

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION  
FOR MEETING OF: February 13, 2024**

---

**ITEM 2 Request for a variance (V-23;12-1 Johnson) from the front (25 ft.) setback requirement and from the Public Utility Easement (PUE) setback on Final Subdivision Map No. 116, to allow construction of a carport 10 ft. from the front property line and 3 ft. from the PUE pin for APN: 038-660-010.**

**Applicant:** Jeff Johnson

**Supervisory District:** 3

**Location:** 13425 Paintbrush Lane, Pine Grove, CA 95665

**A. General Plan Designation:** RR, Rural Residential

**B. Present Zoning:** PD-R1, Planned Development, Single-family Residential

**C. Acreage Involved:** 3.47 acres

**D. Description:** The applicant has requested a variance from Amador County Code §19.24.040 (R1 district regulations--generally.), which requires a twenty-five (25) foot setback from the front property line, and from the PUE setback on Final Subdivision Map No. 116, which requires a twenty (20) foot setback. This variance would allow for the construction of a carport 10 feet from the front property line and 3 feet from the PUE pin. There is an existing single-family residence on the property for which the proposed project is considered an accessory use.

If the variance is approved, all necessary building permits shall be obtained from the Amador County Building Department for construction of the proposed structure.

**E. Prior Review and Recommendation:** This project was reviewed by the Technical Advisory Committee (TAC) on January 4, 2024. TAC has no technical objections to the Planning Commission recommending approval of the variance and the proposed Exemption from CEQA to the Board of Supervisors.

**F. Planning Commission Action:** Following the public hearing, the first action of the Planning Commission should be to determine the adequacy of the proposed Exemption under Section 15305, Class 5 of the State CEQA Guidelines (minor setback variance not resulting in the creation of any new parcel). The Commission may then make a recommendation of the project to the Board of Supervisors, subject to the findings set forth below.

**G. Standard Variance Findings:**

1. This variance does not constitute the granting of a special privilege inconsistent with the limitations to which other lots in the vicinity with like zoning are subject;
2. Due to the location of the existing dwelling, existing accessory structures, and the slope of the lot, the strict application of the front building setback and PUE setback is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under identical zone classifications; and
3. This variance is categorically exempt according to Section 15305, Class 5 of the State CEQA Guidelines (minor setback variance not resulting in the creation of any new parcel).

# Notice of Exemption

**NOTICE OF EXEMPTION**

Appendix E

To:  Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

From: Amador County Planning Commission  
810 Court Street  
Jackson, CA 95642

County Clerk - County of Amador  
810 Court Street  
Jackson, CA 95642

**Project Title:** V-23;12-1 Johnson

**Project Applicant/Address/Phone Number:** Jeff Johnson

**Project Location - Specific:** 13425 Paint Brush Lane, Pine Grove, CA 95665 (APN: 038-660-010)

**Project Location - County:** Amador **Project Location - City:** N/A

**Description of Nature, Purpose and Beneficiaries of Project:** The applicant has requested a variance from Amador County Code §19.24.040 (R1 district regulations--generally.), which requires a twenty-five (25) foot front setback and from Subdivision Map No. 116, which requires a twenty (20) foot setback from the Public Utility Easement (PUE). This variance would allow for the construction of a carport ten (10) feet from the front property lines, and three (3) feet from the PUE pin. There is an existing single-family residence on the property for which the proposed project is considered an accessory use.

**Name of Public Agency Approving Project:** Amador County Board of Supervisors

**Name of Person or Agency Carrying Out Project:** Jeff Johnson, Owner/Applicant

**Exempt Status:** (*check one*)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15305, Class 5 of State CEQA Guidelines
- Statutory Exemptions. State code number:

**Reasons why project is exempt:** The granting of the Variance is sanctioned by County Code Section 19.52 and is consistent with County Code Section 19.52.020 in that the project will not be detrimental to the health, safety, peace, morals, comfort and general welfare of the persons residing or working in the neighborhood or the general welfare of the County; and 2) A review of the Variance was conducted by staff and found the project will not have a significant effect on the environment and is Categorical Exempt according Section 15305, Class 5 (*minor setback variance not resulting in the creation of any new parcel*) of the State CEQA Guidelines, and a Notice of Exemption will be filed with the County Recorder.

**Lead Agency Contact Person:** Nicole Sheppard, Planner

**Telephone:** 209-223-6380

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Title: Planner

Signed by Lead Agency

Revised 2011

**File No.** \_\_\_\_\_

**Posted On** \_\_\_\_\_

**Posting Removed** \_\_\_\_\_

# Affidavit

- |   | Initial   |
|---|-----------|
| 1. Notice of Intent (NOI).  | —         |
| 2. GIS List. <u>300</u> ft. Plus <u>—</u><br><small>(Distance) (Special Instructions: e.g. to end of access road)</small> | <u>NS</u> |
| 3. Checked <u>all</u> APN pages of those parcels from the GIS list for “NOTES” or<br>a. “SPECIAL INSTRUCTIONS.”           | <u>NS</u> |
| 4. Project Applicant and Representative(s), if applicable.  | <u>NS</u> |
| 5. Checked Project file cover for agency distribution.  | <u>NS</u> |
| 6. Checked inside file for special requests for notification.   | <u>NS</u> |
| 7. Checked old notification list for additional notification.   | <u>NS</u> |
| 8. Other – Specify:<br>_____<br>_____<br>_____  |           |

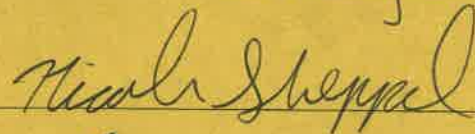
**AFFIDAVIT OF SERVICE BY MAIL**

I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding V-23, 12-1 Johnson Variance by placing copies in 20 envelopes addressed to: (see attached list).

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on January 31<sup>st</sup>, 2024 at Jackson, California.

I declare under penalty of perjury the foregoing is true and correct.

Executed at Jackson, California on January 31, 2024

Signed 

Witness 



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 223-6254  
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

### NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the PLANNING COMMISSION of the County of Amador, State of California, has received an application for the project described in this notice.

**PROJECT DESCRIPTION:** Request for a variance (V-23;12-1 Johnson) from the front property line setback, and from the Public Utility Easement (PUE) setback on Final Subdivision Map No. 116, within the PD-R1, Planned Development, Single-family Residential Zoning District. The property is 3.47 acres with standard setbacks of 25 ft. from the front, 15 ft. from the rear, and 5 ft. from the side property lines, and a PUE setback of 20 ft. This variance, if approved, would allow construction of a carport at the northwest corner of the property 10 ft. from the front property line and 3 ft. from the PUE pin (APN: 038-660-010).

**Owner/Applicant:** Jeff Johnson

**Supervisory District:** 3

**Location:** 13425 Paintbrush Lane, Pine Grove, CA 95665

**PUBLIC HEARING:** Discussion and possible action on this project by the Amador County Planning Commission will take place following a public hearing scheduled for **February 13, 2024 at 7:00 p.m.** in the Board Chambers of the County Administration Center located at 810 Court St., Jackson, CA 95642. The meeting may be attended in person or via teleconference by dialing **669-900-6833** and using **meeting ID 537-512-8983**, or by using the following link: <https://zoom.us/j/5375128983>.

