

**STAFF REPORT TO: AMADOR COUNTY AGRICULTURAL ADVISORY
COMMITTEE**
FOR MEETING OF: July 12, 2023

ITEM #1 Review and recommendation to the Board of Supervisors regarding a request to divide an Agricultural Preserve consisting of a single legal parcel of 160 acres into two parcels of 100 acres and 60 acres in conjunction with an application for Parcel Map #2915. The current zoning district is “AG,” Exclusive Agriculture. APN: 001-090-004

Applicant: Latrobe Road Trust dated May 20, 2021 (William Estey, Representative)

Supervisor District: 5

Location: 21271 Latrobe Road Plymouth, CA 95669

This application is a request to establish two separate agricultural preserves per the requirements of the California Land Conservation Act. The proposed and current uses are dry land pasture, vineyard, and a wine tasting room. The subject parcel is zoned “AG,” Exclusive Agriculture District and has a General Plan Designation of AG- Agriculture-General. The referenced land is currently enrolled under Contract #23, which includes all ±160 acres included in the application. The establishment of the new preserve will involve simultaneous removal of 100 acres from Contract #23.

Establishment of the abovementioned agricultural preserves are contingent upon the approval of Tentative Parcel Map 2915, which involves the division of the 160-acre legal into two separate parcels, consisting of Parcel 1 (±100 acres) and Parcel 2 (±60 acres). Agricultural income and improvements for each proposed parcel, as provided by the applicant, are included in the attached information.

The Committee must review the application to determine if the proposed parcels meet the minimum requirements for CLCA contracts

Parcel 1 must meet both the annual agricultural income potential of \$7,383.00, and the agricultural improvement criteria of \$36,916.00, as required by County Code Section 19.24.036(D)(3) for parcels less than one-hundred sixty acres but at least one-hundred acres.

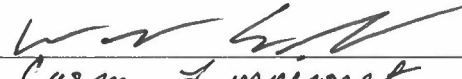
Parcel 2 must meet the annual agricultural income potential of \$7,383.00, the agricultural improvement criteria of \$36,916.00, and demonstrate unique characteristics of an agricultural industry as required by County Code Section 19.24.036(D)(4) for parcels less than one-hundred acres but at least forty acres.

The Committee should also review the proposals to determine if they are compatible with the California Land Conservation Act and Government Code 51238.1, attached. The Committee’s recommendations will be forward to the Planning Commission for further consideration.

REQUEST TO FORM AGRICULTURAL PRESERVE

I hereby request the Board of Supervisors of Amador County to establish my property, described below, in an agricultural preserve in accordance with the provisions of the California Land Conservation Act of 1965. In the event that the Board elects to establish such a preserve, I also request that the Board direct the Planning commission to initiate hearings to rezone said land to an "AG," Exclusive Agriculture zone. I also request that the Assessor consolidate the tax parcels on said land wherever possible. I understand the inclusion of said land in an agricultural preserve is conditioned on the execution of a land conservation contract between myself and Amador County.

ITEM A Signature(s) of all owner(s), owner(s) of interest, and lien holder(s) as shown on the attached title report.


Carmen L. Masonet

ITEM B Attach current title report.

ITEM C Attach legal description of all property included in this request.

ITEM D Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
0006269 001-090-004	60	Vineyard	15		
		Grazing	45		
		Wine tasting			
Total Acres in request.					

Are there uses on the property which are not listed on either the agricultural or compatible use lists? _____
If so, explain below.

ITEM E: AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production	Comments
Dry Pasture		Animal Units	
Irrigated Pasture		Animal Units	
Field Crops	Grapes	Tons Per Acre 3	
		Tons Per Acre	
Row Crops		Tons Per Acre	
		Tons Per Acre	
Orchard	Pomegranites	Tons Per Acre	
Other			

ITEM F: OTHER INCOME FROM THE LAND

Grazing

Hunting	Fishing	Mineral	Other
\$ Per Year	\$ Per Year	\$ Per Year	\$ 1,500 Per Year

ITEM G: LEASES

			Acres
1. Portion of subject property which is owner operated.			15
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
Connie Biehle	Grazing	\$1500/45acre	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
N/A			
If operating expenses are shared by owner, explain:			

