposed)**
11. Sewage Disposal System: **Indiv. Septic Systems (1 existing, 5 proposed)**
12. Signature of Landowner/Applicant:  1/16/23
13. Signature of Surveyor: 

The following shall be included with this application:

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

INDEMNIFICATION

Project: Tentative Subdivision Map No. 187 / Allswell Ranch Estates

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:

1/16/23

Signature

Owner (if different than Applicant):



Signature

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project: **Tentative Subdivision Map No. 187 / Allswell Ranch Estates**
Date Filed:

Applicant: **Chantal Crawley**
15910 State Highway 124
Plymouth, CA 95669
(925) 858-1479

Record Owner: **Crawley Trust**

APN: **008-130-042**
Zoning: **"R1-A"**
Gen. Plan: **AT**

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

WRITTEN PROJECT DESCRIPTION

Include the following information where applicable, as well as any other pertinent information to describe the proposed project:

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

Are the following items applicable to the project or its effects? Discuss below all items checked "yes". Attach additional sheets as necessary.

YES NO

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

ENVIRONMENTAL SETTING

- 29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site and the use of the structures. Attach photographs of the site.
- 30. Describe the surrounding properties, including information on plants and animals, and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (single family, apartments, shops, department stores, etc.) and scale of development (height, frontage setbacks, etc.) Attach photographs of the vicinity.
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photos of these known features.

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

Date: 1/16/23 Signature: 

**ATTACHMENT TO
ENVIRONMENTAL INFORMATION FORM
CRAWLEY TSM 187
ALLSWELL RANCH ESTATES**

ENVIRONMENTAL SETTINGS

29.

Project site is rolling hills with scattered oaks, pines, and buckeyes. No portion of it lies within the FEMA 100-year flood plain as shown on tentative parcel map. Current use of the property is vacant. Existing and proposed use is A-T residential 5 acre minimum. There are no residential structures and one barn on the property. There are no visually sensitive areas/scenic aspects on this project. There are no open space parcels proposed on this project.

30.

Surrounding properties range from large agricultural parcels on the west, east and north to residential A-T parcels on the south. No portion of this project is within city limits.

31.

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

VESTING TENTATIVE SUBDIVISION MAP No. 187 for ALLSWELL RANCH ESTATES

BEING A DIVISION OF THE "ZIMMERMAN TRUST" PARCEL PER 65-M-94
ALSO BEING A PORTION OF THE NW AND SW 1/4 SECTION 22, T. 7 N., R. 10 E., M. D. M.
COUNTY OF AMADOR, STATE OF CALIFORNIA



Scale: 1" = 200'

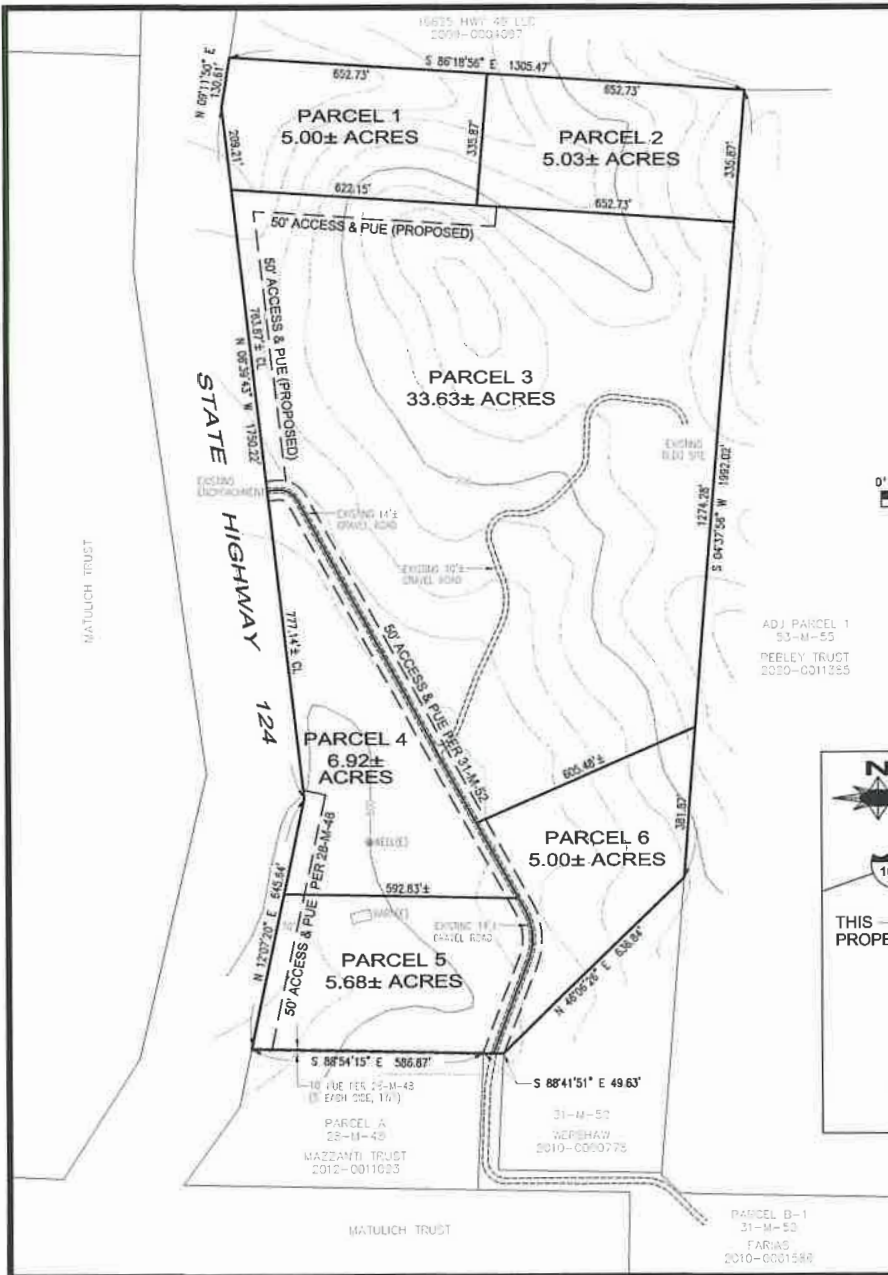
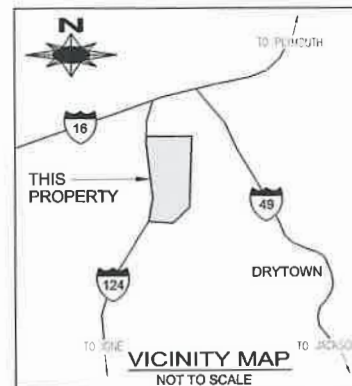
Contour Interval: 20'

January, 2023

GENERAL NOTES AND STATEMENTS

1. RECORD OWNER: CHANTAL L. CRAWLEY, Trustee of The Chantal L. Crawley Revocable Trust dated January 9, 2010
ATTN: CHANTAL CRAWLEY
15810 STATE HIGHWAY 124
PLYMOUTH, CA 95669
(925) 656-1470
2. SURVEYOR: TOMA and ASSOCIATES
LICENSED LAND SURVEYORS
41 SUMMIT STREET
JACKSON, CA 95642
(209) 223 0156
3. A.P.N.: 006-130-042
4. ZONING: "R1-A"
5. GENERAL PLAN: A-1 AGRICULTURAL TRANSITIONAL (5-20 AC MIN)
6. DEED REFERENCE: 2019-0000269
7. PROPOSED USE: RESIDENTIAL
8. WATER: INDIVIDUAL WELLS (1 EXISTING, 5 PROPOSED)
9. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS (1 EXISTING, 5 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, AMADOR UNIFIED SCHOOL 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.
FLOOD PANEL 330 OF 700
MAP No. 09005C0330F
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 5 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 AND FEATURES.
23. THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No. 2581-PMD PREPARED BY WESTERN LAND TITLE COMPANY AND DATED OCTOBER 19, 2022 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):

EXCEPTION 4	NO DOC REF	RIGHTS OF THE PUBLIC TO HIGHWAY 124
EXCEPTION 5	151-OR-257	RELINQUISHMENT OF ABUTTER'S RIGHTS TO HIGHWAY 124
EXCEPTION 8	28-44-48	ACCESS/PUE/DRAINAGE/RW AND UTILITY MAINTENANCE
EXCEPTION 7	31-44-52	ACCESS/PUE
EXCEPTION 6	331-OR-613	ACCESS/PUE MATULUCH
EXCEPTION 9	344-OR-306	PGE
EXCEPTION 10	31-44-52	ACCESS/PUE
EXCEPTION 11	371-OR-208	PACIFIC TELEPHONE AND TELEGRAPH CO.
EXCEPTION 12	418-OR-386	WELL EASEMENT
EXCEPTION 13	457-OR-475	PACIFIC BELL
EXCEPTION 14	549-OR-13	BNDY LINE AGREEMENT
EXCEPTION 15	2003-000895	ACCESS/PUE/ROAD MAINT AGREEMENT



RECORDING REQUESTED BY:

Western Land Title Company, Inc.

Escrow No.: 41632
APN: 008-130-042

When Recorded Mail Document and Tax Statements to:

Chantal L. Crawley
10770 Ridge View Avenue
San Jose, CA 95127



Amador County Recorder
Kimberly L. Grady
DOC- 2019-0009269-00

Acct 3-Western Land Title Co
Monday, DEC 09, 2019 10:32
Ttl Pd \$358.00 Nbr-0000330150
CT1/R1/1-3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

Exempt from fee per GC27388.1(a)(2); document is subject to the imposition of documentary transfer tax

Monument Preservation Fee is \$10.00

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$330.00

(X) computed on full value of property conveyed, or

() computed on full value less of liens and encumbrances remaining at time of sale.