The Chairperson will invite the public to comment via phone/online. Public comment will also be accepted at the above address or at [planning@amadorgov.org](mailto:planning@amadorgov.org). Comments received prior to publication of the agenda will be included in the agenda packet. The agenda will be published online at [www.amadorgov.org](http://www.amadorgov.org) in the Agendas and Minutes section. Comments received after publication of the agenda will be distributed to the Commissioners prior to the meeting, and shall be subject to the same rules as would otherwise govern speaker comments at the meeting. However, be advised that due to time constraints, the Commissioners may not be able to give letters submitted after the agenda is published, as detailed a review as those received earlier. Therefore, it may be to your benefit to attend the hearing and summarize your concerns orally. Letters will not be read aloud at the public hearing.

In compliance with the Americans with Disabilities Act, if you need an accessibility-related modification or accommodation to participate in this meeting, please contact the Amador County Planning Department, at (209) 223-6380, by email to [planning@amadorgov.org](mailto:planning@amadorgov.org). Requests must be made as early as possible, and at least two business days before the start of the meeting.

**NOTE:** If you do not comment at the public hearing or send in written comments and later decide to challenge the nature of this proposed action in court, you may be limited to raising only those issues you raised at the public hearing or have given in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

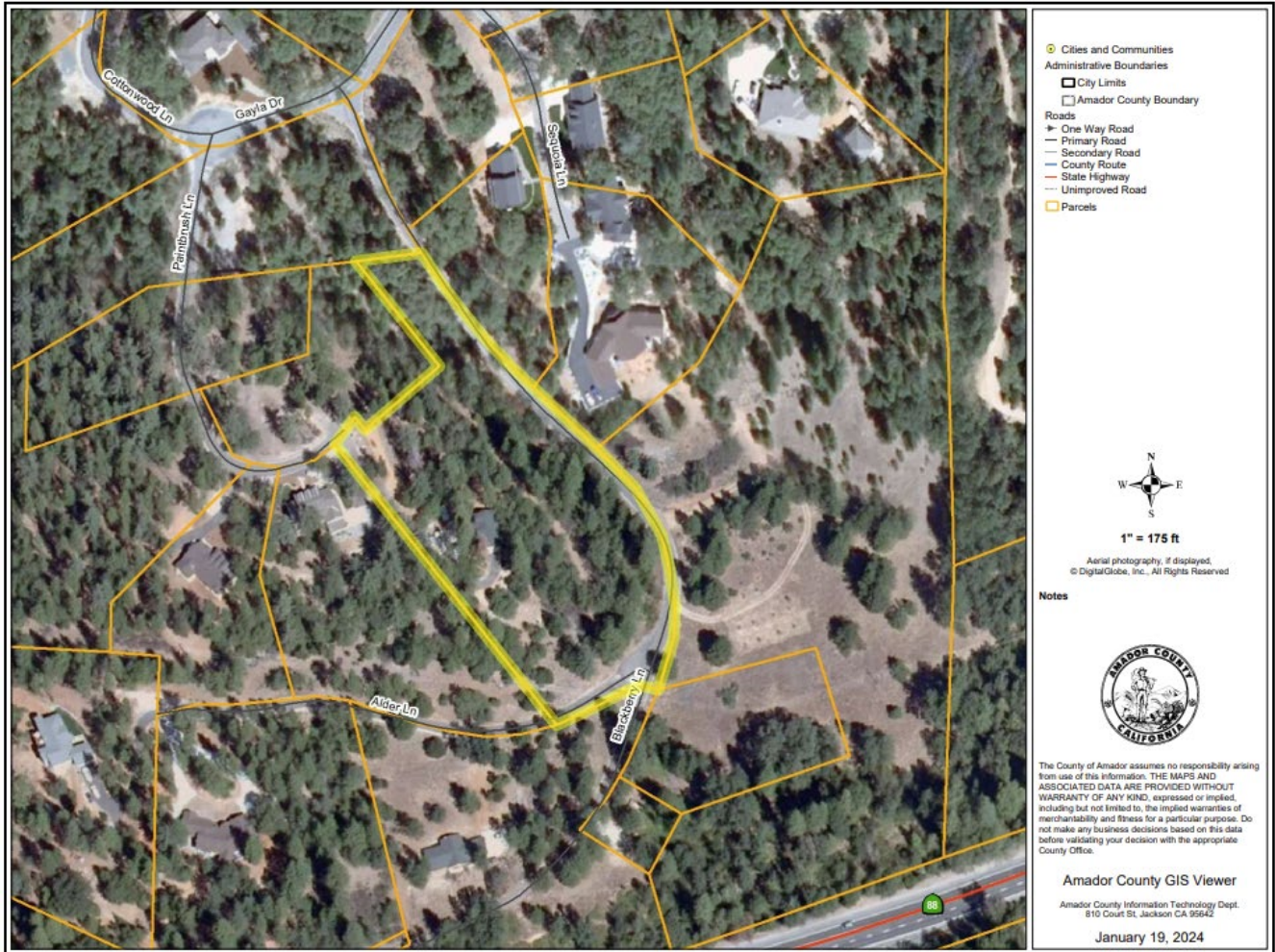
**ENVIRONMENTAL REVIEW PROCESS:** In accordance with the California Environmental Quality Act (CEQA), the lead agency, the Amador County Planning Commission, intends to consider this project Categorical Exempt under 15305, Class 5 (a) (minor setback variance not resulting in the creation of any new parcel). The application materials appear to be complete and indicate there are no extraordinary or unique environmental issues. The Technical Advisory Committee (TAC) has reviewed this project and has found no technical objection to the approval of this project along with filing the project as exempt under CEQA.



If you have any questions or desire more information, please contact this office.

**AMADOR COUNTY PLANNING COMMISSION**  
**Date of this notice: January 31, 2024**

**SUBJECT PARCEL HIGHLIGHTED BELOW**



# Application





AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 257-5002  
WEBSITE: www.amadorgov.org  
E-MAIL: planning@amadorgov.org

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

**PRE-APPLICATION INFORMATION AND CHECKLIST FOR A VARIANCE REQUEST**

Application for a Variance request shall include the following:

