



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

**APPLICATION REFERRAL**

**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:** April 20, 2023

**FROM:** Ruslan Bratan, Planning Department

**PROJECT:** Review and recommendation to the Board of Supervisors regarding Parcel Map #2915, which proposes the division of a single ±160 acre-parcel into two parcels, ±60 and ±100-acres in size. The entire ±160 acres is included in Williamson Act contract #23 and the division of this parcel will result in the amendment of Contract #23 into two separate Williamson Act contracts. APN: 001-090-004

**Owner/Applicant:** Latrobe Road Trust dated May 20, 2021 (Attn: William Estey)

**Supervisorial District:** 5

**Location:** 21271 Latrobe Road 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 review the project application for environmental review and drafting of the Conditions of Approval during its regular meeting on **Thursday, May 4, 2023 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.

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

**The following information shall be included with this application:**

1. Parcel Map Number: **2915**  
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **Latrobe Road Trust dated May 20, 2021**  
Name: **William P. Estey and Carmen L. Maisonet, Trustees**  
Address: **21271 Latrobe Road, Plymouth, CA 95669**  
Phone: **(209) 680-4840**  
Email: **willestey@sbcglobal.net**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **001-090-004**
5. Existing Zoning District: **"A-G"**
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: \_\_\_\_\_

**The following shall be included with this application:**

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

## ENVIRONMENTAL INFORMATION FORM

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

### GENERAL INFORMATION

Project: **Tentative Parcel Map No. 2915**

Date Filed:

Applicant: **Latrobe Road Trust, Attn: William Estey** Record Owner: **Same**  
**21271 Latrobe Road**  
**Plymouth, CA 95669**  
**(209) 680-4840**

APN: **001-090-004**

Zoning: **"A-G"**

Gen. Plan: **A-G Agricultural General**

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

### WRITTEN PROJECT DESCRIPTION

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

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

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


**YES    NO**

- 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: 1-10-23                      Signature: 

**ATTACHMENT TO  
ENVIRONMENTAL INFORMATION FORM**

**ENVIRONMENTAL SETTINGS**

**29.**

Project site is gentle to moderately steep rolling hills cut through by Little Indian Creek. A portion of it lies within the FEMA 100-year flood plain. Current use of the property is residential and winery. There is one modular home and 1 residential dwelling under construction. Present and proposed use is residential/agricultural. See Phase I Archeaeological Study dated January 2023 prepared by Historic Resource Associates and attached to this submittal packet for additional environmental aspects.

**30.**

Surrounding properties range from residential to agricultural to open grazing land. See Phase I Archeaeological Study dated January 2023 prepared by Historic Resource Associates and attached to this submittal packet for historic/cultural aspects.

**31.**

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



**INDEMNIFICATION**

**Project: Tentative Parcel Map No. 2915 - Estey**

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

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

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

Applicant:

Owner (if different than Applicant):

\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Signature

**Foothill Resource Management**

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

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

4 January 2023

Re: William Estey property, APN 001-090-004

Dear Mr. Beatty,

At the request of Toma & Associates, I conducted an inspection of the parcel referenced above that is owned by William Estey. 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 Estey property.

On the 2<sup>nd</sup> of January, 2023, I visited the Estey 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 area north of the vineyard area to the northern boundary. Starting near the north boundary, I walked a transect heading south. I measured 20 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. Near the southern boundary, I turned to the northeast and took 10 more plots, only measuring basal area but also estimating the average diameter at each plot center. 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 25.6 acres per square inch.

The results of my calculations and estimations are as follows:

**Species encountered** – Blue oak (*Quercus douglasii*), and Canyon live oak (*Quercus chrysolepis*).

Average oak basal area per acre – 41 square feet

Weighted average oak diameter @ 4.5 ft. above ground – 14 inches (range of 10" to 20")

Average spacing between oak trees – 20 feet (range of 7 ft. to 60 ft.)  
(There are 4 areas where spacing is closer, averaging 15 feet between trees)

Average number of oak trees per acre – 109 to 165 trees/ac.

Average crown diameter – 22 feet (range of 15-50 ft.)

Estimated acreage of oak forest within areas mapped as groups = 118 acres

The total acreage of the Estey property associated with this application is 160 acres. As the area forested with oak is 118 acres, the property is 74% 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?"