(X) Unincorporated area: () City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
John A. Zimmerman and Ned Herrington, CO-Trustees of The Arnold E. Zimmerman and Euna N. Zimmerman Irrevocable Living Trust Agreement Number Two hereby GRANT(S) to Chantal L. Crawley, Trustee of The Chantal L. Crawley Revocable Trust dated January 9, 2019

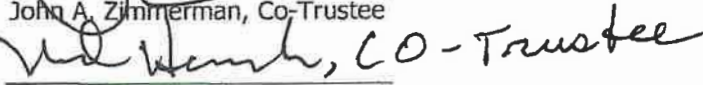
that property in Unincorporated area of Amador County, State of California, described as follows:

*** See "Exhibit A" attached hereto and made a part hereof. ***

Date: November 18, 2019

The Arnold E. Zimmerman and Euna N. Zimmerman Irrevocable Living Trust Agreement Number Two

By: 
John A. Zimmerman, Co-Trustee

By: 
Ned Herrington, Co-Trustee

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 Contra Costa

On Nov. 27, 2019 before me, Karen Christoff Lang a Notary Public, personally appeared John A. Zimmerman and Ned Herrington 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: *Karen C Lang*

Name: Karen Christoff Lang
(Typed or Printed)

(Seal)



EXHIBIT "A"

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

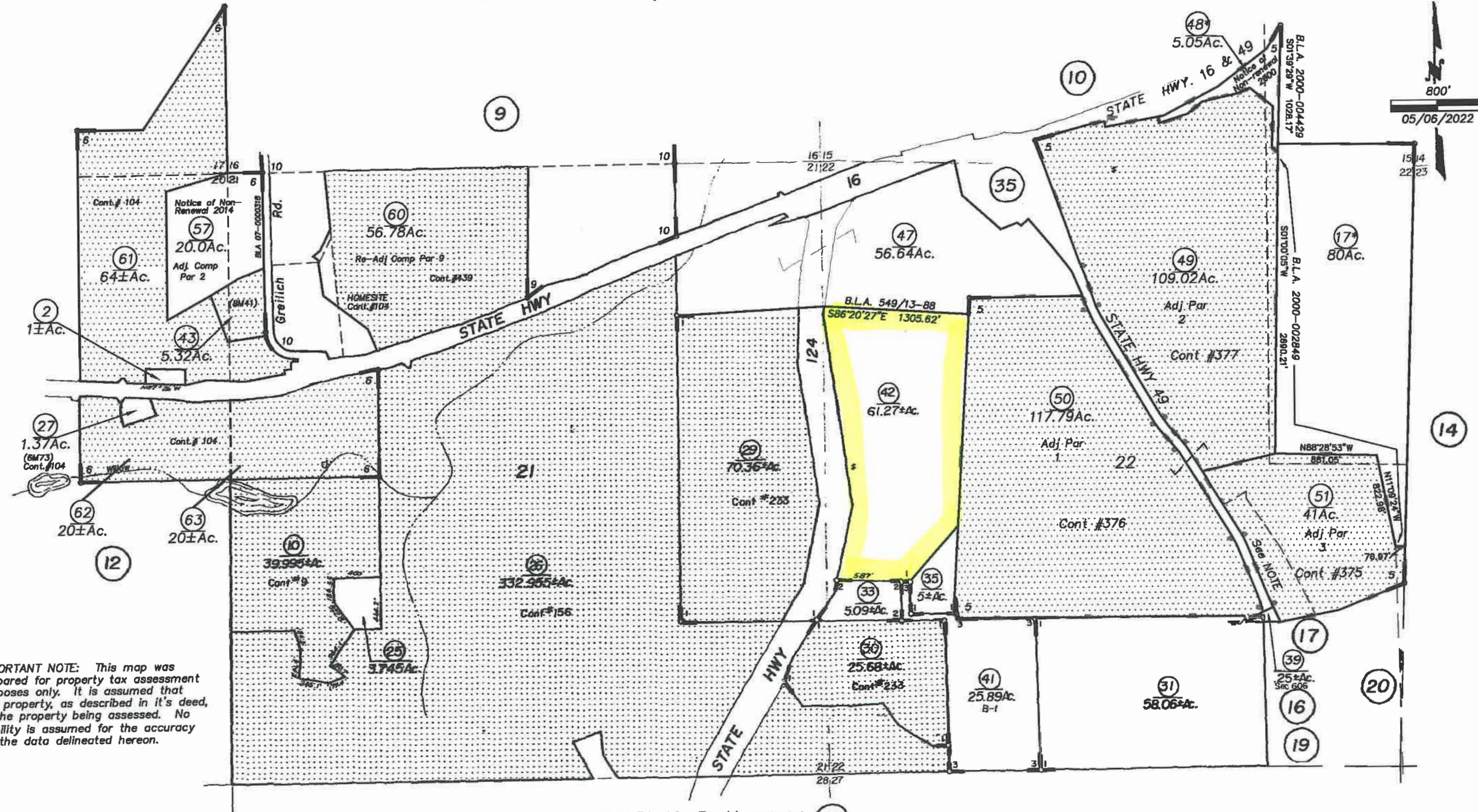
All that portion of Sections 21 and 22, Township 7 North, Range 10 East, M.D.M., Amador County, California, designated "Donald Matulich" on that certain Record of Survey "Of Property Occupied by Don, Fred, and Tom Matulich", filed for record December 3, 1976 in Book 27 of Maps and Plats, at Page 64, Records of Amador County and as shown upon Record of Survey for John A. Zimmerman and Ned Herrington, Co-Trustees of the Arnold E. Zimmerman Irrevocable Living Trust Agreement Number Two filed for record February 22, 2019 in Book 65 of Maps and Plats, at Page 94, Records of Amador County.

EXCEPTING THEREFROM all that portion thereof conveyed to Lawrence E. Mazzanti, by deed recorded November 4, 1977 in Book 318, Page 502, Official Records of Amador County.

ALSO EXCEPTING THEREFROM all that portion thereof conveyed to Donald R. Matulich, by deed recorded June 14, 1978 in Book 331, Page 613, Official Records of Amador County.

ALSO EXCEPTING THEREFROM all that portion thereof conveyed to Fredric E. Waters, et ux, by deed recorded May 10, 1979 in Book 352, Page 497, Official Records of Amador County.

APN: 008-130-042-000



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.

NOTE: Sec. 606 Land in multiple revenue districts.
 *One legal parcel assessed as two tax parcels

- 4-R.M.Bk. 46, Pg.11 (12/17/91)
- 5-R.M.Bk. 53, Pg.55 (08/23/00)
- 6-R.M.Bk. 63, Pg.80 (11/04/13)
- 7-R.M.Bk. 65, Pg.09 (03/29/17)
- 8-R.M.Bk. 65, Pg.45 (12/21/17)
- 9-R.M.Bk. 65, Pg.55 (05/17/18)
- 10-R.M.Bk. 65, Pg.99 (14/10/19)
- R.M.Bk. 65, Pg.94 (02/22/19)

- Unrec. Sur. 2150
- R.M. Bk. 6, Pg. 73
- R.M. Bk. 8, Pg. 41
- 1-R.M. Bk. 27, Pg. 64
- 2-P.M. Bk. 28, Pg. 48
- 3-P.M. Bk. 31, Pg. 52

Assessor's Map Bk. 8 , Pg. 13
 County of Amador, Calif.

Order No. 42581-PMG

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: October 19, 2022

Our Order No.: 42581-PMG

Reference: Crawley

Issued for the use of:

Toma & Associates
Attn: Matt & Gina

When Replying Please Contact:

Escrow Officer : N/A
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. 42581-PMG

Proposed Buyer/Borrower: N/A

Proposed Insured: N/A

Proposed Loan Amount: N/A

Property Address: 15910 State Highway 124, Plymouth, CA 95669

Effective Date: October 12, 2022 @7:30 a.m.

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

PRELIMINARY TITLE REPORT FOR PARCEL MAP GUARANTEE

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

A FEE

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

**CHANTAL L. CRAWLEY, TRUSTEE OF THE CHANTAL L. CRAWLEY REVOCABLE TRUST
DATED JANUARY 9, 2019**

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:

All that portion of Sections 21 and 22, Township 7 North, Range 10 East, M.D.M., Amador County, California, designated "Donald Matulich" on that certain Record of Survey "Of Property Occupied by Don, Fred, and Tom Matulich", filed for record December 3, 1976 in Book 27 of Maps and Plats, at Page 64, Records of Amador County and as shown upon "Record of Survey for John A. Zimmerman and Ned Herrington, Co-Trustees of the Arnold E. Zimmerman Irrevocable Living Trust Agreement Number Two" filed for record February 22, 2019 in Book 65 of Maps and Plats, at Page 94, Records of Amador County.

EXCEPTING THEREFROM all that portion thereof conveyed to Lawrence E. Mazzanti, by deed recorded November 4, 1977 in Book 318, Page 502, Official Records of Amador County.

ALSO EXCEPTING THEREFROM all that portion thereof conveyed to Donald R. Matulich, by deed recorded June 14, 1978 in Book 331, Page 613, Official Records of Amador County.

ALSO EXCEPTING THEREFROM all that portion thereof conveyed to Frederic E. Waters, et ux, by deed recorded May 10, 1979 in Book 352, Page 497, Official Records of Amador County.

APN: 008-130-042-000

EXCEPTIONS

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 2022-23, are as follows:

Assessor's Parcel No.	:	008-130-042-000
Code Area	:	052-086
1 st Inst.	:	\$1,600.29 (OPEN)
2 nd Inst.	:	\$1,600.29 (OPEN)
Land	:	\$302,764.00
Improvement Value	:	\$10,305.00
P.P Value	:	\$0
Exemption	:	\$0

The installments shown above include the following charges per installment:

a) County General	:	\$1,565.34
b) ACUSD 2002 Bond	:	\$20.34
c) AFD Amador Fire Protection Dist.	:	\$14.61

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. Water rights, claims or title to water, whether or not shown by the public records.
4. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of Highway 124.
5. Release and relinquishment of abutter's or access rights to and from California State Highway Sign Route 124 upon which property abuts, together with waiver of damages by reason of construction or maintenance of a Highway, as follows:

Instrument Entitled	:	Final Order in Condemnation
Recorded	:	February 16, 1966 in Book 151, Page 257 Amador County Official Records.

Order No. 42581-PMG

6. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the filed Map. (28-M-48)

For : Access and public utilities
Affects : Strip of land 50 feet in width across a portion of said land, shown on said map as "50' ACCESS & UTILITY EASEMENT FROM EXISTING ROAD APPROACH".

For : public utilities
Affects : strips 5 feet in width along side lot lines; and 10' along boundary lot lines

For : drainage
Affects : all natural drainage courses, the locations of which are not disclosed of record

For : Right of way and utility maintenance
Affects : Strip 5 feet in width outside of but adjacent and contiguous to that certain "50' ACCESS & UTILITY EASEMENT FROM EXISTING ROAD APPROACH", as the same is shown on said map.

7. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the filed map (31-m-52)

For : Access and public utilities
Affects : 50' in width across a portion of said land, shown on said map as "50' ACCESS & PUBLIC UTILITIES EASE."