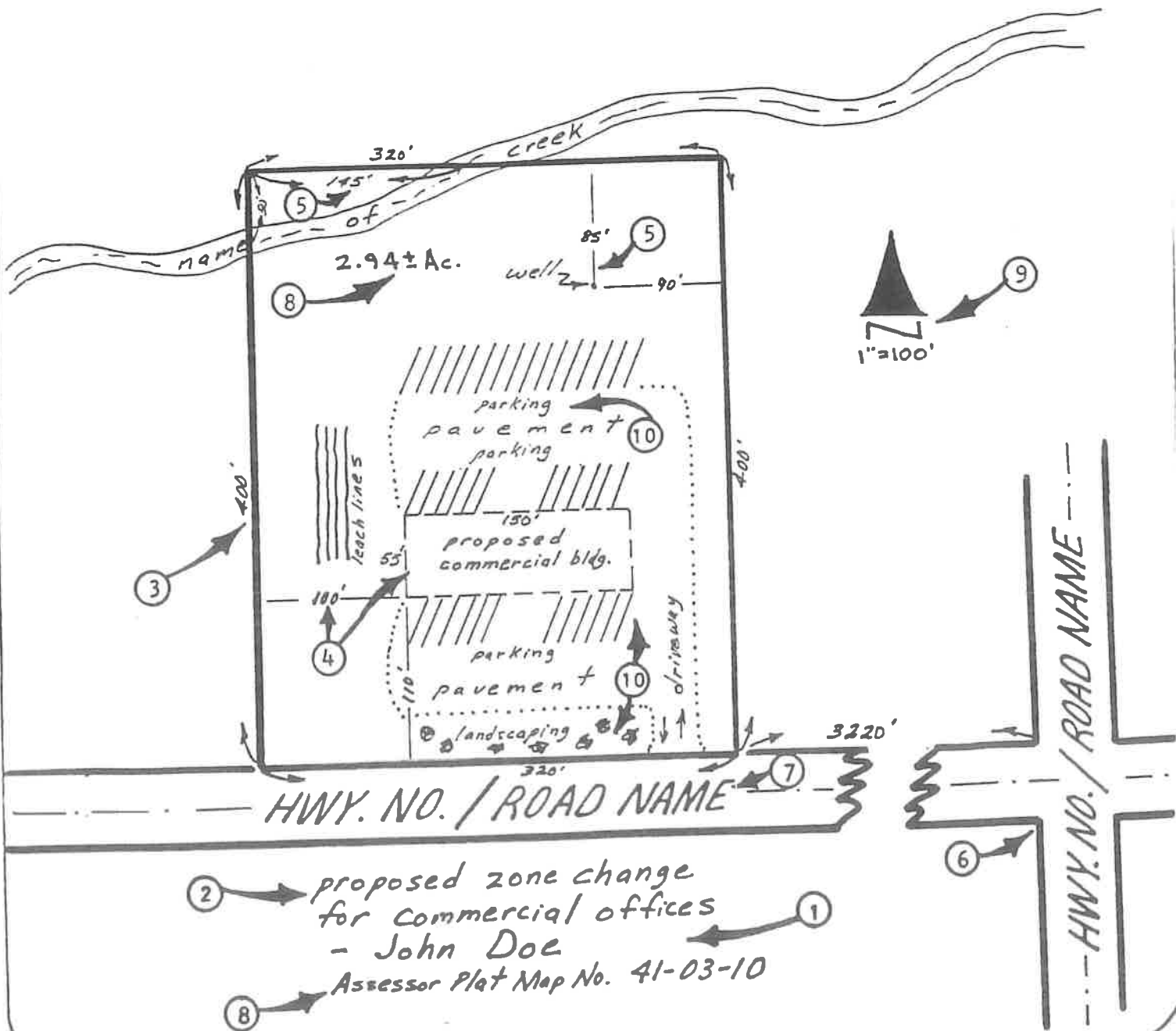
- 1. Letter of application explaining purpose of request, description of variance, and other pertinent information.
- 2. Letter of authorization if landowner is being represented by another party.
- 3. Submit a plot plan (max 11"x17") of parcel showing location of project in relation to property lines and any other structures that are on the property. NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department for the purpose of aiding in drawing of the plot plan; **see plot plan guidelines attached.**
- 4. Copy of deed(s) to property.
- 5. Completed Environmental Assessment Form.
- 6. Filing fee of \$ 738 <sup>Application</sup> 50 <sup>Recording</sup>
- 7. ACPD fee of \$ 226
- 8. Application Form to be signed at the time of project presentation in the Planning Department.

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

**NOTE:** *Pursuant to County Code Section 19.52.060 B., "In any case, where a variance has not been used within one year after a date of granting thereof, then without further action by the planning commission or board of supervisors, the variance granted shall be null and void."*

PLOT PLAN GUIDELINES

1. Applicant's name
2. Project title and/or description
3. Outline of property with dimensions
4. Size, dimensions and distances from property lines of all structures on property and proposed project area
5. Location and distances from property lines and other structures of wells, creeks, rivers, etc. and other outstanding property features
6. Location, distance and names of nearest road intersection
7. Distance and name of nearest road to property
8. Parcel size and assessor plat map number
9. Scale of map and direction of north
10. Any other pertinent information pertaining to project



**ENVIRONMENTAL INFORMATION FORM**

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

**GENERAL INFORMATION**

Project Name: JOHNSON TRAILER COVER VARIANCE

Date Filed: \_\_\_\_\_ File No. \_\_\_\_\_

Applicant/ \_\_\_\_\_

Developer \_\_\_\_\_ Landowner JEFFREY + STACY JOHNSON

Address \_\_\_\_\_ Address 13425 PAINTBRUSH LANE PINE GROVE, CA 95665

Phone No. \_\_\_\_\_ Phone No. 916-718-1205

Assessor Parcel Number(s) 038-660-010 JTJ054@YAHOO.COM

Existing Zoning District PD-R1, Planned Development - Single Family Residential

Existing General Plan RR - Rural Residential

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 UPON GRANTING THIS VARIANCE I WILL BE SUBMITTING PAPER WORK FOR THE BUILDING TO THE COUNTY BUILDING DEPARTMENT

**WRITTEN PROJECT DESCRIPTION** (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size 3.47 ACRES
2. Square Footage of Existing/Proposed Structures 576 SQUARE FEET
3. Number of Floors of Construction N/A
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan) N/A
5. Source of Water N/A
6. Method of Sewage Disposal N/A
7. Attach Plans
8. Proposed Scheduling of Project Construction LATE SPRING EARLY SUMMER
9. If project to be developed in phases, describe anticipated incremental development. N/A
10. Associated Projects N/A
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details. ATTACHED
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected. N/A
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities. N/A
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities. N/A
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. N/A
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required. VARIANCE IS BEING REQUESTED TO BUILD A RV COVER WITHIN MY BUILDING SET BACK LINES

**ADDITIONAL INFORMATION:** 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 or any lakes or 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, or ground water quality or 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 has slopes 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. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 28. Does this project have a 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 (cannot be returned).
- 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 (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: 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 12-7-2023

Jeffrey Johnson  
(Signature)

For \_\_\_\_\_

**INDEMNIFICATION**

Project: JOHNSON TRAILER COVER VARIANCE

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 related 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):

Goffrey Johnson  
Signature

\_\_\_\_\_  
Signature

December 07, 2023

Variance request on 13425 Paintbrush Lane Pine Grove CA,95665

The reason for this Variance request is to build a cover over my RV on my property at 13425 Paintbrush Lane Pine Grove. I am requesting a variance within my building set back lines. I would like to build the RV cover 10 foot off of my property line to the north side of my property to make sure I am clear of my septic leach field as well as a 17 foot variance from the west side of my property. I will be 3 foot out side of my Public Utility Easement. I am unable to park my RV anywhere else on my property as my property has very steep terrain. I am building this cover to be of the same type and color as my existing building. Paintbrush lane is not a county road but it is a private road and the majority of the structure will be screened by natural vegetation such as trees and bushes. The structure sits below the road by approximately 10 foot. The only visible part of the structure would be the top part of the posts by about 4 foot and the roof. I am looking forward to hearing from you on your decision. Upon granting this variance I will be submitting paperwork for the building to the county building department. Any further questions please contact me at 916-718-1205.