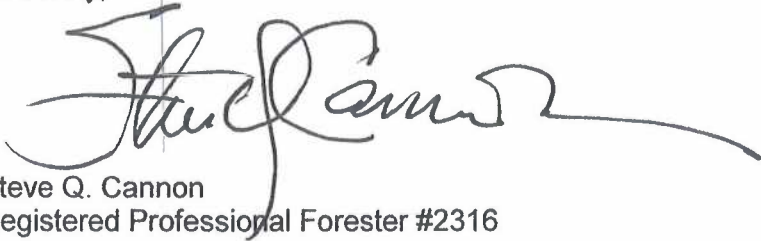
The proposed subdivision would establish 4 parcels of approximately forty (40) acres each. In a discussion that I had with Mr. William Estey, I was told that he has no intention of immediately selling any of the four proposed parcels. He simply wants to have the potential to sell when the economic need presents itself.

In my reconnaissance of the property I also took note of numerous locations within the areas planned for the establishment of 40 acre parcels where logical building sites exist. I evaluated the likely building sites on the topographic map and verified on the ground that these potential locations were accessible by a future road or driveway and assessed the likely need for removal of oak trees. The property is not steep and there are many locations that could be developed for residential purposes, both in areas where oaks exist and also in open areas where no trees would need to be removed.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Cannon", with a long horizontal flourish extending to the right.