8. 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 : Donald R. Matulich
For : Access and public utilities
Recorded : June 14, 1978 in Book 331, Page 613.
Amador County Official Records
Affects : See document for particulars

9. 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
For : pole line and appurtenances; ingress and egress
Recorded : December 14, 1978 in Book 344, Page 306, Official Records of Amador County
Affects : a portion of said land and other property as described therein. Reference is made to said document for particulars

Order No. 42581-PMG

10. Easements for the purposes shown below and rights incidental thereto as shown or as offered for dedication on the recorded map

Entitled : Parcel Map No. 1762 for Donald Matulich
Filed : April 20, 1979 in Book 31 of Maps and Plats,
Page 52, Amador County Official Records.
Affects : Access and public utilities

11. 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 : The Pacific Telephone and Telegraph Company
For : communication facilities and appurtenances
Recorded : March 5, 1980 in Book 371, Page 208
Amador County Official Records

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

Instrument : Grant of Easement
Executed by : Donald George Matulich, et ux (Grantor) and
Donald R. Matulich, et us (Grantee)
Recorded : December 3, 1982 in Book 419, Page 388
Amador County Official Records
For : Right to construct, replace as needed, repair, and
maintain on the Servient Tenement a water well,
water pipes, power lines and poles and incidental
equipment and facilities adequate to deliver water.
Affects : Reference is made to said document for particulars.

13. 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 Bell
For : Communication facilities and appurtenances;
ingress and egress
Recorded : December 20, 1984 in Book 457, Page 476
Amador County Official Records
Affects : Reference is made to said document for particulars

14. Agreement for : Boundary Line Agreement
Executed by and Between : Donald G. Matulich and Ruth Newlin Lynch and
Kenneth D. Burrow, as Co-Executors of the Estate
of Inez Burrow.

Upon the terms, covenants and conditions contained therein,

Dated : August 10, 1988
Recorded : August 16, 1988, in Book 549, Page 13
Amador County Official Records

Order No. 42581-PMG

15. 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	:	Ronald Matulich, a married man
For	:	Ingress and egress; public utilities
Recorded	:	July 7, 2003, as Inst. No. 2003-0009895 Amador County Official Records
Affects	:	Said easement is shown on above reference map as 50' Access & Public Utilities Easement.

16. Terms and conditions contained in the Chantal L. Crawley Revocable Trust dated January 9, 2019 as disclosed by a Grant Deed recorded December 9, 2019 as Instrument No. 2019-0009269, 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.

17. 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 Dept. accordingly prior to closing.

18. 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.

19. 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: 15910 State Highway 124, Plymouth, CA 95669

- 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.



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.

NOTE: Sec 606 Land in multiple revenue districts.
 *One legal parcel assessed as two tax parcels

- 4- R.M.Bk. 46, Pg. 11 (12/17/91)
- 5- R.M.Bk. 53, Pg. 55 (08/23/00)
- 6- R.M.Bk. 63, Pg. 80 (11/04/13)
- 7- R.M.Bk. 65, Pg. 09 (03/29/17)
- 8- R.M.Bk. 65, Pg. 45 (12/21/17)

- Unrec. Sur. 2150
- R.M. Bk. 6, Pg. 73
 - R.M. Bk. 8, Pg. 41
 - R.M. Bk. 27, Pg. 64
 - P.M. Bk. 28, Pg. 48
 - P.M. Bk. 31, Pg. 52

Assessor's Map Bk. 8, Pg. 13
 County of Amador, Calif.

RECORD of SURVEY

for

JOHN A. ZIMMERMAN and NED HERRINGTON
Co-Trustees of the
Arnold E. Zimmerman and Euna N. Zimmerman
Irrevocable Living Trust Agreement Number Two
20120011086

BEING A PORTION OF THE NW AND SW 1/4 SECTION 22
T. 7 N., R. 10 E., M. D. M.
COUNTY OF AMADOR, STATE OF CALIFORNIA



Scale: 1" = 200'

February, 2019

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF ARNOLD ZIMMERMAN IN JANUARY OF 2018.

DATE: FEBRUARY 8, 2019

Ciro L. Toma
CIRO L. TOMA P.L.S. 3570
MY LICENSE EXPIRES 6-30-2020



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS ACT THIS 19th DAY OF FEBRUARY, 2019.

Steven A. Zanetta
STEVEN A. ZANETTA PLS 6245
AMADOR COUNTY SURVEYOR
MY LICENSE EXPIRES 3-31-2020



RECORDER'S STATEMENT

FILED THIS 22nd DAY OF FEBRUARY, 2019 AT 3:19 P.M.
IN BOOK 65 OF MAPS AND PLATS AT PAGE 94 AT THE REQUEST OF
THE AMADOR COUNTY SURVEYOR.

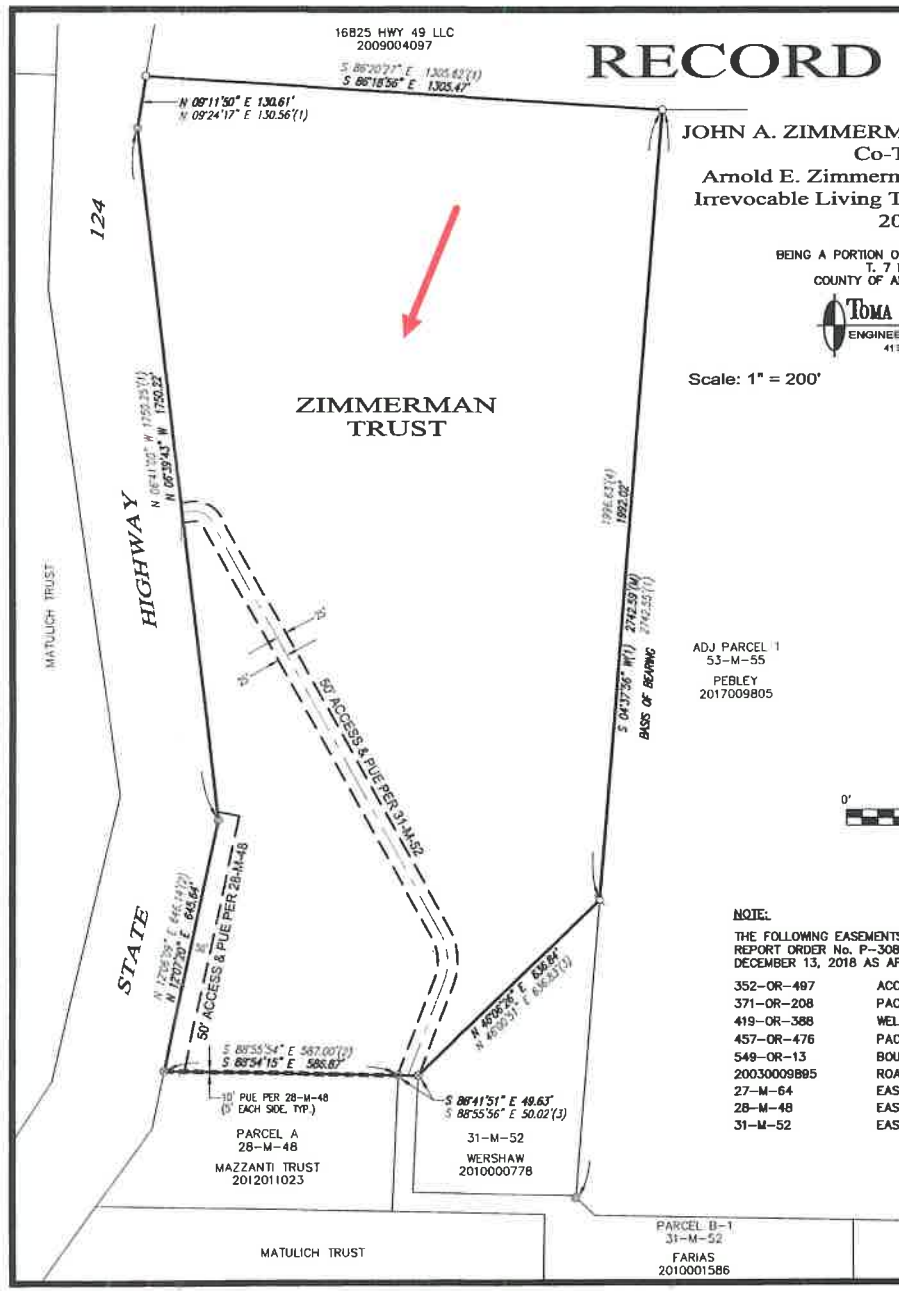
FEES: \$10⁰⁰ pl. filed
INSTRUMENT No.: 20190001233

Kimberly L. Goady BY: _____
KIMBERLY L. GOADY AMADOR COUNTY RECORDER DEPUTY

NOTES and LEGEND

- DENOTES FOUND 1-1/2" IRON PIN TAGGED LS 3539 PER 27-M-64
- ⊙ DENOTES FOUND 5/8" IRON PIN TAGGED LS 3538 PER 27-M-64
- ⊙ DENOTES FOUND 1/2" IRON PIPE TAGGED LS 3570 PER 28-M-48
- ⊙ DENOTES FOUND 1/2" IRON PIPE AT FENCE CORNER TAGGED LS 3570 PER 81-M-52 AND 331-OR-614
- ⊙ DENOTES FOUND 1/2" IRON PIPE, NO TAG
- DENOTES A CALCULATED POINT ONLY, NOTHING FOUND OR SET
- (1) DENOTES RECORD DATA PER 27-M-64
- (2) DENOTES RECORD DATA PER 28-M-48
- (3) DENOTES RECORD DATA PER 31-M-52
- (4) DENOTES RECORD DATA PER 331-OR-614
- (M) DENOTES MEASURED
- PUE DENOTES PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS IS REFERRED TO A TIE BETWEEN FOUND MONUMENTS AS SHOWN ON 27-M-64, THE BEARING OF WHICH IS S 04°37'56" W.