ITEM H: IMPROVEMENT AND INCOME STATEMENT

1. PERMANENT AGRICULTURAL IMPROVEMENTS


Type of Improvement	Estimated Value
Barn(s) / <u>Tasting Room</u>	<u>100,000</u>
Corral(s)	
Fences	<u>10,000</u>
Wells	<u>40,000</u>
Water Systems	<u>40,000</u>
Other (specify)	
TOTAL	

2. ESTIMATED INCOME

Use	Estimated Annual Income
<u>Wine Tasting Room</u>	<u>\$15,000</u>
<u>Weddings</u>	<u>15,000</u>
TOTAL	

I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: Will Estey
 ADDRESS: 21271 Letrobe Rd
 CITY: Plymouth CA 95669
 PHONE: 209-680-7840


 Signature of person who prepared application.
2-2-23
 Date

Additional persons to be notified concerning action on this request:

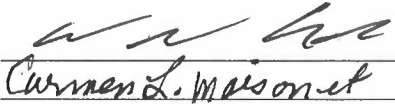
NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

REQUEST TO FORM AGRICULTURAL PRESERVE

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ITEM C Attach legal description of all property included in this request.

ITEM D Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
0006268 001-090-004100	100	Vine yard	15		
		grazing	85		
Total Acres in request.	100				

Are there uses on the property which are not listed on either the agricultural or compatible use lists? _____
If so, explain below.

ITEM E: AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production	Comments
Dry Pasture		Animal Units	
Irrigated Pasture		Animal Units	
Field Crops		Tons Per Acre	
		Tons Per Acre	
Row Crops		Tons Per Acre	
		Tons Per Acre	
Orchard		Tons Per Acre	
Other			

ITEM F: OTHER INCOME FROM THE LAND

Hunting	Fishing	Mineral	Other
\$ Per Year	\$ Per Year	\$ Per Year	\$ <i>1,500.00</i> Per Year <i>(10) 19 21 23</i>

ITEM G: LEASES

			Acres
1. Portion of subject property which is owner operated.			
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
If operating expenses are shared by owner, explain:			

ITEM H: IMPROVEMENT AND INCOME STATEMENT

1. PERMANENT AGRICULTURAL IMPROVEMENTS


Type of Improvement	Estimated Value
Barn(s)	
Corral(s)	
Fences	\$15,000
Wells - Future	\$20,000
Water Systems - Future	\$20,000
Other (specify)	
TOTAL	

2. ESTIMATED INCOME

Use	Estimated Annual Income
Grapes	\$8000
Grazing	1500
TOTAL	

I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: Will Estey
 ADDRESS: 21271 Latrobe RD
 CITY: Plymouth CA 95669
 PHONE: 209 680-4840


 Signature of person who prepared application.
2-2-23
 Date

Additional persons to be notified concerning action on this request:

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

TENTATIVE
PARCEL MAP
APPLICATION

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**
21271 Latrobe Road
Plymouth, CA 95669
(209) 680-4840

Record Owner: **Same**

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 2nd 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