Thanks Jeff Johnson

## Application questions

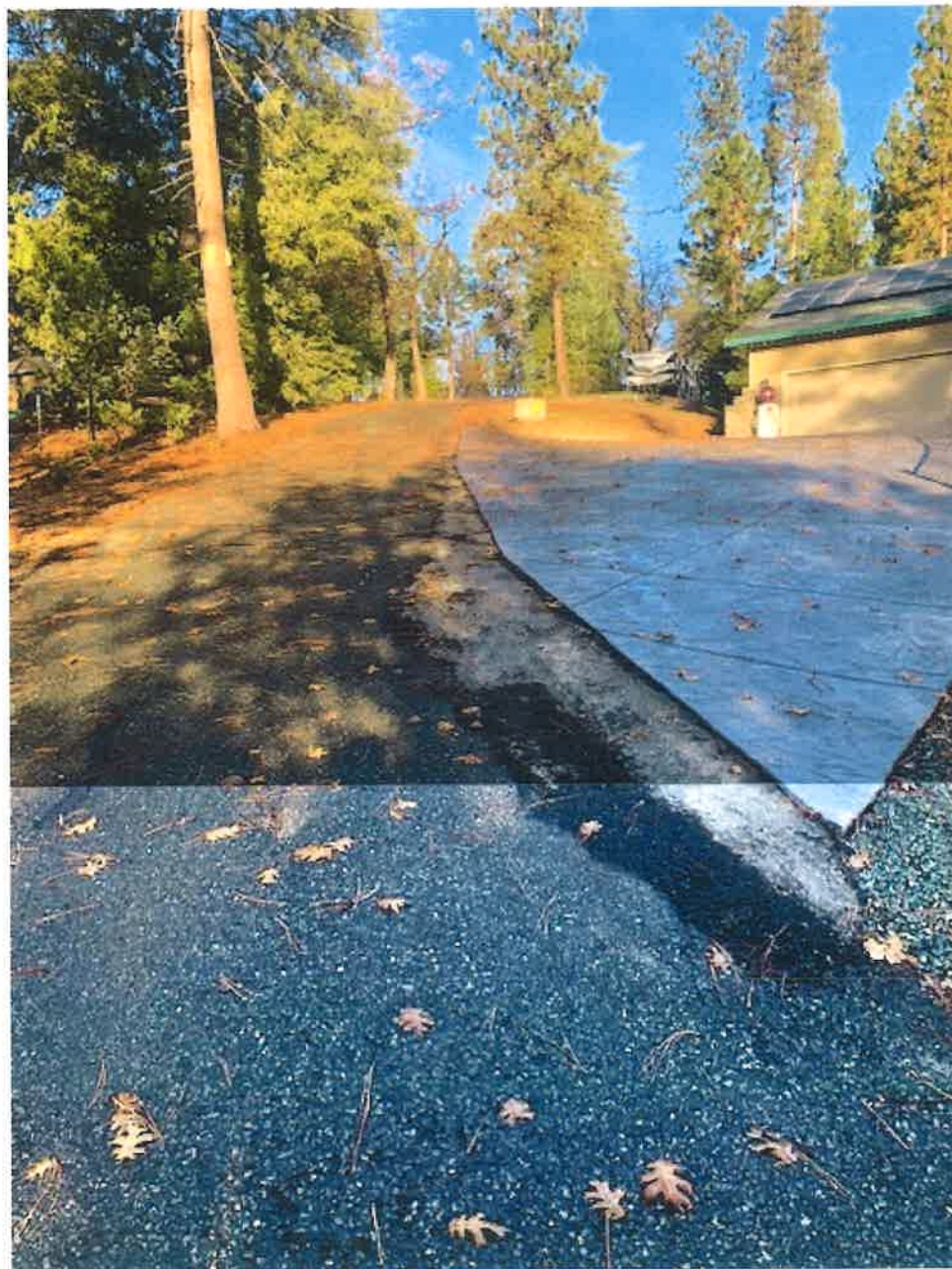
29. The project as it sits currently is severely sloped within the Public Utilities Easement and currently where my trailer sits is level then to the east side of the trailer it slopes and has my leach field for my septic system. The soil is stable and has lots of vegetation such as pine trees and manzanita bushes. The only other structures on the site is my home.

30. The surrounding properties are to the west is a single family dwelling that sits at road level and is set back approximately off of Paintbrush Lane 40 feet. The property to my north is a vacant lot that. All neighboring properties have pine trees, oak trees and manzanita bushes through out the properties. All properties are residential properties. Paintbrush lane is a private road and dead ends at my property and at the road edge it has several pine trees and manzanita bushes at the road edge that extend and provides a screen.

31. Not Applicable



VIEW FROM BOTTOM OF  
HOUSE TOWARDS PAINTBRUSH LN  
AT TOP OF HILL



LEFT OF TRAILER IS TOP OF ROAD  
(PAINT BRUSH LNY) + PUE.