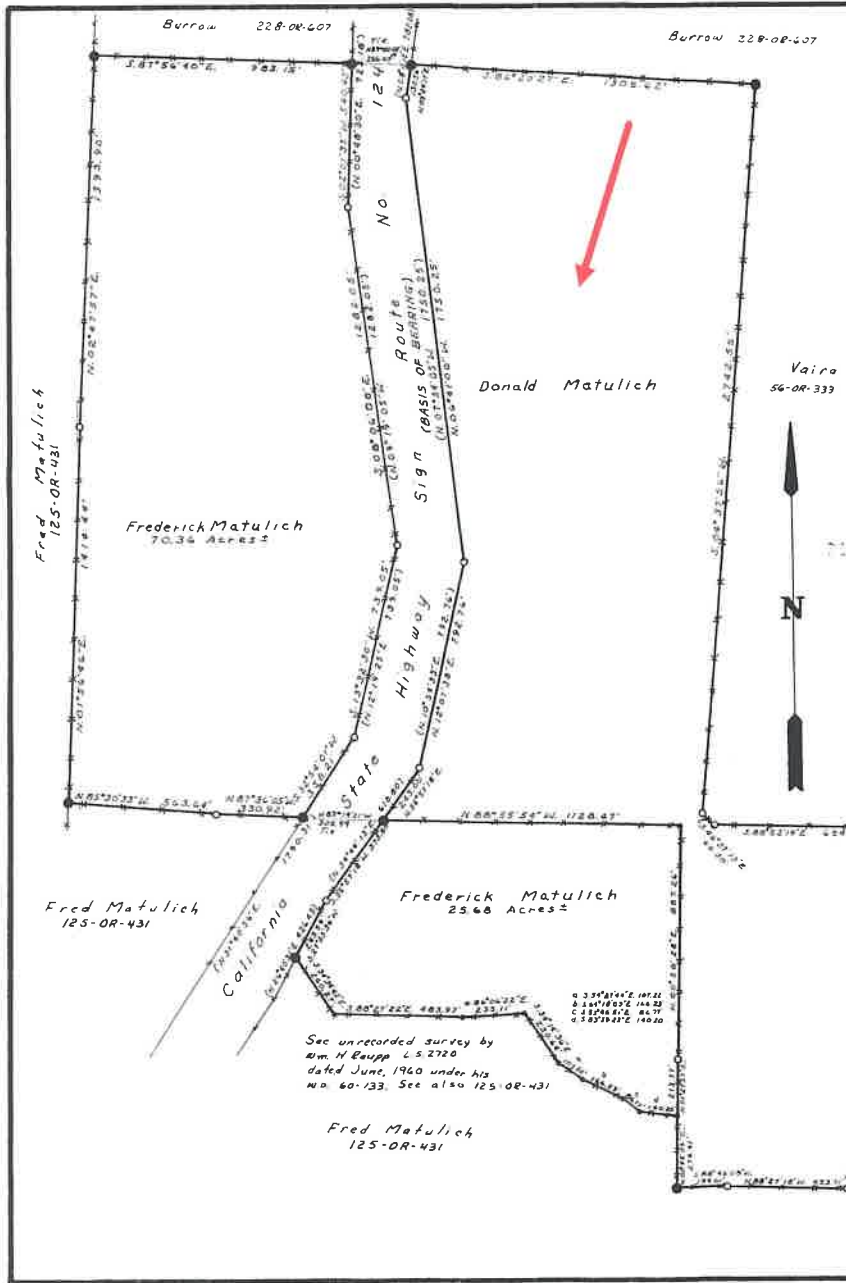
ADJ PARCEL 1
53-M-55
PEBLEY
2017009805

- NOTE:
THE FOLLOWING EASEMENTS AND/OR AGREEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No. P-308230 PREPARED BY PLACER TITLE COMPANY DATED DECEMBER 13, 2018 AS AFFECTING THIS PROPERTY:
- | | |
|-------------|---------------------------------|
| 352-OR-497 | ACCESS AND PUE |
| 371-OR-208 | PACIFIC TELEPHONE |
| 419-OR-388 | WELL, WATER LINE AND POWER LINE |
| 457-OR-476 | PACIFIC BELL |
| 549-OR-13 | BOUNDARY LINE AGREEMENT |
| 20030009805 | ROAD MAINTENANCE AGREEMENT |
| 27-M-64 | EASEMENTS, ETC AS SHOWN ON MAP |
| 28-M-48 | EASEMENTS, ETC AS SHOWN ON MAP |
| 31-M-52 | EASEMENTS, ETC AS SHOWN ON MAP |

PARCEL B-1
31-M-52
FARIAS
2010001586

PARCEL A
28-M-48
MAZZANTI TRUST
2012011023

31-M-52
WERSHAW
2010000778



NOTES AND LEGEND
 Denotes 1 1/2" iron pin tagged L.S. 3539 and set on this survey.
 Denotes 3/8" iron pin tagged L.S. 3539 and set on this survey.
 Denotes 1/2" steel reinforcing rod tagged L.S. 2720 and found on this survey.
 Denotes 6"x6" concrete highway monument found on this survey, impractical to attach leg.
 Other points found or set are as noted on plot.
 Rotate the bearings as shown upon this map counterclockwise 01°13'05" to conform to the California Coordinate System Zone 2 as determined from highway monuments along the route of Highway sign route No. 124, relationship of which to the actual right-of-way line from the highway maps thereof, could not be determined without trigonometric calculation, therefore, for purposes of clarity are not shown upon this map. The above constitutes the basis of bearings of this survey.
 This division of land is exempt from Amador County Ordinance No. 457 per Section IV, Subsection B, Subsection 7.
 Since this survey represents only a survey of lands occupied by the Matulich Brothers, it is the recommendation of this surveyor that Boundary Line Agreements be entered into with all adjacent owners so that a Decree Quietening Title be initiated, naming as defendants the adjoining owners, using descriptions prepared from this map. Those portions of this plat fronting on state highways and the southerly portion of the 25.68 acre parcel could be excluded from the above statement.

County Recorder's Certificate
 Filed this 3rd day of June, 1976, at 9:35 A.M.
 in Book 27 of Maps and Plats at page 64 at the request of the Amador County Surveyor.

\$5.00 Fee Paid
 7148 Document No.

Anthony [Signature]
 Amador County Recorder
Barbara [Signature]
 Deputy

RECORD OF SURVEY

OF PROPERTY OCCUPIED BY DON, FRED, AND TOM MATULICH
 SHOWING DIVISION AS DETERMINED BY THE SUPERIOR COURT OF AMADOR COUNTY, JUDGEMENT #7977

PORTION OF SECTIONS 21 AND 22 OF TOWNSHIP 7 NORTH, RANGE 10 EAST, MOUNT Diablo MERIDIAN AMADOR COUNTY, CALIFORNIA
 CHARLES E. SCHAFER L.S. 3539
 30 MILL STREET, SUTTER CREEK, CALIFORNIA 95685
 (209) 267-0312 SCALE: 1"=300'

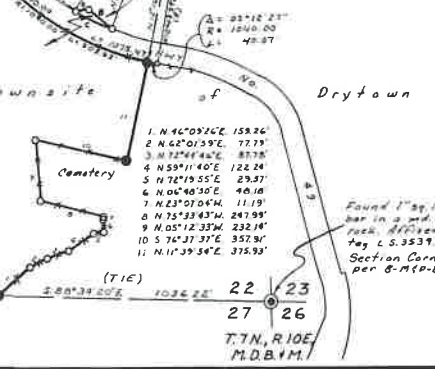
SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Land Surveyors Act in October, 1970 to February, 1972, at the request of the Superior Court of the County of Amador.

Charles E. Schafel
 Charles E. Schafel L.S. 3539

COUNTY SURVEYOR'S CERTIFICATE
 This map has been examined for conformance with the requirements of the Land Surveyors Act this 2 day of December, 1976.

John A. Carstensen
 Amador County Surveyor
 JOHN A. CARSTENSEN
 C.S. 22323

A 586°58'50"E 53.93'
 B 55°153'00"E 110.39
 C Δ=09°25'00" R=96.000
 L=157.78
 Courses A and B above are along the remains of the southerly line of Main Street.



Fred Matulich
 41-08-483

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

4 January 2023

Re: Chantal Crawley property, APN 008-130-042

Dear Mr. Beatty,

At the request of Toma & Associates, I conducted an inspection of the parcel referenced above that is owned by Chantal Crawley (Allswell Ranch Estates). I was told that the Planning Department has required that an Oak Woodlands Assessment shall be done for the parcels. This letter is in response to that requirement.

Section 21083.4 of the California Public Resources Code requires that counties determine if there will be a significant effect on oak woodlands as a result of a project proposed to the county. The first question that must be answered is whether a project area does indeed qualify as an "Oak Woodland". The Fish and Game Code of the State of California defines "Oak Woodland" under Section 1361(h) as "...an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10% canopy cover". Additional important information comes from PRC 21083(a), where it is stated that oaks included in the determination of oak woodland status cannot come from the Group A or Group B commercial species as defined by 14 CCR 895.1 (Forest Practice Rules). California Black Oak (*Quercus kelloggii*), a species which is common at higher elevations in the county is a Group B species under the Forest Practice Rules, but not present on the Crawley property.

On the 2nd of January, 2023, I visited the Crawley property and conducted an evaluation of the property. It seemed to be obvious from the air photos and a casual drive-by that this property would qualify as an "Oak Woodland", as defined by the Fish & Game Code. In spite of that observation, my professional reputation requires that I walk the parcel and take some measurements of tree density and crown coverage. I began my evaluation by walking through the wooded area from the southeast area north and then northwest to the northern boundary. I measured 15 inventory plots that were located randomly within the area vegetated with oak trees. Those inventory plots collected data on: species, diameter, spacing of trees, basal area and crown width. The data is then averaged for each of those criteria. I used an application on my cellular phone (OnX Hunt) to both accurately locate myself on the property and also to decide where the concentrations of oak trees were. In the office, I mapped blocks of oak trees and 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 22.96 acres per square inch.

The results of my calculations and estimations are as follows:

Species encountered – Blue oak (*Quercus douglasii*)..

Average basal area per acre – 48 square feet

Weighted average oak diameter @ 4.5 ft. above ground – 11 inches (range of 6" to 14")

Average spacing between oak trees – 17 feet (range of 7 ft. to 35 ft.)

Average number of oak trees per acre – 150 trees/ac.

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

Estimated acreage of oak woodland within Crawley property = 36 acres

The total acreage of the Crawley property associated with this application is 61.27 acres. The area forested with oak is 36 acres, which equates to 59% oak woodland, therefore qualifying as an "Oak Woodland" under the Fish & Game Code.

The next 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 establish 6 parcels of approximately 5.0 acres, 5.03, 6.92 acres, 5.68 acres, 5.0 acres and a remainder of approximately 33.63 acres each. In a discussion that I had with Mrs. Chantal Crawley she told me that her intention is to sell the four parcels for residential development.

In my reconnaissance of the property I noted that Parcels 4 & 5 have few oak trees on them and there are opportunities to establish building sites on those two parcels without having to remove oak trees. Parcel 1 is mostly wooded with native oaks. The slopes on Parcel 1 are steeper, but not sufficiently so to prevent the establishment of a driveway and building site. It is likely that oak trees would have to be removed for the construction of a residential complex on Parcel 1. Parcel 6 is approximately 50% covered with oak woodland. If a landowner wanted to build in the eastern part of Parcel 6, clearing of oaks would be required. Building on the lower slopes of Parcel 6 would not cause any impacts to oak woodlands. Approximately 60% of Parcel 2 has a V-shaped intermittent streamcourse and building sites are limited to the eastern part of that parcel where oaks are present. The remainder parcel (#3) has Mrs. Crawley's residence and outbuildings already established, and she has no intention of doing any further oak tree removal.