Steve Q. Cannon  
Registered Professional Forester #2316

attachments

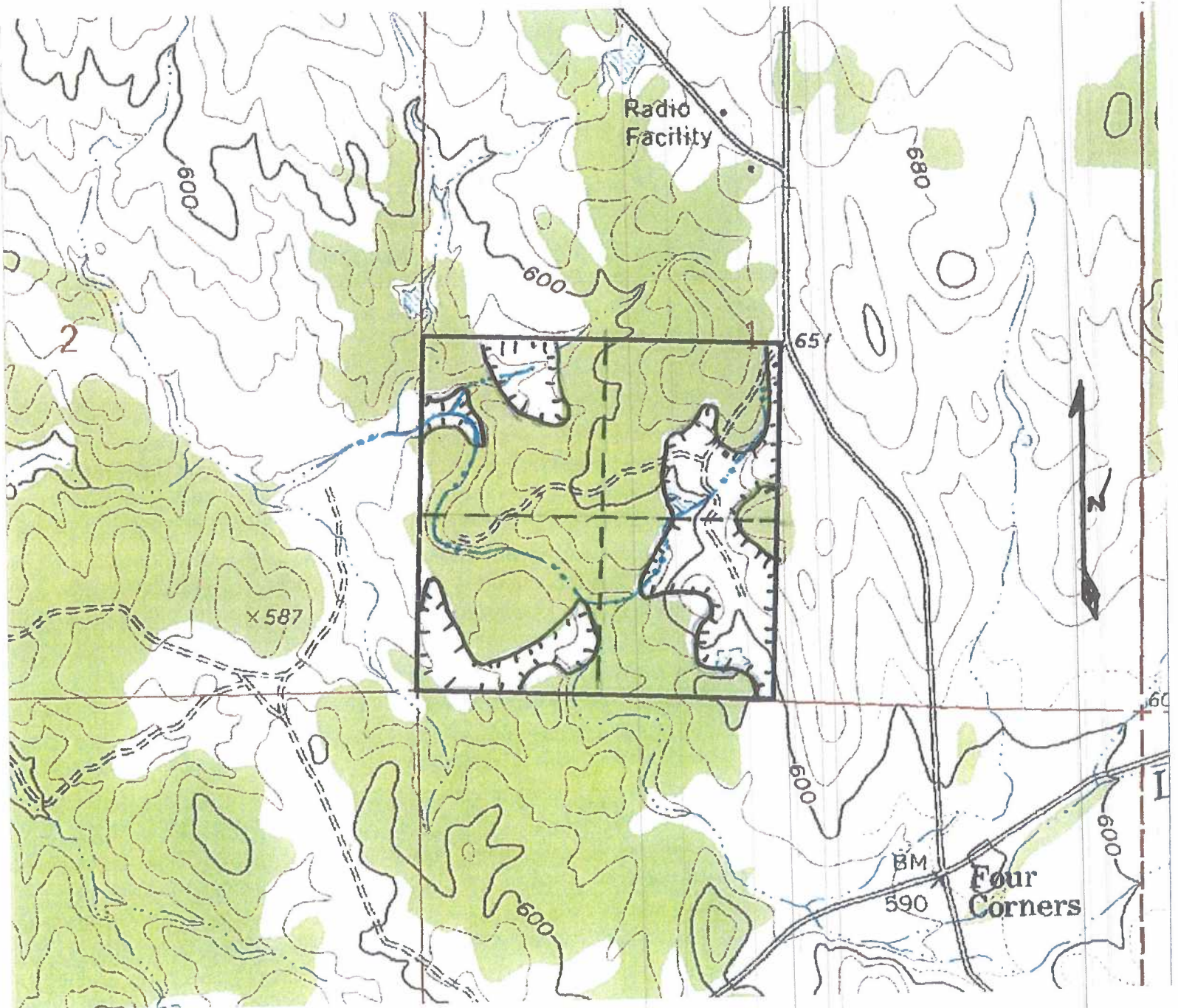





# Estey Oak Woodlands Evaluation


Township 7 North, Range 9 East, Section 1, MDB&M

Irish Hill 7.5' Quadrangle

Amador County



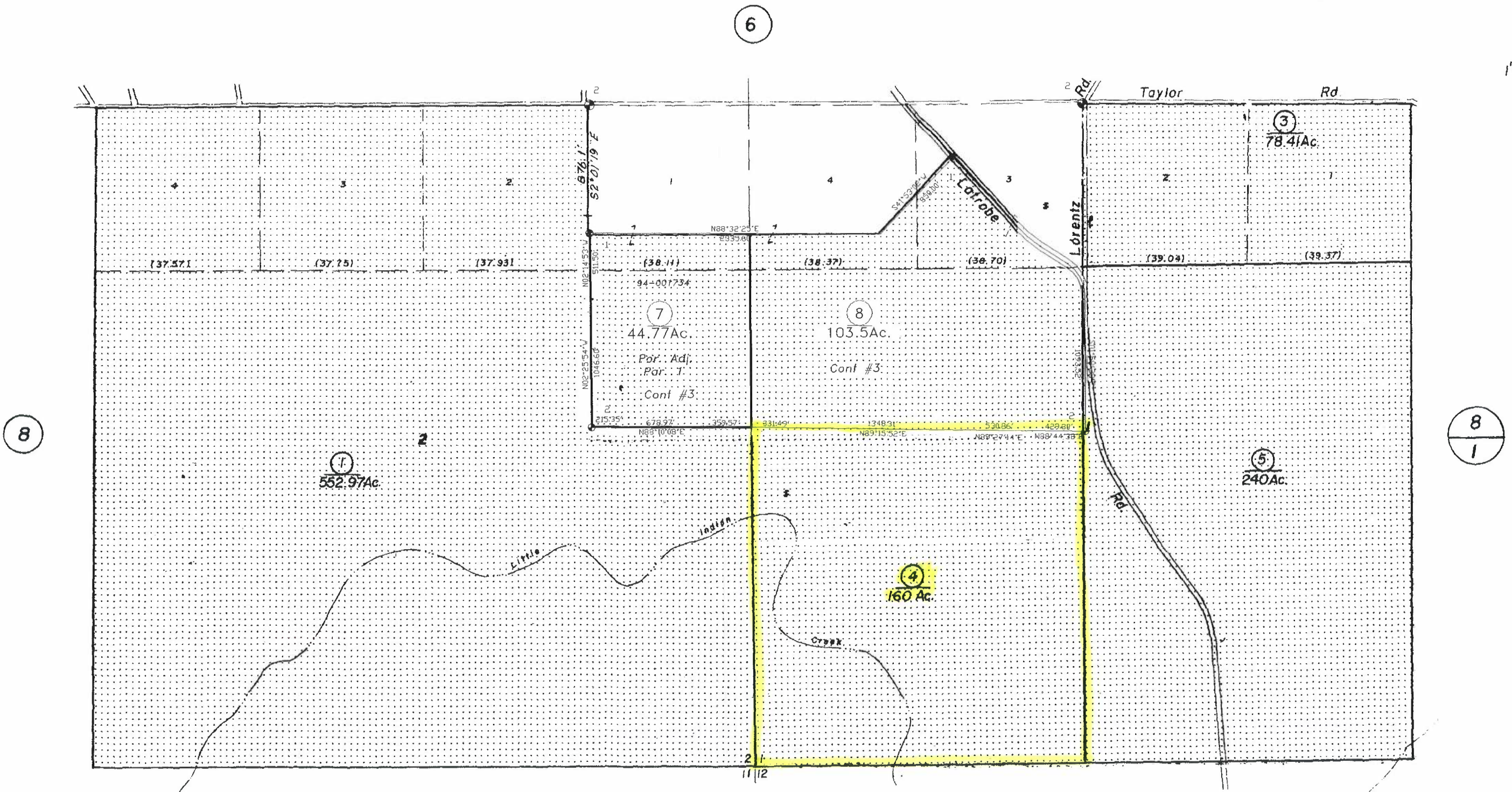
-  Estey Property Boundary
-  Oak Woodland
-  Proposed subdivisions