RIGHT OF TRAILER IS SEPTIC LEACH FIELD





FRONT OF TRAILER SHOWING  
TREES & SCREENING FROM  
PAINT BRUSH LANE



TRAILER NEXT TO PUE  
ON LEFT SIDE 7 SCREENING  
OF PAINT BRUSH LANE





SCREENING OF TREES AT  
PAINT BRUSH LANE



SCREENING OF TREES AT  
PAINTBRUSH LANE





SCREENING OF TREES AT PAINT BRUSH  
LANE AT REAR OF TRAILER





SCREENING OF TREES AT PAINTBRUSH  
LANE REAR OF TRAILER



SCREENING OF TREES FROM NEIGHBORS  
HOUSE AT PAINTBRUSH LANE REAR OF  
TRAILER





SCREENING OF TREES TO NEIGHBORS HOUSE  
ON PAINT BRUSH LANE REAR OF TRAILER



SCREENING OF TREES FROM PAINTBRUSH  
LANE





SCREENING OF TREES FROM PAINTBRUSH  
LANE



SCREENING OF TREES FROM NEIGHBORS  
HOUSE. TRAILER WILL BE BACK APPROX 20 FEET





TRAILER WILL BE BACKED UP  
APPROX 20 FEET TAKEN FROM NEIGHBORS  
DRIVE WAY





TRAILER WILL BE BACKED UP  
APPROX 20 FEET



OTHER AREAS OF PROPERTY  
SHOWING SLOPE OF LAND



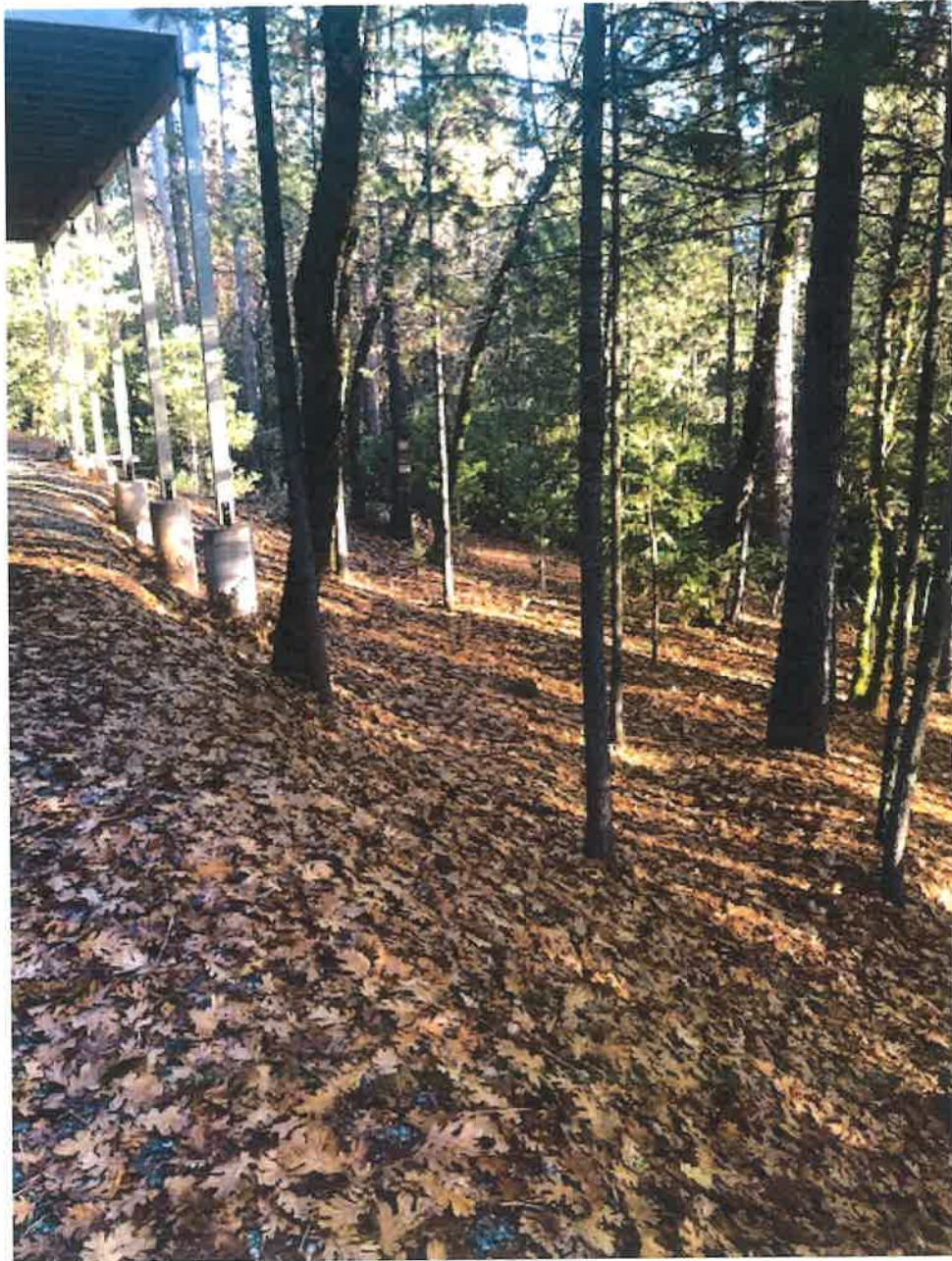


OTHER AREAS OF PROPERTY  
SHOWING SLOPE OF LAND





OTHER AREAS OF PROPERTY  
SHOWING SLOPE OF LAND



STYLE OF COVER TO  
BE BUILT

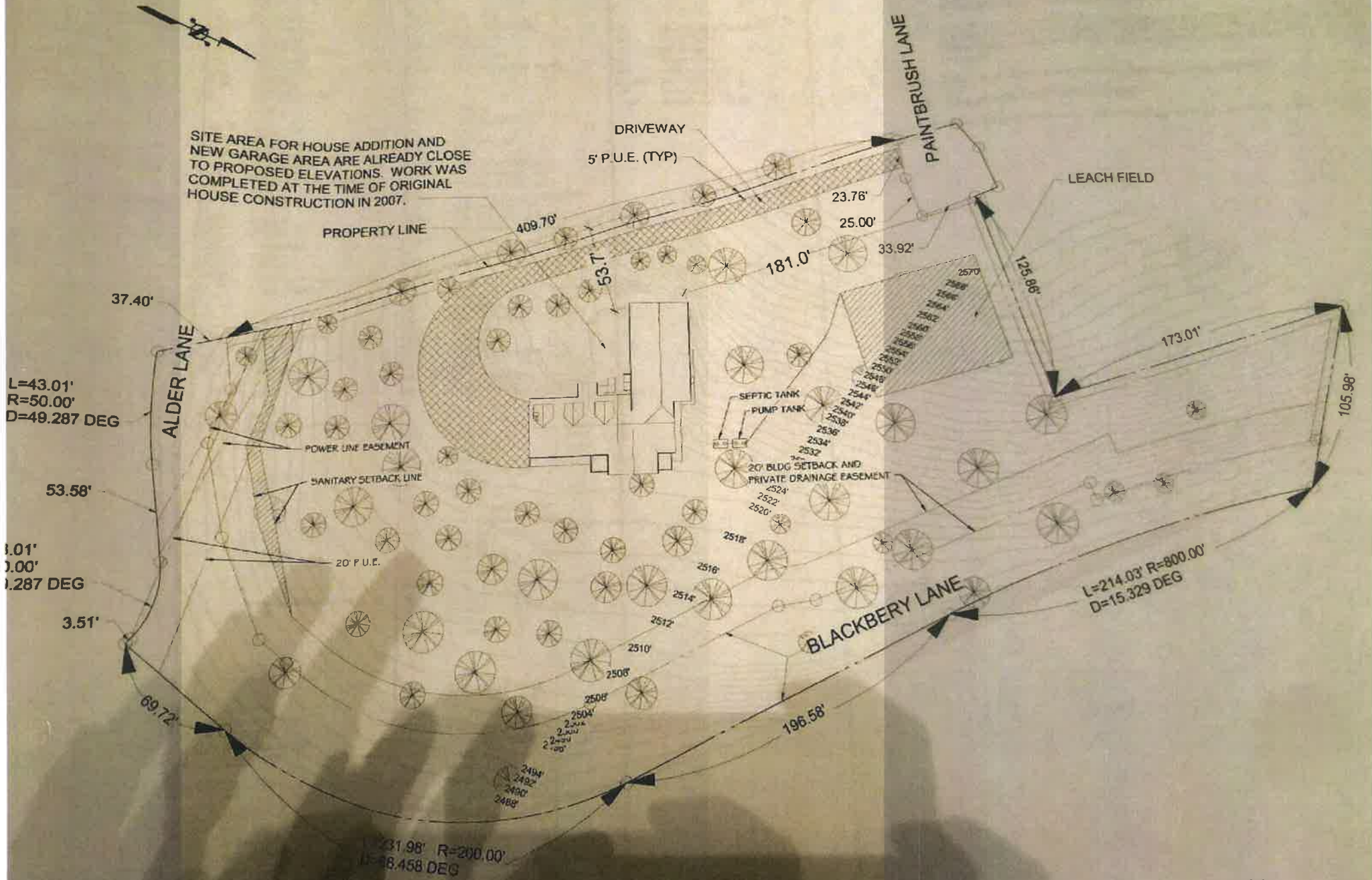




STYLE OF COVER TO  
BE BUILT



SITE AREA FOR HOUSE ADDITION AND NEW GARAGE AREA ARE ALREADY CLOSE TO PROPOSED ELEVATIONS. WORK WAS COMPLETED AT THE TIME OF ORIGINAL HOUSE CONSTRUCTION IN 2007.







- ⊙ Cities and Communities
- Administrative Boundaries
  - ▭ City Limits
  - ▭ Amador County Boundary
- Roads
  - ▶ One Way Road
  - Primary Road
  - Secondary Road
  - County Route
  - State Highway
  - Unimproved Road
- ▭ Parcels



1" = 92 ft

Aerial photography, if displayed,  
 © DigitalGlobe, Inc., All Rights Reserved

Notes



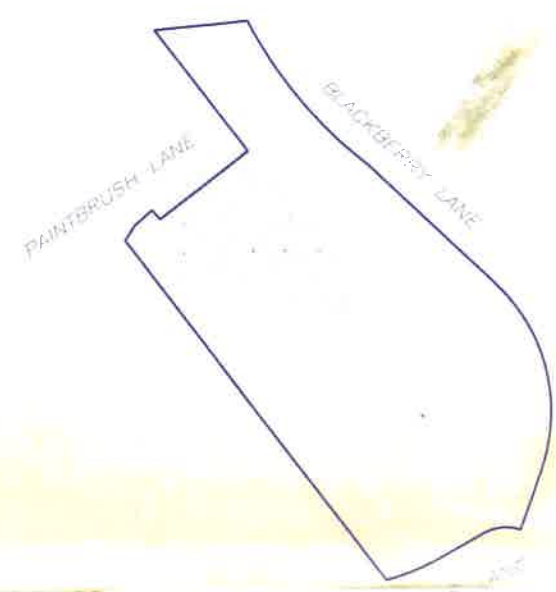
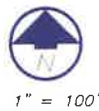
The County of Amador assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating your decision with the appropriate County Office.

Amador County GIS Viewer

Amador County Information Technology Dept.  
 810 Court St. Jackson CA 95642

December 8, 2023





PAINT BRUSH LANE

DRIVE WAY

BLACKBERRY LANE

53' OFF PROPERTY LINE

10' FROM PROPERTY LINE

3' FROM EDGE OF PUE



CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO AVOID AND AVOID UNDERGROUND UTILITIES.

DO NOT CUT OR REMOVE ACTIVE SIGNALS WITHIN 50 FEET OF DEPTH OF REPLACEMENT AREA. PUE

NOTE: ALL COMPONENTS OF THE SEPTIC SYSTEM MUST BE A MINIMUM OF 100 FEET FROM ALL WELLS.

NOTE: SEPTIC & PUMP TANKS MAY BE RELOCATED IF APPROVED IN ADVANCE BY DESIGNER.

NOTE: TRENCH DEPTHS FOR ALL COMPONENTS TO BE DETERMINED BY LOCAL CODES AND ESTABLISHED PRACTICES FOR LOCAL AREA.