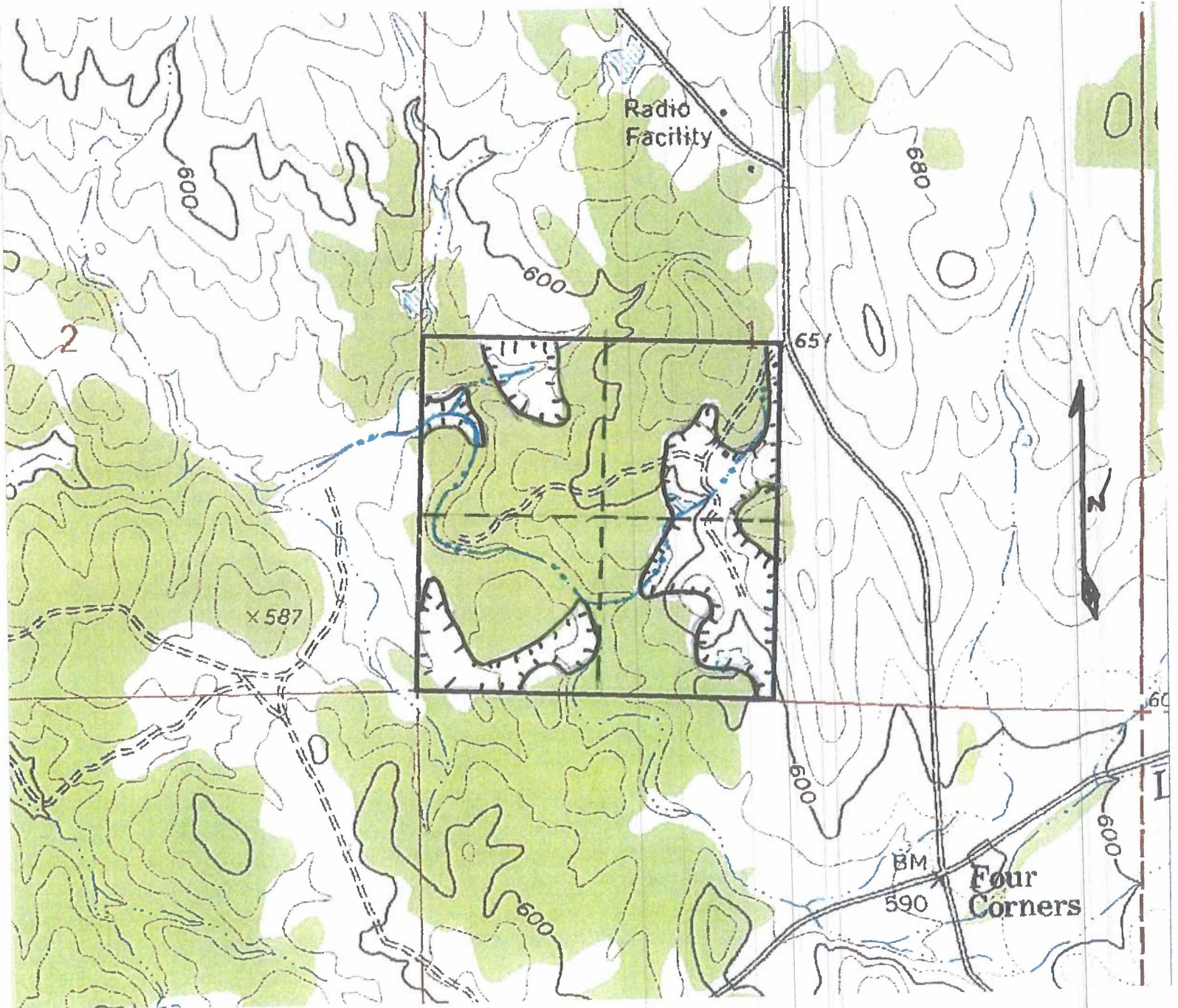
attachments




Estey Oak Woodlands Evaluation

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

Irish Hill 7.5' Quadrangle

Amador County

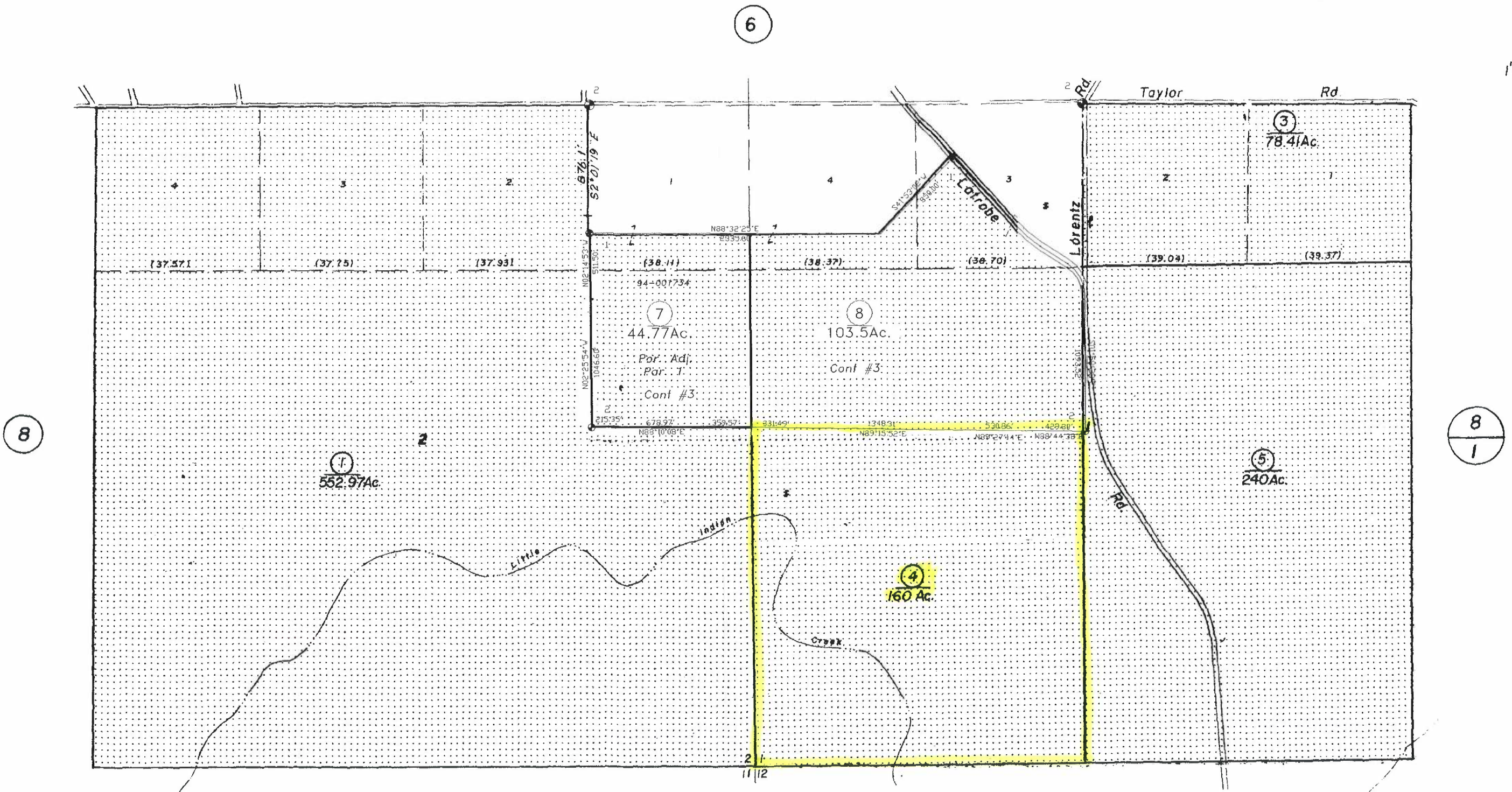


-  Estey Property Boundary
-  Oak Woodland
-  Proposed subdivisions

-  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

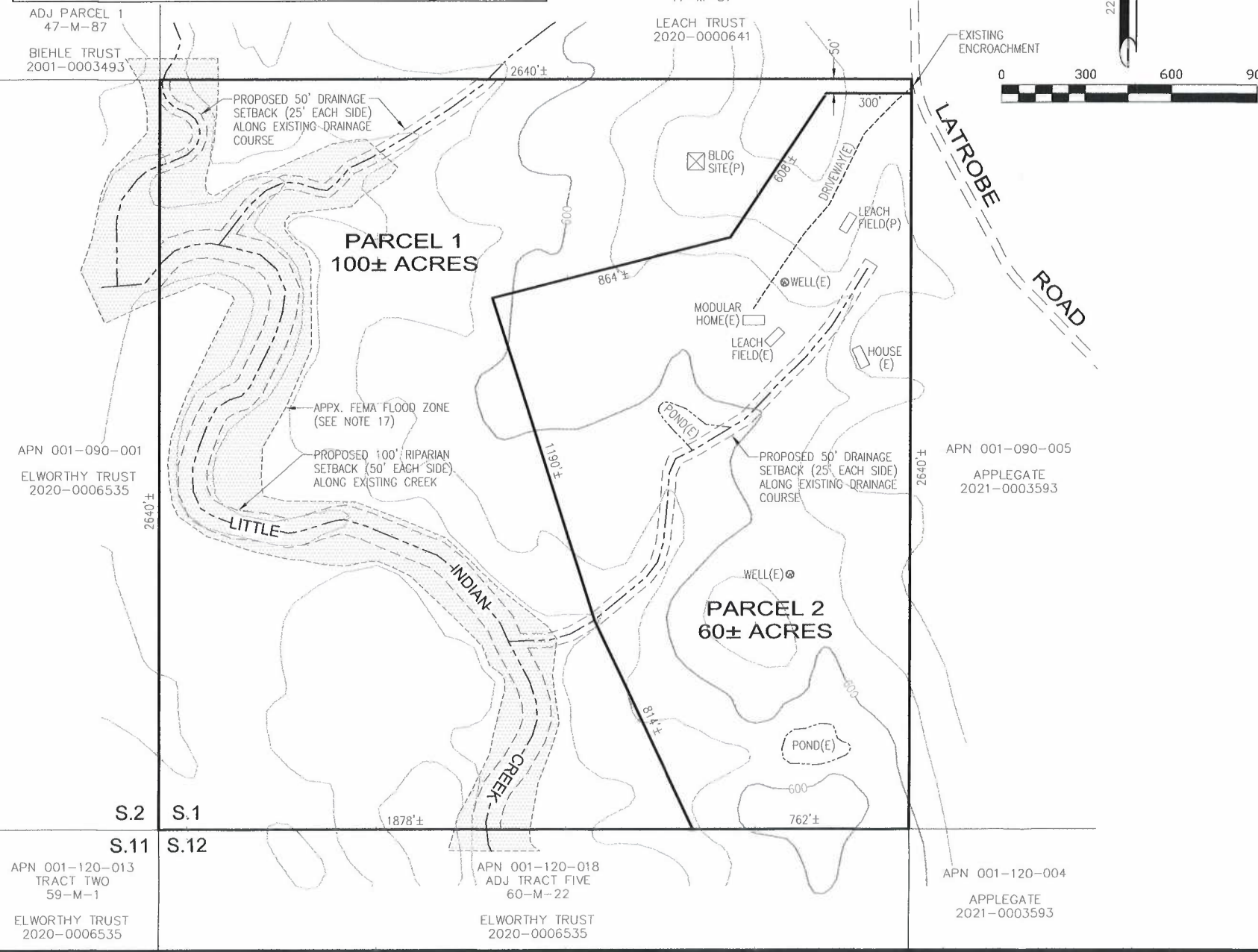
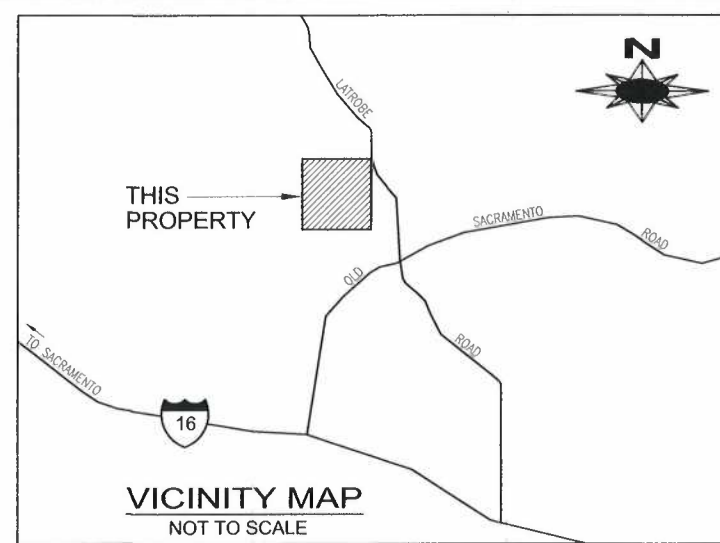
BEING A DIVISION OF THE SW 1/4 SECTION 1, T. 7 N., R. 9 E., M. D. M.
COUNTY OF AMADOR, STATE OF CALIFORNIA



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.: 001-090-004
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

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: 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>

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

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

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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



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 ± 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.

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
Page 3

bc: **Traffic Operations** – Sonia Arellano
Environmental— Elizabeth Hummel
Hydraulics – Brandon Yu
Encroachment – Abel Preciado/Francisco J. Rodriguez