If two acre areas on Parcels 1, 2 and 6 were to remove all oaks for residential construction, the reduction in the total oak woodland would result in a 10% reduction of oak woodland. In terms of the impact to oak woodland on the entire 61.27 acre parcel, the effect would be insignificant. This is largely due to Mrs. Crawley's commitment not to reduce the oak woodland on her remainder parcel.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Cannon", written in a cursive style.

Steve Q. Cannon
Registered Professional Forester #2316

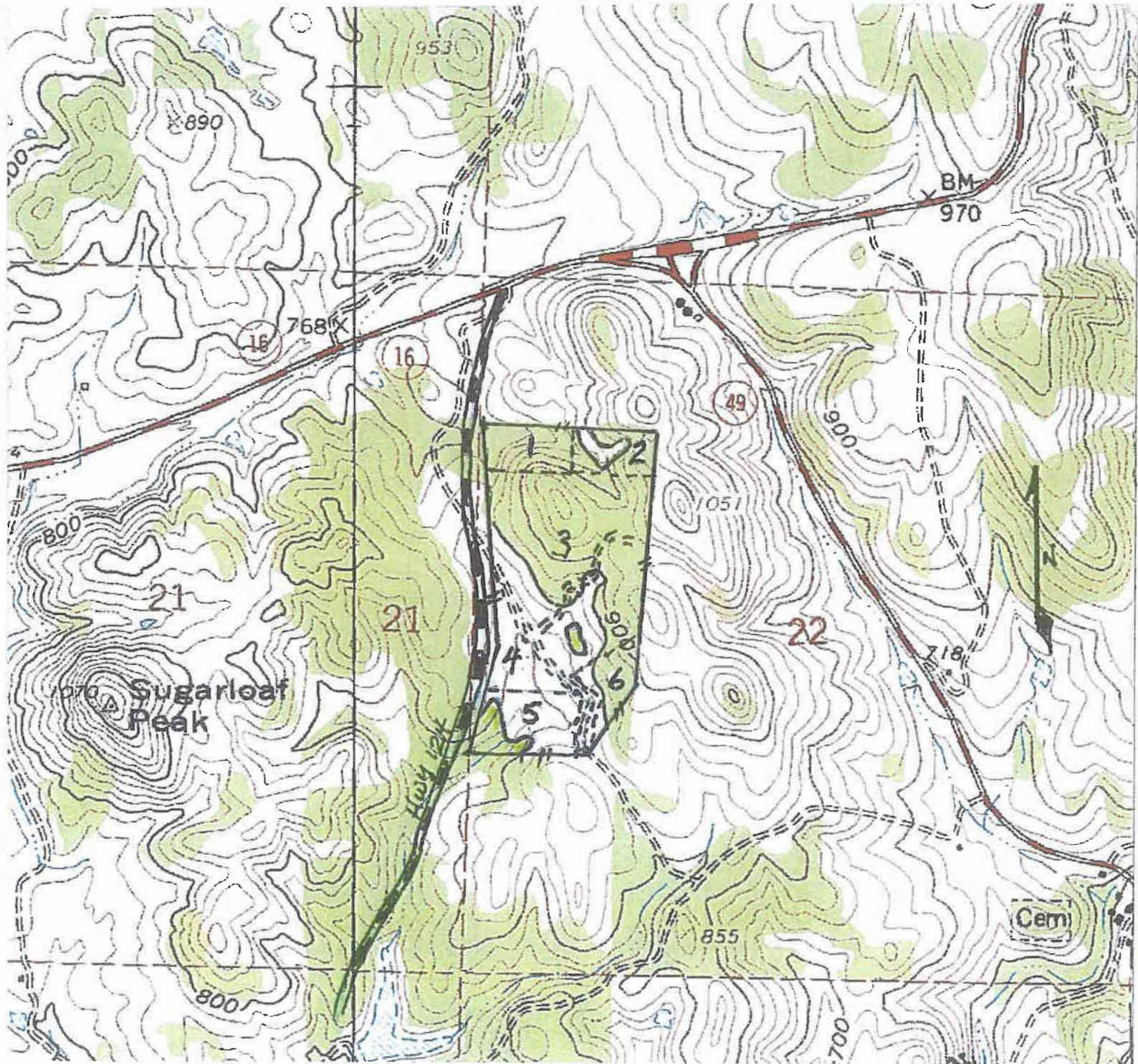
attachments

Crawley Oak Woodlands Evaluation

Township 7 North, Range 10 East, Section 22, MDB&M

Amador City 7.5' Quadrangle

Amador County



Crawley Property Boundary

Oak Woodland Boundary

Existing Road

Proposed subdivisions



Scale



VESTING
**TENTATIVE
 SUBDIVISION MAP No. 187**
 for
**ALLSWELL RANCH
 ESTATES**

BEING A DIVISION OF THE "ZIMMERMAN TRUST" PARCEL PER 65-M-04
 ALSO BEING A PORTION OF THE NW AND SW 1/4 SECTION 22, T. 7 N., R. 10 E., M. D. M.
 COUNTY OF AMADOR, STATE OF CALIFORNIA



Scale: 1" = 200'

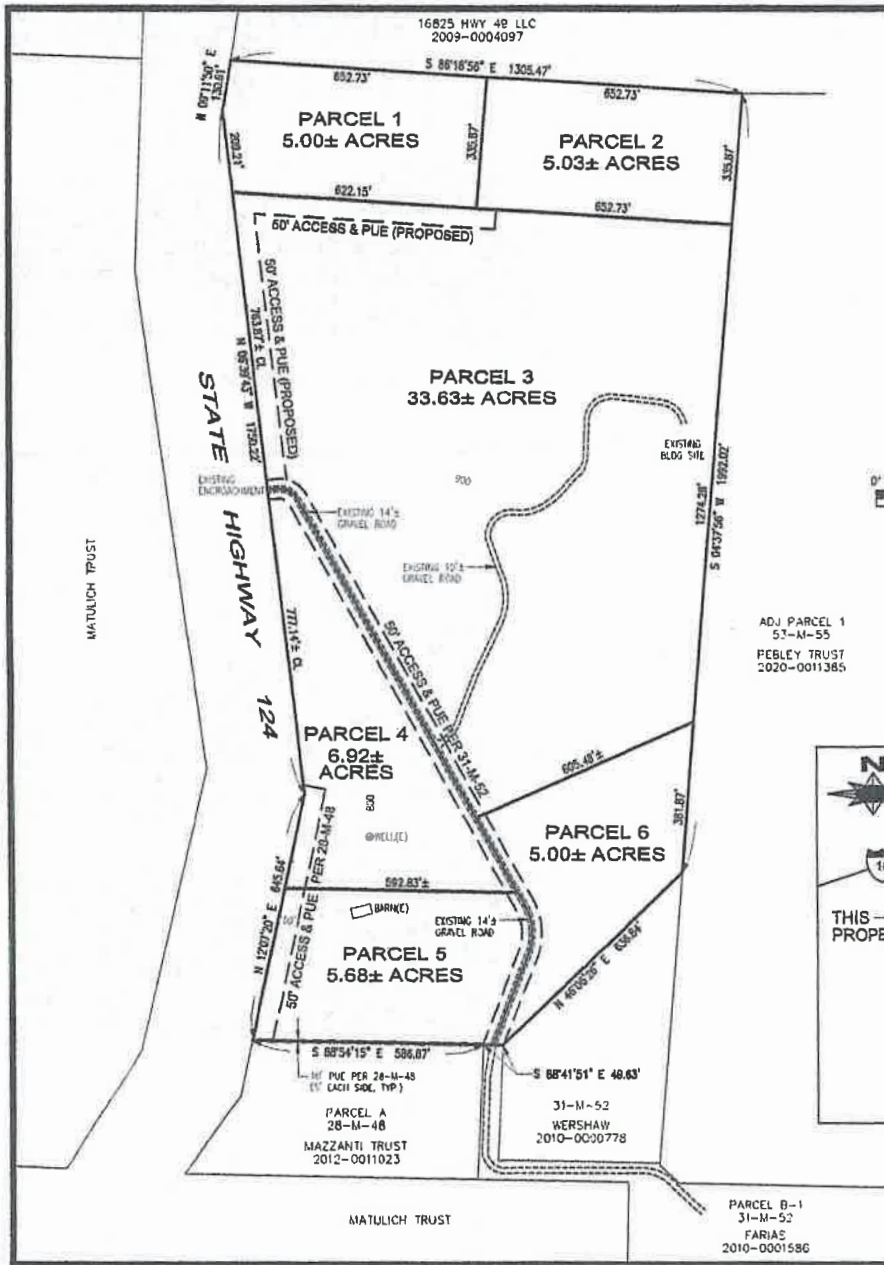
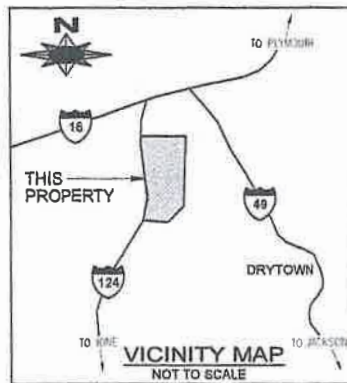
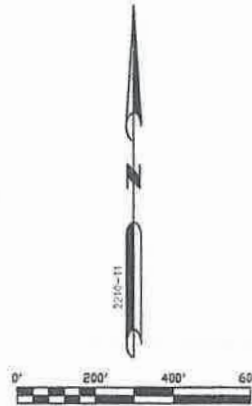
January, 2023

Contour Interval: 20'