REPLACEMENT TRENCH AND ATTACHMENT SYSTEM TO INCLUDE DISTRIBUTION TRENCHES FOLLOWED BY FINAL DISPOSAL INTO SHALLOW DISPOSAL TRENCHES.

APPROXIMATE DWELLING LOCATION

SEE NOTE FOR DWELLING PER. NO.

**INSPECTIONS BY THE DESIGNER**

Inspections by the designer are required at the following stages of construction:

1. **Service** - The location and layout of the distribution beds must be approved by the designer prior to construction. Contractor is responsible for laying out distribution beds in advance of the inspection.
2. **Open Trench** - After disposal trenches have been excavated and prior to backfilling, trenches must be inspected (if required) but prior to installing drain tiles.
3. **Pump Test** - After perforated distribution laterals have been placed and all are oriented upward but prior to backfilling. Power must be established and the pumping system must be operational so that pressure in any distribution laterals may be checked.
4. **Final** - When the system is complete, a final inspection with the designer is required. All system components must be in place and operating.

These limited inspections do not allow for detailed examination of all system components and workmanship and thereby provide only an indication of the work. The installer is responsible for all workmanship and materials utilized on the project and for the means and methods of construction. Any inspections required but to installer error will be billed to the owner as extra work.

APN # 038-660-010

**ON-SITE WASTEWATER DISPOSAL SYSTEM**

AMADOR COUNTY APN: 038-660-010  
PAINTBRUSH LN.  
P.R. UNIT 3, LOT 38

JOB #	060004
DATE	05/25/06
DESIGNED BY	JF
REV. 1	6
REV. 2	6

PREPARED FOR  
Mr. Jeff Johnson  
1538 Mason Way  
Colton, CA 95307

**PRELIMINARY**

**NOT FOR CONSTRUCTION**

**SJB CONSULTING GROUP**

SEPTIC SYSTEM DESIGN  
LAND DEVELOPMENT  
ENVIRONMENTAL

1051 OFFICE PARK BLVD  
DUBLIN, CA 94568  
309.274.1511 FAX



FINAL SUBDIVISION MAP No. 116  
PONDEROSA RIDGE  
UNIT 3

BEING A PORTION OF THE NW & SW 1/4 SECTION 2  
& A PORTION OF THE NE 1/4 SECTION 3, T.6N., R.12E., M.D.M.  
COUNTY OF AMADOR, STATE OF CALIFORNIA  
DEED REFERENCE - 2000-011317  
TOMA & ANDERSON  
LICENSED LAND SURVEYORS - PLANNERS  
41 Summit Street., Jackson, CA 95642  
(209) 223 0156  
NOVEMBER, 2003

SEE SHEET 2  
UNIT 2  
22

UNIT 2  
25

LUDEKENS  
560-O.R.-209

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.90	S22°57'09"E
L2	57.56	S27°55'24"E
L3	33.83	S72°18'48"E
L4	29.09	S72°18'48"E
L5	11.99	N72°32'15"E
L6	59.42	N72°32'15"E
L7	18.54	N32°06'59"E
L8	19.35	N32°06'59"E
L9	26.83	N48°29'48"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	65.63	500.00	7°31'15"
C2	156.15	85.00	105°15'26"