-  Existing Road
-  Streamcourse
-  Open/vineyard





1"=800'



NOTE: This Map Was Prepared For Assessment Purposes Only. No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

Map changes become effective with the 94-95 roll year

1-R.M. Bk. 46, Pg. 58 (5/20/92)  
2-R.M.Bk.47, Pg.87 (10/19/93)

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

Assessor's Map Bk. 1 , Pg. 09  
County of Amador, Calif.



# VESTING TENTATIVE PARCEL MAP No. 2915

for  
**WILLIAM P. ESTEY and CARMEN L. MAISONET**  
Trustees of the Latrobe Road Trust dated May 20, 2021  
2021-0006268

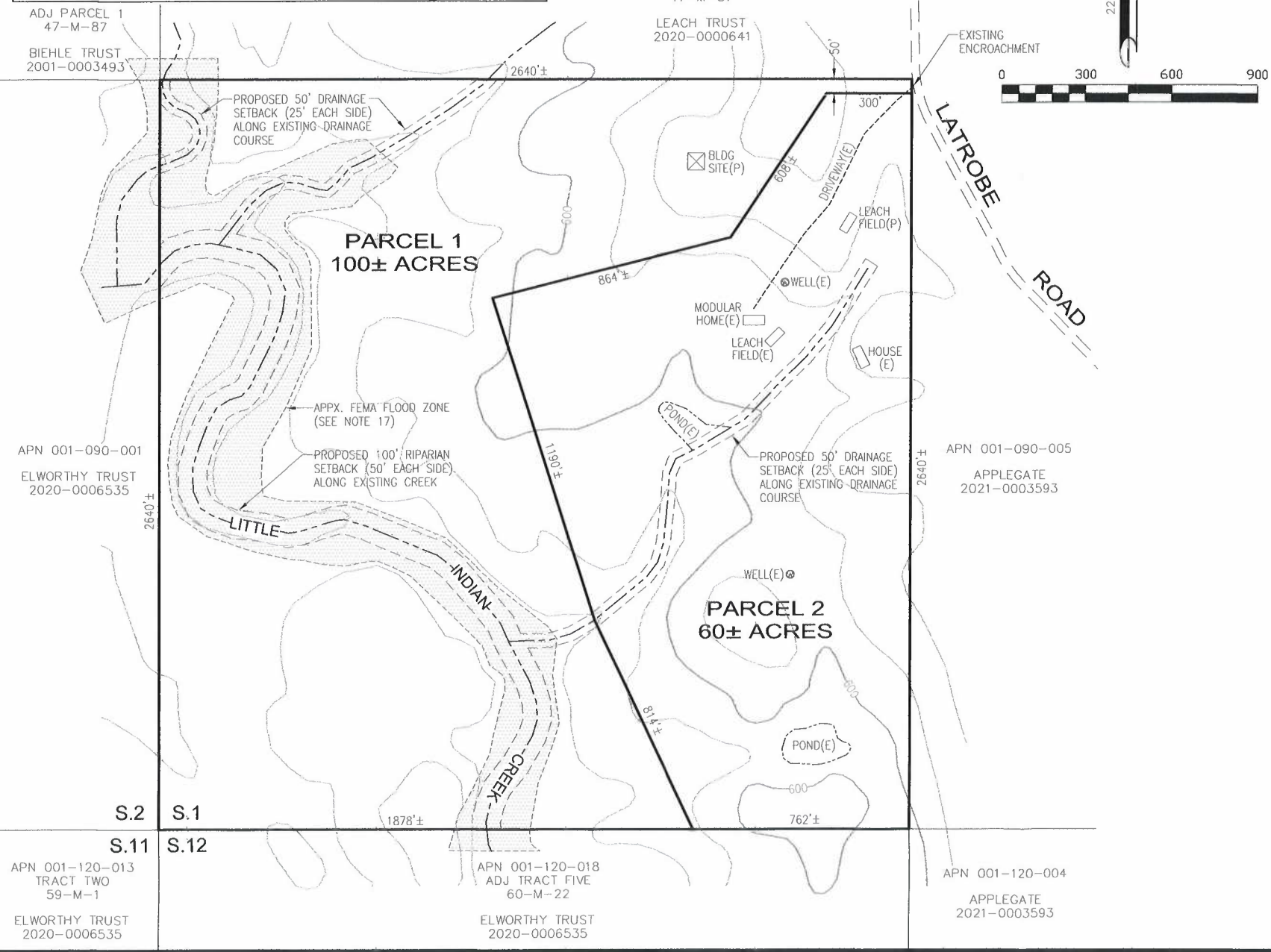
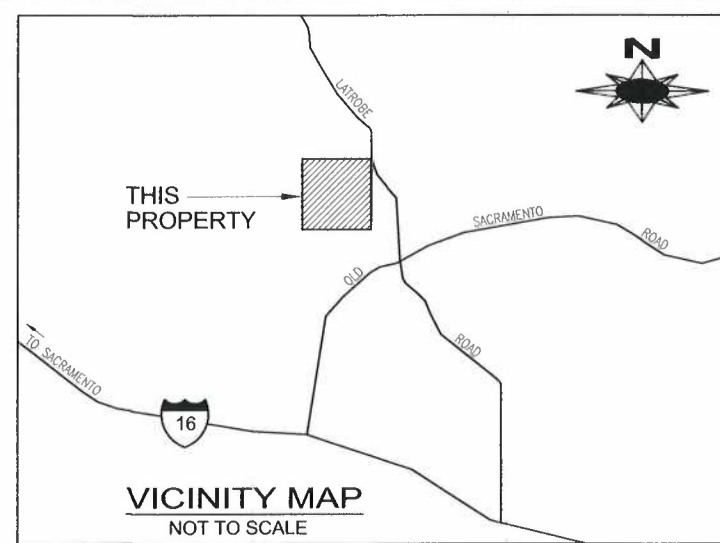
BEING A DIVISION OF THE SW 1/4 SECTION 1, T. 7 N., R. 9 E., M. D. M.  
COUNTY OF AMADOR, STATE OF CALIFORNIA