GENERAL NOTES AND STATEMENTS

1. **RECORD OWNER:** CHANTAL L. CRAWLEY, Trustee of The Chantal L. Crawley Revocable Trust (dated January 8, 2018)
 ATTN: CHANTAL CRAWLEY
 1818 STATE HIGHWAY 124
 PLYMOUTH, CA 95663
 (209) 688-1478
2. **SURVEYOR:** TOMA and ASSOCIATES
 LICENSED LAND SURVEYORS
 41 SUMMIT STREET
 JACKSON, CA 95842
 (209) 223-0190
 005-130-042
3. **A.P.N.:** "R1-A"
4. **ZONING:** A-T AGRICULTURAL TRANSITIONAL (8-20 AC MIN)
5. **GENERAL PLAN:** 2010-006236
6. **DEED REFERENCE:** 2020-0011385
7. **PROPOSED USE:** RESIDENTIAL
8. **WATER:** INDIVIDUAL WELLS (1 EXISTING, 5 PROPOSED)
9. **SEWAGE DISPOSAL:** INDIVIDUAL SEPTIC SYSTEMS (1 EXISTING, 5 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, AMADOR UNIFIED SCHOOL DISTRICT
16. **PLANNING:** FINAL MAPS MAY BE SUBMITTED IN MULTIPLE PLINGS.
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 "0" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 28, 2018.
 PANEL 230 OF 700
 MAP No. 09002C0330F
18. **MINIMUM LOT SIZE:** MINIMUM LOT SIZE WILL BE 5 ACRES.
19. **THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND PLING 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 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 MAPPINGS AND FEATURES ARE PER USGS QUAD SHEET. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES AND FEATURES.**
23. **THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No. 0581-PHS PREPARED BY WELTEHN LAND TITLE COMPANY AND DATED OCTOBER 15, 2022 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS)**

EXCEPTION #	NO DOC REF	RIGHTS OF THE PUBLIC TO HIGHWAY 124
EXCEPTION 3	151-DR-257	RELINQUISHMENT OF ADJUTERS RIGHTS TO HIGHWAY 124
EXCEPTION 6	28-44-49	ACCESS/PAVING/DRAINAGE/IRV AND UTILITY MAINTENANCE
EXCEPTION 7	21-44-53	ACCESS/EASE
EXCEPTION 8	351-OR-813	ACCESS/EASE MATULICH
EXCEPTION 9	344-DR-305	POE
EXCEPTION 10	31-44-52	ACCESS/EASE
EXCEPTION 11	371-OR-258	PACIFIC TELEPHONE AND TELEGRAPH CO
EXCEPTION 12	419-OR-385	WELL EASEMENT
EXCEPTION 13	457-DR-478	PACIFIC BELL
EXCEPTION 14	549-DR-113	BRODY LINE AGREEMENT
EXCEPTION 15	3933-000000	ACCESS/PAVING ROAD MAINT AGREEMENT



Crawley Oak Woodlands Evaluation

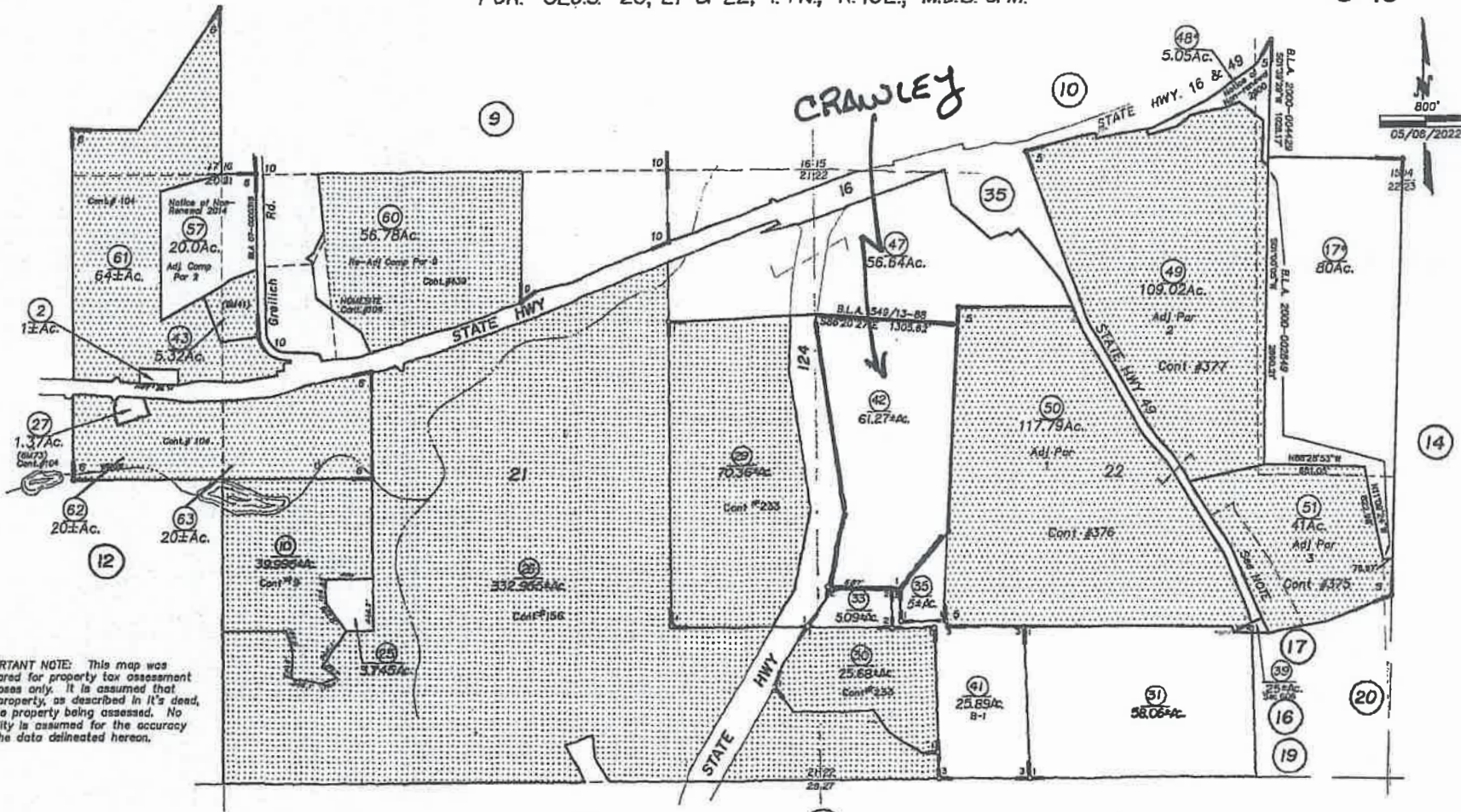
Township 7 North, Range 10 East, Section 22, MDB&M

Amador City 7.5' Quadrangle

Amador County

POR. SEC'S 20, 21 & 22, T.7N., R.10E., M.D.B. & M.

8-13



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.

NOTE: Sec 606 Land in multiple revenue districts.
 *One legal parcel assessed as two tax parcels

- 4-R.M.Bk. 46, Pg. 11 (12/17/01)
- 5-R.M.Bk. 53, Pg. 55 (08/23/00)
- 6-R.M.Bk. 63, Pg. 80 (11/04/13)
- 7-R.M.Bk. 65, Pg. 09 (03/20/17)
- 8-R.M.Bk. 65, Pg. 45 (12/21/17)
- 9-R.M.Bk. 65, Pg. 55 (08/17/18)
- 10-R.M.Bk. 65, Pg. 99 (14/10/18)
- R.M.Bk. 65, Pg. 94 (02/22/19)

- Unrec. Sur. 2150
- R.M. Bk. 6, Pg. 73
- R.M. Bk. 8, Pg. 41
- 1-R.M. Bk. 27, Pg. 64
- 2-P.M. Bk. 28, Pg. 48
- 3-P.M. Bk. 31, Pg. 52

60
 Assessor's Map Bk. 8, Pg. 13
 County of Amador, Calif.

VESTING TENTATIVE SUBDIVISION MAP No. 187

for ALLSWELL RANCH ESTATES

BEING A DIVISION OF THE "ZIMMERMAN TRUST" PARCEL PER 65-M-94
ALSO BEING A PORTION OF THE NW AND SW 1/4 SECTION 22, T. 7 N., R. 10 E., M. D. M.
COUNTY OF AMADOR, STATE OF CALIFORNIA

TOMA & ASSOCIATES INC.
ENGINEERING - SURVEYING - PLANNING
41 Summit Street, Jackson, CA 95842
(925) 223-0196

Scale: 1" = 200'

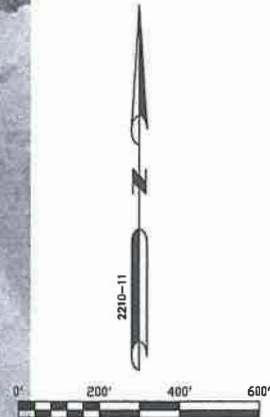
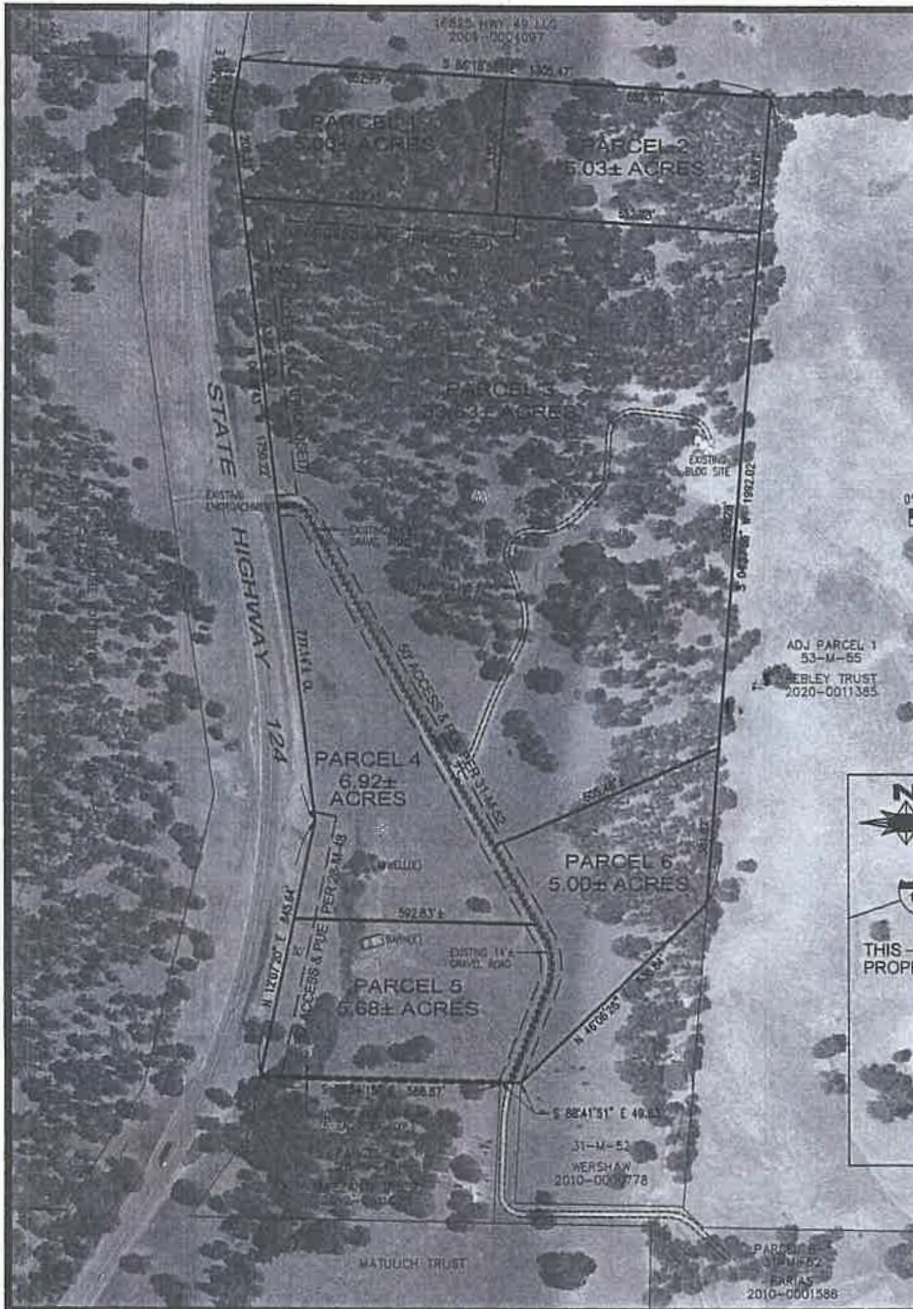
Contour Interval: 20'