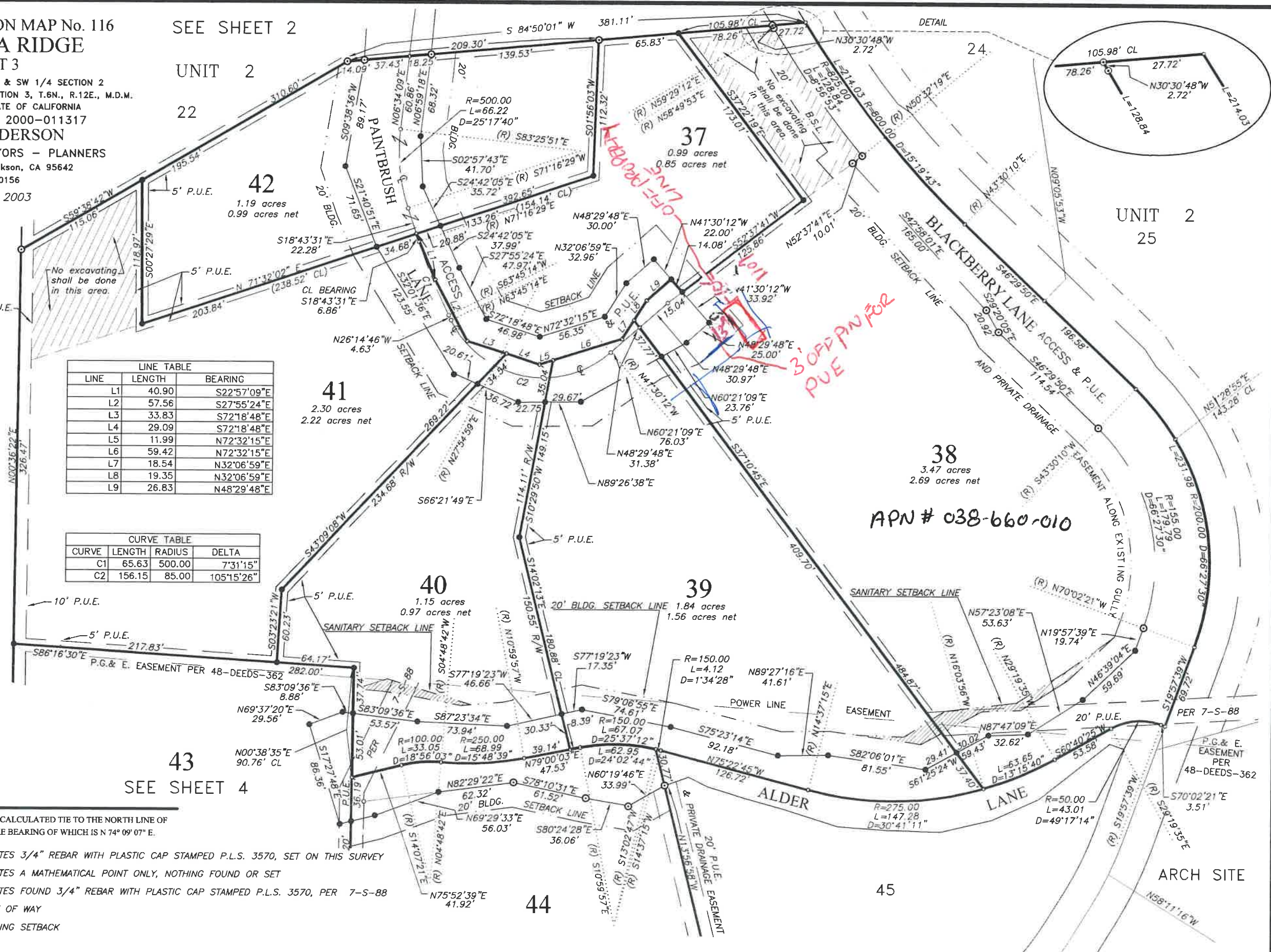
SCALE: 1"=50'

NOTES & LEGEND

BASIS OF BEARINGS IS REFERRED TO A CALCULATED TIE TO THE NORTH LINE OF HIGHWAY 88 AS SHOWN ON 51-M-59, THE BEARING OF WHICH IS N 74° 09' 07" E.

- DENOTES 3/4" REBAR WITH PLASTIC CAP STAMPED P.L.S. 3570, SET ON THIS SURVEY
- DENOTES A MATHEMATICAL POINT ONLY, NOTHING FOUND OR SET
- DENOTES FOUND 3/4" REBAR WITH PLASTIC CAP STAMPED P.L.S. 3570, PER 7-S-88
- RIGHT OF WAY
- BUILDING SETBACK

43  
SEE SHEET 4



APN # 038-660-010



FINAL SUBDIVISION MAP No. 116  
PONDEROSA RIDGE  
UNIT 3

BEING A PORTION OF THE NW 1/4 SECTION 2  
& A PORTION OF THE NE 1/4 SECTION 3, T.6N., R.12E., M.D.M.  
COUNTY OF AMADOR, STATE OF CALIFORNIA  
DEED REFERENCE - 2000-011317

**TOMA & ANDERSON**  
LICENSED LAND SURVEYORS - PLANNERS  
41 Summit Street., Jackson, CA 95642  
(209) 223 0156  
NOVEMBER, 2003

SEE SHEET 2

UNIT 2

22

UNIT 2  
25

LUDEKENS  
560-O.R.-209

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.90	S22°57'09"E
L2	57.56	S27°55'24"E
L3	33.83	S72°18'48"E
L4	29.09	S72°18'48"E
L5	11.99	N72°32'15"E
L6	59.42	N72°32'15"E
L7	18.54	N32°06'59"E
L8	19.35	N32°06'59"E
L9	26.83	N48°29'48"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	65.63	500.00	7°31'15"
C2	156.15	85.00	105°15'26"