February, 2023

Contour Interval: 20'

Scale: 1" = 300'



### GENERAL NOTES AND STATEMENTS

1. RECORD OWNER: WILLIAM P. ESTEY and CARMEN L. MAISONET, Trustees of the Latrobe Road Trust dated May 20, 2021  
ATTN: WILLIAM ESTEY  
21271 LATROBE ROAD  
PLYMOUTH, CA 95669  
(209) 680-4840
2. SURVEYOR: TOMA and ASSOCIATES  
LICENSED LAND SURVEYORS  
41 SUMMIT STREET  
JACKSON, CA 95642  
(209) 223-0156
3. A.P.N.: 001-080-004
4. ZONING: "A-G"
5. GENERAL PLAN: A-G AGRICULTURAL GENERAL
6. DEED REFERENCE: 2021-0006268
7. PROPOSED USE: RESIDENTIAL
8. WATER: INDIVIDUAL WELLS (2 EXISTING, 1 PROPOSED)
9. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS (2 EXISTING, 1 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: A PORTION OF THIS PROJECT LIES WITHIN AN AREA SUBJECT TO FLOOD WATER INUNDATION BY THE 100-YEAR FLOOD AND IS WITHIN ZONE "A" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE 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 80± 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. P-572104 PREPARED BY PLACER TITLE COMPANY AND DATED SEPTEMBER 16, 2022 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):
 

EXCEPTION #8	NO DOC REF	RIGHTS OF THE PUBLIC/COUNTY-LATROBE ROAD
EXCEPTION #9	NO DOC REF	RIGHTS OF UPPER/LOWER RIPARIAN OWNERS-LITTLE INDIAN CREEK
EXCEPTION #10	46-M-57	VARIOUS MATTERS AS SHOWN ON MAP
EXCEPTION #11	230-OR-138	AG PRESERVE No. 23
EXCEPTION #12 AND 13	2015-0000598	DISPOSAL SYSTEM RESTRICTIONS
EXCEPTION #14	2021-0003699	BUILDING DEPARTMENT AGREEMENT