January, 2023

GENERAL NOTES AND STATEMENTS

1. RECORD OWNER: CHANTAL L. CRAWLEY, Trustees of The Chantal L. Crawley Revocable Trust dated January 9, 2010
ATTY: CHANTAL CRAWLEY
10810 STATE HIGHWAY 124
PLYMOUTH, CA 95669
(925) 558-1478
2. SURVEYOR: TOMA and ASSOCIATES
LICENSED LAND SURVEYORS
41 SUMMIT STREET
JACKSON, CA 95842
(209) 223-0196
3. A.P.N.: 008-130-042
4. ZONING: "R1-A"
5. GENERAL PLAN: A-T AGRICULTURAL TRANSITIONAL (9-20 AC MIN)
6. DEED REFERENCE: 2019-0009200
7. PROPOSED USE: RESIDENTIAL
8. WATER: INDIVIDUAL WELLS (1 EXISTING, 5 PROPOSED)
9. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS (1 EXISTING, 5 PROPOSED)
10. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT (AFFPD)
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, AMADOR UNIFIED SCHOOL 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 338 OF 700
MAP No 96005C0300F
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 5 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 AND FEATURES
23. THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No. 43581-PMD PREPARED BY WESTERN LAND TITLE COMPANY AND DATED OCTOBER 19, 2022 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):

EXCEPTION 4	NO DOC REF	RIGHTS OF THE PUBLIC TO HIGHWAY 124
EXCEPTION 5	151-OR-297	RELINQUISHMENT OF ADJUTTERS RIGHTS TO HIGHWAY 124
EXCEPTION 6	28-M-48	ACCESS/EASE/DRAINAGE/RW AND UTILITY MAINTENANCE
EXCEPTION 7	31-M-82	ACCESS/EASE
EXCEPTION 8	331-OR-613	ACCESS/EASE MATULICH
EXCEPTION 9	344-OR-306	POE
EXCEPTION 10	31-M-22	ACCESS/EASE
EXCEPTION 11	371-OR-308	PACIFIC TELEPHONE AND TELEGRAPH CO
EXCEPTION 12	419-OR-368	WELL EASEMENT
EXCEPTION 13	497-OR-478	PACIFIC BELL
EXCEPTION 14	648-OR-13	BNDY LINE AGREEMENT
EXCEPTION 15	2003-0008865	ACCESS/EASE/ROAD MAINT AGREEMENT



VESTING TENTATIVE SUBDIVISION MAP No. 187

for ALLSWELL RANCH ESTATES

BEING A DIVISION OF THE "ZIMMERMAN TRUST" PARCEL PER 65-M-94
ALSO BEING A PORTION OF THE NW AND SW 1/4 SECTION 22, T. 7 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" = 200'

January, 2023

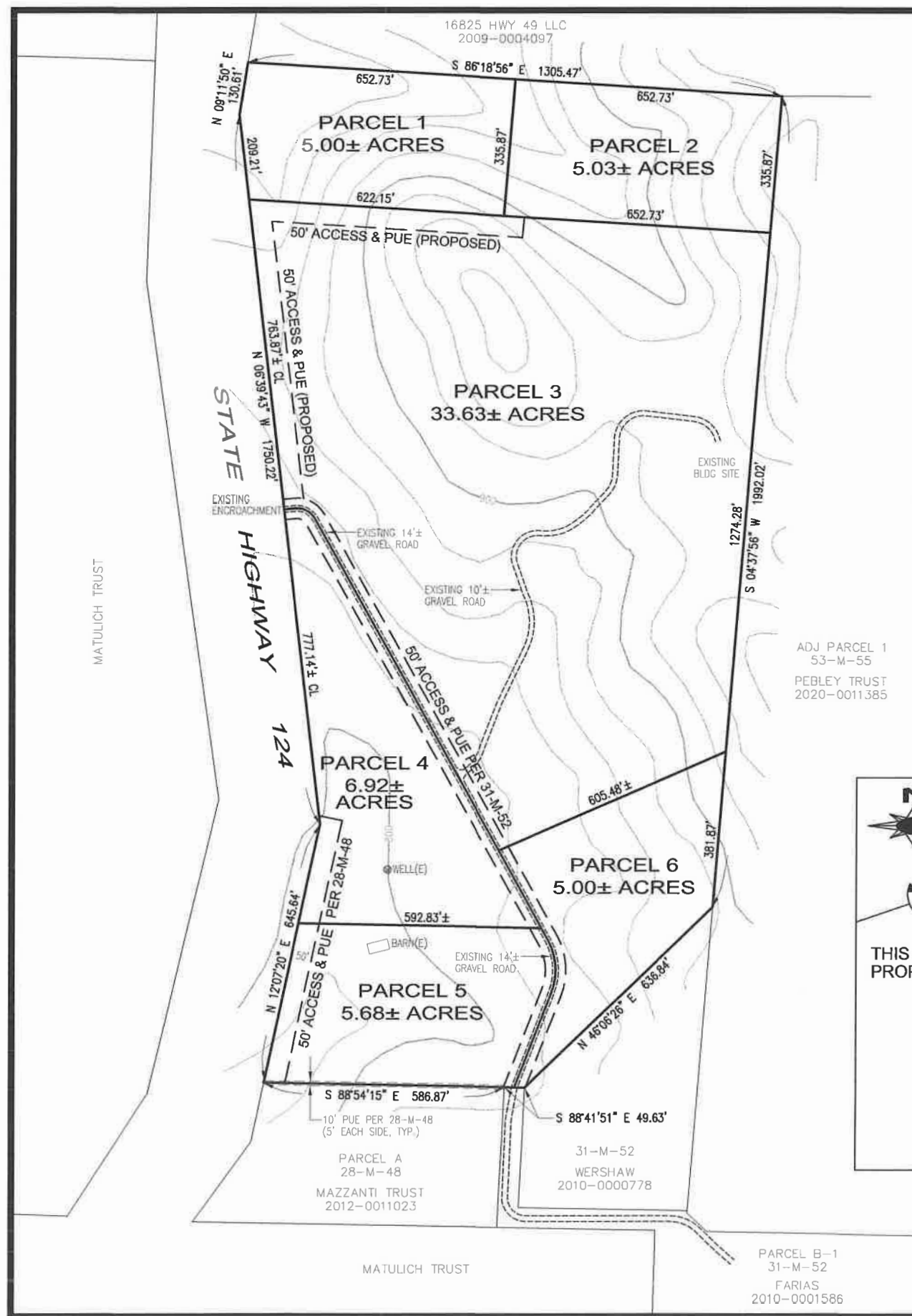
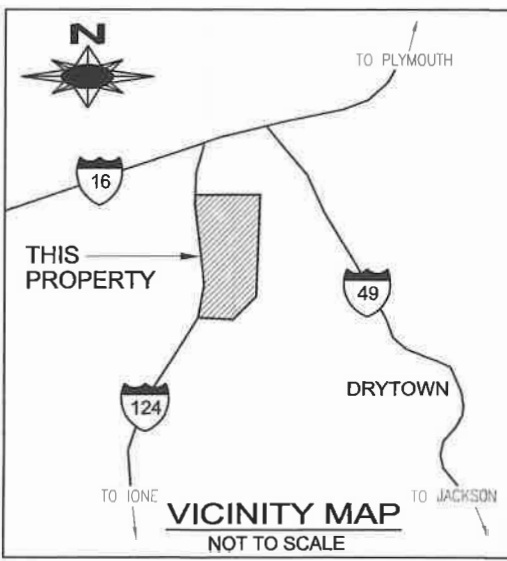
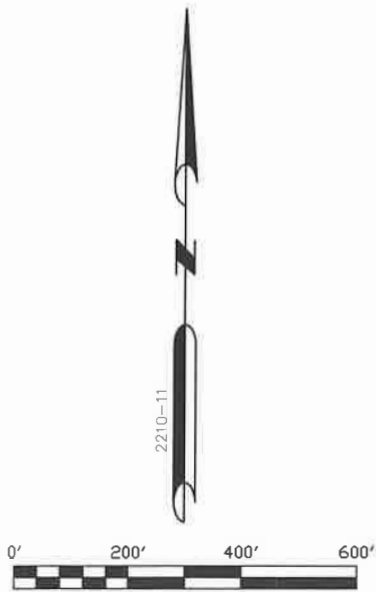
Contour Interval: 20'

GENERAL NOTES AND STATEMENTS

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ATTN: CHANTAL CRAWLEY
15910 STATE HIGHWAY 124
PLYMOUTH, CA 95669
(925) 956-1479
2. SURVEYOR: TOMA and ASSOCIATES
LICENSED LAND SURVEYORS
41 SUMMIT STREET
JACKSON, CA 95642
(209) 223-0156
3. A.P.N.: 008-130-042
4. ZONING: "R1-A"
5. GENERAL PLAN: A-T AGRICULTURAL TRANSITIONAL (5-20 AC MIN)
6. DEED REFERENCE: 2019-0009269
7. PROPOSED USE: RESIDENTIAL
8. WATER: INDIVIDUAL WELLS (1 EXISTING, 5 PROPOSED)
9. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS (1 EXISTING, 5 PROPOSED)
10. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT (AFPD)
11. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT (ACUSD)
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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 330 OF 700
MAP No.06005C0330F
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 5 ACRES.
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23. THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No. 42581-PMG PREPARED BY WESTERN LAND TITLE COMPANY AND DATED OCTOBER 19, 2022 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):

EXCEPTION 4	NO DOC REF	RIGHTS OF THE PUBLIC TO HIGHWAY 124
EXCEPTION 5	151-OR-257	RELINQUISHMENT OF ABUTTER'S RIGHTS TO HIGHWAY 124
EXCEPTION 6	28-M-48	ACCESS/PUE/DRAINAGE/RW AND UTILITY MAINTENANCE
EXCEPTION 7	31-M-52	ACCESS/PUE
EXCEPTION 8	331-OR-613	ACCESS/PUE MATULICH
EXCEPTION 9	344-OR-306	PGE
EXCEPTION 10	31-M-52	ACCESS/PUE
EXCEPTION 11	371-OR-208	PACIFIC TELEPHONE AND TELEGRAPH CO
EXCEPTION 12	419-OR-388	WELL EASEMENT
EXCEPTION 13	457-OR-476	PACIFIC BELL
EXCEPTION 14	549-OR-13	BNDY LINE AGREEMENT
EXCEPTION 15	2003-0009895	ACCESS/PUE/ROAD MAINT AGREEMENT



MATULICH TRUST

STATE HIGHWAY 124

Comments



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
TRANSPORTATION & PUBLIC WORKS

PHONE: (209) 223-6429

FAX: (209) 223-6395

WEBSITE: www.amadorgov.org

EMAIL: PublicWorks@amadorgov.org

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

MEMORANDUM

TO: Chuck Beatty, Planning Director

FROM: Richard Vela, Director of Transportation and Public Works

DATE: February 1, 2023

SUBJECT: Vesting Tentative Subdivision Map No. 187 – Initial Comments

DEDICATIONS:

- There is an existing 50' access and public utilities easement to serve parcels 3 through 6. A 50' access and public utilities easement is proposed to serve parcels 1 and 2. It is assumed these accesses are to remain private, meaning not dedicated to the County as public roads. If the accesses are to be dedicated to the County as public roads, it needs to be stated as such on the map and the following are to be followed:
 - Road design is to follow Standard Plan PW-7, Typical Section for Streets and Roads. The section for the Major/Minor Local Road is to be used, with 60' right of way and 22' pavement width.
 - Standard Plan PW-12, Table of Standard Road Design, is to be followed, using the desirable figures/dimensions (not minimum values) for minor local roads.
 - Will need to determine if roads are to be County maintained or maintenance arranged through the establishment of a County Service Area (CSA).

ENCROACHMENT:

- The existing access/encroachment is to SR 124. Any modification or alteration of this encroachment will need to follow applicable Caltrans requirements.

MISCELLANEOUS:

- The existing roads may be required to be modified to meet the requirements of Chapter 15.30 of County Code as determined by Amador Fire Protection District review.
- Conditions of Approval (COAs) for Final Map acceptance to be determined in future map reviews.



Planning Department <planning@amadorgov.org>

TAC Project Referral - Tentative Subdivision Map 187 - Allswell Ranch Estates - Completeness

Tiesha Adams <TAdams@amadorgov.org>

Wed, Feb 8, 2023 at 10:58 AM

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

Received, thank you. Surveying Dept has no comment at this time. We will begin a working file for future reference.

[Quoted text hidden]

--

Tiesha Adams
Amador County Surveying Department
(209)223-6371

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

Amador – El Dorado Unit
Camino, CA 95709
(530) 644-2345
Website: www.fire.ca.gov



February 8, 2023

Project: Allswell Ranch Estates

APN: 008-130-042

Subject: CAL FIRE comments

The project listed above is within lands identified as SRA (State Response Area). CAL FIRE will approve this project with the following road design conditions being met.

In accordance with CA CCR Title 14, Division 1.5, Chapter 7, Subchapter 2**Emergency Access and Egress****Intent**

Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

Width.

All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

Roadway Surface

Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

Roadway Grades

The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent. Grade may exceed 16%, not to exceed 20%, with approval from AHJ.

Radius

- (a) No road or road structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.
- (b) The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

Turnarounds

- (a) Turnarounds are required on driveways and dead-end roads.
- (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
- (c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
- (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.
- (d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of **1,320 foot** intervals.

(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes.

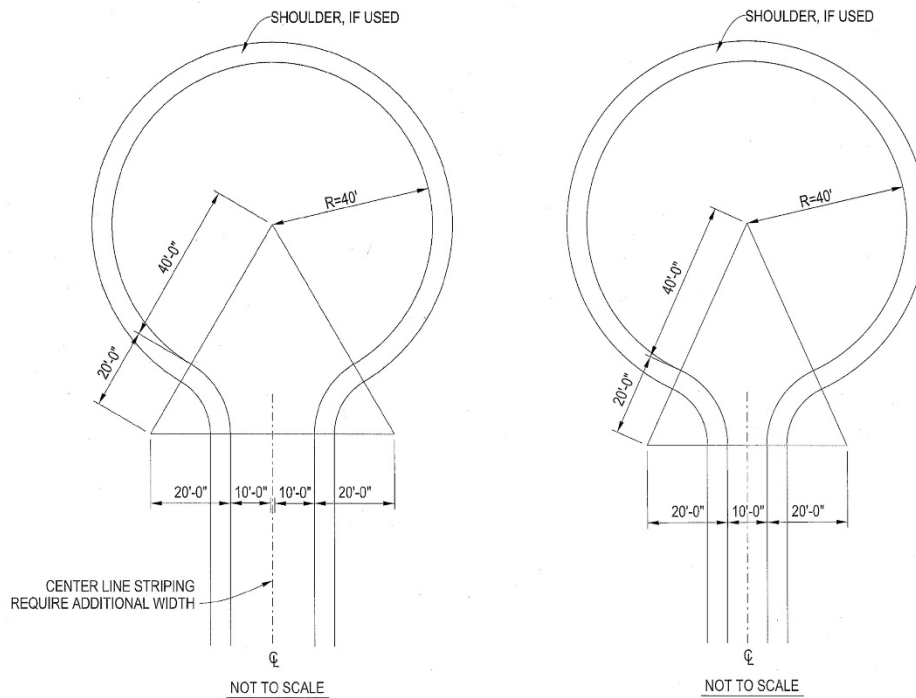


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

Roadway Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

Roadway Structures

(a) All driveway, road, street, and private lane roadway structures shall be constructed to carry at least the maximum load and provide the minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750.

(b) Appropriate signing, including but not limited to weight or vertical clearance limitations, one-way road or single lane conditions, shall reflect the capability of each bridge.

(c) Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained. A bridge with only one traffic lane may be authorized by

the local jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

Dead-end Roads

(a) The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

parcels zoned for less than one acre - 800 feet

parcels zoned for 1 acre to 4.99 acres - 1,320 feet

parcels zoned for 5 acres to 19.99 acres - 2,640 feet

parcels zoned for 20 acres or larger - 5,280 feet

All lengths shall be measured from the edge of the road surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

(b) See 14 CCR § 1273.05 for dead-end road turnaround requirements.

Gate Entrances

(a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

(b) All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.

(c) Where a one-way road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.

(d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.

Signing and Building Numbering

Intent

To facilitate locating a fire and to avoid delays in response, all newly constructed or approved roads and buildings shall be designated by names or numbers posted on signs clearly visible and legible from the road. This section shall not restrict the size of letters or numbers appearing on road signs for other purposes.

Road Signs.

(a) Newly constructed or approved roads must be identified by a name or number through a consistent system that provides for sequenced or patterned numbering and/or non-duplicative naming within each local jurisdiction. This section does not require any entity to rename or renumber existing roads, nor shall a road providing access only to a single commercial or industrial occupancy require naming or numbering.

(b) The size of letters, numbers, and symbols for road signs shall be a minimum four (4) inch letter height, half inch (.5) inch stroke, reflectorized, contrasting with the background color of the sign.

Road Sign Installation, Location, and Visibility.

(a) Road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred (100) feet.

(b) Signs required by this article identifying intersecting roads shall be placed at the intersection of those roads.

(c) A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end roads, one-way roads, or single lane conditions, shall be placed:

(i) at the intersection preceding the traffic access limitation, and

(ii) no more than one hundred (100) feet before such traffic access limitation.

(d) Road signs required by this article shall be posted at the beginning of construction and shall be maintained thereafter.

Addresses for Buildings.

(a) All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U buildings are not required to have a separate address; however, each residential unit within a building shall be separately identified.

(b) The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9.

(c) Addresses for residential buildings shall be reflectorized.

Address Installation, Location, and Visibility.

(a) All buildings shall have a permanently posted address which shall be plainly legible and visible from the road fronting the property.

(b) Where access is by means of a private road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.

(c) Address signs along one-way roads shall be visible from both directions.

(d) Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.

(e) Where a road provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site, or otherwise posted to provide for unobstructed visibility from that intersection.

(f) In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

Fuel Modification

Setback for Structure Defensible Space.

(a) All parcels shall provide a minimum thirty (30) foot setback for all buildings from all property lines and/or the center of a road.

(b) When a thirty (30) foot setback is not possible for practical reasons, which may include but are not limited to parcel dimensions or size, topographic limitations, or other easements, the local jurisdiction shall provide for same practical effect.

(i) Same practical effect requirements shall reduce the likelihood of home-to-home ignition.

(ii) Same practical effect options may include, but are not limited to, noncombustible block walls or fences; five (5) feet of noncombustible material horizontally around the structure; installing hardscape landscaping or reducing exposed windows on the side of the structure with a less than thirty (30) foot setback; or additional structure hardening such as those required in the California Building Code, California Code of Regulations title 24, part 2, Chapter 7A.

(c) Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.

Maintenance of Defensible Space Measures.

To ensure continued maintenance of commonly owned properties in conformance with these standards and to assure continued availability, access, and utilization of the defensible space provided by these standards during a wildfire, provisions for annual maintenance shall be provided in emergency access covenants or similar binding agreements.

Disposal of Flammable Vegetation and Fuels

Disposal, including chipping, burying, burning or removal to a site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.

Greenbelts

Subdivision and other developments, which propose greenbelts as a part of the development plan, shall locate said greenbelts strategically as a separation between wildland fuels and structures. The locations shall be approved by the local authority having jurisdiction and may be consistent with the CAL FIRE Unit Fire Management Plan or Contract County Fire Plan.

Please contact this office with any questions.



Jeff Hoag

Battalion Chief - Amador El Dorado Unit
Wildfire Resiliency Program
2840 Mt. Danaher Rd Camino 95709
Cell: (530) 708-2725