OFFICIAL RECEIPT

COUNTY OF AMADOR  
Jackson, California

Date February 23 20 23

RECEIVED FROM Margaret A. Holland

ADDRESS DBA Holland Realty 505 Pleasant Valley Rd Diamond Springs, CA 95619

Five Thousand Three Hundred Seventy Five and <sup>xx</sup>/<sub>100</sub> DOLLARS (\$ 5375.00)

For Tentative Parcel Map 2915 for APN: 001-090-004

(Tentative Map application \$4,601.00, CEQA IS \$724.00, Recording admin fee \$50.00)

ACCOUNT			How Paid ✓	
Amount Due	5375	00	Cash	
Amount Paid	5375	00	Check	3221
			Money Order	
			Credit Card	

Planning Department  
By Ruslan Batan Deputy

96884

OFFICIAL RECEIPT

COUNTY OF AMADOR  
Jackson, California

Date February 23 20 23

RECEIVED FROM Margaret A. Holland

ADDRESS DBA Holland Realty 505 Pleasant Valley Rd Diamond Spring, CA 95619

Eight Hundred Nineteen and <sup>xx</sup>/<sub>100</sub> DOLLARS (\$ 819.00)

For CLCA Contract #23 amendment due to TPM 2915

APN 001-090-004. See receipt number 96884.

ACCOUNT			How Paid ✓	
Amount Due	819	00	Cash	
Amount Paid	819	00	Check	3223
			Money Order	
			Credit Card	

Planning Department  
By Ruslan Batan Deputy

96885



Amador County Environmental Health  
 810 Court Street  
 Jackson, CA 95642 209-223-6439

## INVOICE - FIRST NOTICE

TO: Margaret Holnd  
 505 Pleasant Valley Road  
 Diamond Springs, CA 95619

Invoice ID IN0031410	Date 2/23/2023
Receipt # AB0130543	

ATTN :  
 RE: Margaret Holnd

Date	Program/ Element	Description	Comments	Amount
02/23/23	2677	2677 NEGATIVE DECLARATION	PM #2915	\$ 240.00
02/23/23	4212	4212 SEPTIC APPLICATION & INVESTIGATION--NEW		\$ 300.00
02/23/23	2622	2622 PARCEL MAP		\$ 360.00
02/23/23	9999	9999 Payment		\$ -240.00
02/23/23	9999	9999 Payment		\$ -300.00
02/23/23	9999	9999 Payment		\$ -360.00
Total Due for This Invoice:				\$ 0.00

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Plus	Account Amount Due
\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

OFFICIAL RECEIPT

COUNTY OF AMADOR  
Jackson, California

Date 1-13-23 20.....

RECEIVED FROM dba Estey Development Ca

ADDRESS 21271 Latrobe Rd, Plymouth

Fifteen Hundred Dollars & no cents DOLLARS (\$ 1,500.00)

OF Parcel Split

21271 Latrobe Rd, Plymouth

ACCOUNT		How Paid ✓	
Amount Due		Cash	
Amount Paid	<u>1,500 -</u>	Check # <u>1133</u>	
		Money Order	
		Credit Card	

Public Works Department  
By R Sussoff Deputy

96174

White Payor - Pink Auditor /Controller - Yellow Issuing Department

### OFFICIAL RECEIPT

COUNTY OF AMADOR  
Jackson, California

Date 1/19 2023

RECEIVED FROM DBA Estey Development Company - William P Estey Sole Prop

ADDRESS 21271 Latrobe Rd Plymouth CA 95669-9763

One hundred seventy six and no/100 DOLLARS (\$ 176.00 )

For Plan review fee

AMS 001.090.004.000 - Tentative parcel map

ACH 1135 Dtd 12/18/22

ACCOUNT		How Paid ✓	
Amount Due	176.00	Cash	
Amount Paid	176.00	Check	✓
	<u>P</u>	Money Order	
		Credit Card	

Amador Fire Department

By Stacy Deputy

96438

Ref. No: G 045005458

Ref. No: G 045005458

**COMMENTS**





AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**TRANSPORTATION & PUBLIC WORKS**

PHONE: (209) 223-6429

FAX: (209) 223-6395

WEBSITE: [www.amadorgov.org](http://www.amadorgov.org)

EMAIL: [PublicWorks@amadorgov.org](mailto:PublicWorks@amadorgov.org)

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

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## MEMORANDUM

**TO:** Chuck Beatty, Planning Director

**FROM:** Richard Vela, Director of Transportation and Public Works

**DATE:** February 1, 2023

**SUBJECT:** Tentative Parcel Map No. 2915 – Proposed Conditions

**Note:** The January 2023 submittal is for 4 lots while the February 2023 submittal is for 2 lots. This review is for the February 2023 submittal.

### DEDICATIONS:

- 80-foot wide Latrobe Road previously dedicated to Amador County per 36-M-86.

### ENCROACHMENT:

- Access to Latrobe Road for both parcels is proposed to use the existing encroachment. Prior to the filing and recording of a final map, the applicant(s) is to work with the Department of Transportation and Public Works to verify the existing encroachment meets the requirements of Standard Plan PW-4, Standard Residential Driveway Approach, for a shared residential driveway or Standard Drawing PW-6B, Standard Commercial/Industrial Driveway Approach to Arterial/Collector Road, for a commercial driveway (given the existing business on Parcel 2), whichever is the most appropriate as determined by Department staff. If it is determined that a modification to the existing encroachment is necessary, such modification will require an encroachment permit and such work is to be completed prior to the filing and recording of a final map.

### MISCELLANEOUS:

- none



Planning Department <planning@amadorgov.org>

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## TAC Project Referral - Tentative Parcel Map 2915 and Amended WA Contract 23 - Estey - Completeness

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AFPD Headquarters <afpdhdq@amadorgov.org>

Mon, Mar 6, 2023 at 11:01 AM

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

CFD Annexation Condition does not apply since the second parcel will be amended and added to the existing Williamson Act.

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

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

[Quoted text hidden]

## California Department of Transportation

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



March 14, 2023

Ruslan Bratan, Planner  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642

**AMA-16-PM R4.849  
Tentative Subdivision Map  
No. 2915 Estey**

Dear Mr. Bratan,

California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Tentative Subdivision Map 2915, which proposes the division of a single  $\pm 160$ -acre parcel into two parcels,  $\pm 60$  and  $\pm 100$ -acres in size. The entire  $\pm 160$  acres is included in Williamson Act contract #23, and the division of this parcel will result in the amendment of Contract #23 into two separate Williamson Act contracts.

The proposed project is located at 21271 Latrobe Road in Plymouth. The Assessor Parcel Number (APN) is 001-090-004.

**Caltrans at this time has the following comments:**

**Environmental**

It appears that the parcels will retain agricultural use after the parcel division and no work will occur in Caltrans right-of-way (ROW) as a result. Thus, there will be no environmental concerns. However, if there are changes to the project that result in construction related activities encroaching into Caltrans ROW, the project proponent must apply for an Encroachment Permit to the Caltrans Encroachment Permit Office. All California Environmental Quality Act (CEQA) documentation, with supporting technical studies, must be submitted with the Encroachment Permit Application. These studies will include an analysis of potential impacts to any cultural sites, historic properties, biological resources, hazardous waste locations, scenic highways, and/or other environmental resources within Caltrans ROW, at the project site(s).

**Traffic Operations**

When this project or parcel begins to develop, please forward documents to District 10 to review and comment.

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

If any future project activities encroach into Caltrans ROW, the project proponent must submit an application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. Appropriate environmental studies must be submitted with this application. These studies will include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans ROW at the project site(s). For more information, please visit the Caltrans Website at: <https://dot.ca.gov/programs/traffic-operations/ep/applications>

If you have any questions or concerns, please contact Paul Bauldry at (209) 670-9488 or by email at paul.bauldry@dot.ca.gov, or me at (209) 483-7234 (email: Gregoria.Ponce@dot.ca.gov).

Sincerely,

*Gregoria Ponce'*

Gregoria Ponce', Chief  
Office of Rural Planning



Ruslan Bratan, Planner  
March 14, 2023  
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bc: **Traffic Operations** – Sonia Arellano  
**Environmental**— Elizabeth Hummel  
**Hydraulics** – Brandon Yu  
**Encroachment** – Abel Preciado/Francisco J. Rodriguez