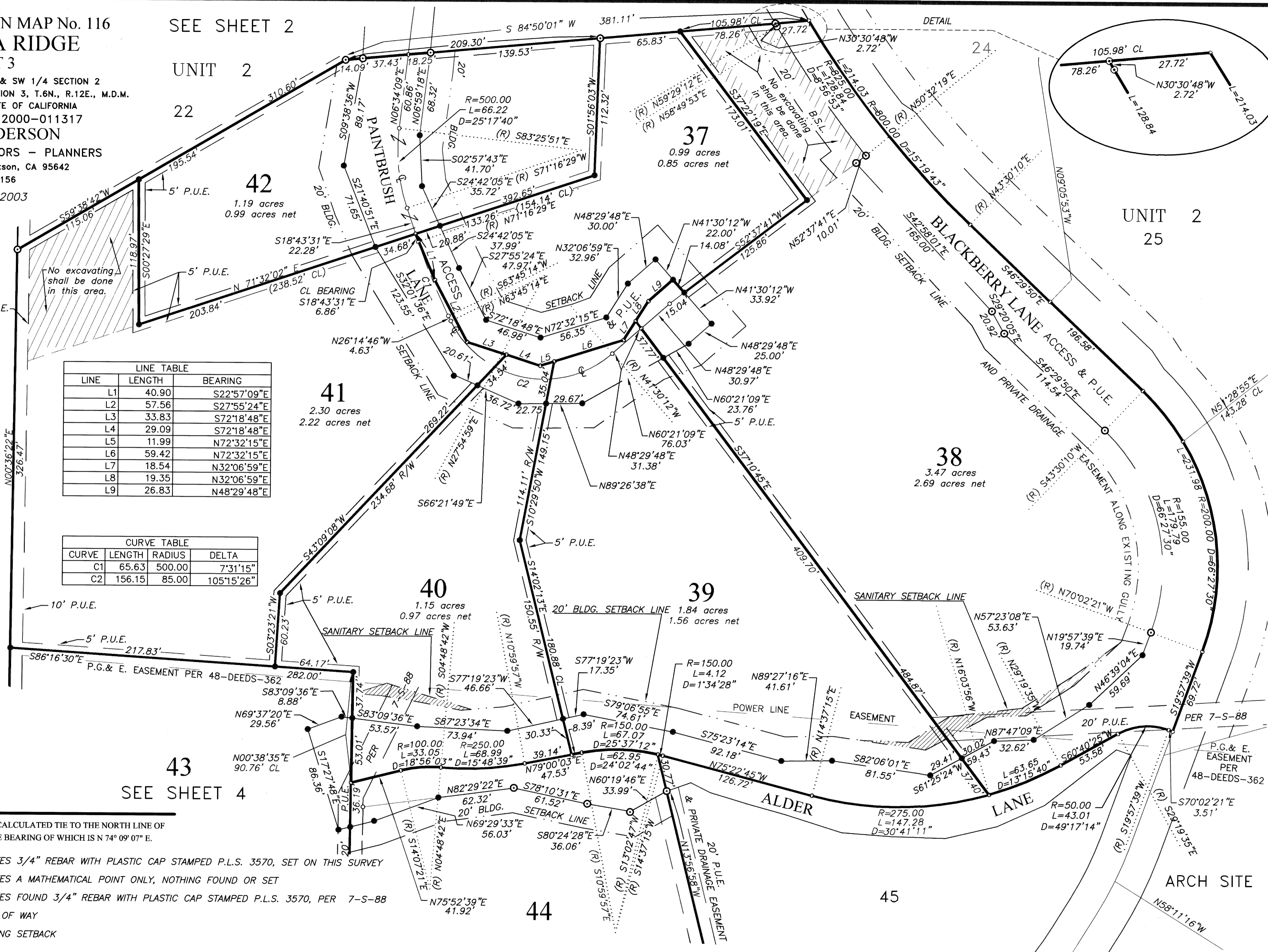
0 25 50 100  
SCALE: 1"=50'

NOTES & LEGEND

BASIS OF BEARINGS IS REFERRED TO A CALCULATED TIE TO THE NORTH LINE OF  
HIGHWAY 88 AS SHOWN ON 51-M-59, THE BEARING OF WHICH IS N 74° 09' 07" E.

- DENOTES 3/4" REBAR WITH PLASTIC CAP STAMPED P.L.S. 3570, SET ON THIS SURVEY
- DENOTES A MATHEMATICAL POINT ONLY, NOTHING FOUND OR SET
- DENOTES FOUND 3/4" REBAR WITH PLASTIC CAP STAMPED P.L.S. 3570, PER 7-S-88
- RIGHT OF WAY
- BUILDING SETBACK

SEE SHEET 4



**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF REAL PROPERTY SHOWN HEREON AS THE SUBDIVISION AND THAT THEY DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND IN CONSIDERATION FOR AND AS A CONDITION OF THE APPROVAL OF SAID MAP THEY DO HEREBY:

1. MAKE AN IRREVOCABLE OFFER TO DEDICATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE, EASEMENTS FOR USE AS A PUBLIC HIGHWAY OVER EACH AND EVERY PART OF SAID SUBDIVISION DESIGNATED ON THIS MAP AS COTTONWOOD LANE, PAINTBRUSH LANE, BLACKBERRY LANE, ALDER LANE AND GAYLA DRIVE
2. MAKE AN IRREVOCABLE OFFER TO DEDICATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE AS A PUBLIC UTILITY EASEMENT IN, ON, OVER, ABOVE OR UNDER EACH AND EVERY PART OF SAID SUBDIVISION DESIGNATED ON THIS MAP AS "PUBLIC UTILITY EASEMENT" (P.U.E.) AND "ACCESS EASEMENT AND P.U.E." AND ON, OVER, ACROSS AND THROUGH THOSE STRIPS OF LAND LYING 5 FEET ON EACH SIDE OF ALL SIDE LOT LINES AND REAR LOT LINES AND 10 FEET ALONG THE EXTERIOR BOUNDARIES OF THIS SUBDIVISION AND FRONT LINES, AN EASEMENT FOR SAID COUNTY OR ITS DESIGNEES AT ANY TIME, OR FROM TIME TO TIME, TO ENTER, CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW, ENLARGE AND PROTECT FROM HAZARDS, SANITARY SEWERS, STORM DRAINS, LINES OR PIPES, CONDUITS, CABLES, WIRES, POLES AND NECESSARY FIXTURES AND EQUIPMENT THEREFOR, TO CONNECT ANY PUBLIC UTILITY SERVICE TO ANY PARCEL OR LOT INSIDE OR OUTSIDE OF SAID SUBDIVISION AND/OR TO ANY MAIN OR TRUNK LINE OR SYSTEM; AND
3. PROMISE, COVENANT AND AGREE TO AND WITH SAID COUNTY TO GRANT OR RESERVE A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ALL THAT PORTION OF LAND DESIGNATED AS A "ROAD & UTILITY EASEMENT" OR "ACCESS EASEMENT" TO THE RECORD OWNERS OF EACH LOT OR PARCEL OR SAID SUBDIVISION AT SUCH TIME AS SAID LOTS ARE SOLD OR FEE TITLE CONVEYED AND THAT NONE OF SAID LOTS SHALL BE LEASED, SOLD OR CONVEYED UNLESS SUCH NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES AND INGRESS AND EGRESS IS GRANTED OR RESERVED PRIOR TO OR CONCURRENT WITH SAID CONVEYANCE OR SALE (UNLESS SAID PORTION OF LAND HAS BEEN TO AND ACCEPTED BY SAID COUNTY AS A PUBLIC HIGHWAY) SO AS TO PROVIDE ACCESS FOR SAID OWNERS AND THEIR AGENTS, EMPLOYEES, INVITEES AND LICENSEES BETWEEN SAID PARCELS OR LOTS AND THE NEAREST COUNTY ROAD AND BETWEEN AND AMONG ALL SAID PARCELS OR LOTS WITHIN SAID SUBDIVISION; AND
4. MAKE AN IRREVOCABLE OFFER TO DEDICATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE:

EASEMENTS FOR RIGHT-OF-WAY, UTILITY MAINTENANCE AND SNOW STORAGE, 5 FEET WIDE OUTSIDE OF AND CONTIGUOUS TO ALL CUT AND FILL SLOPES OF ALL ROADS OFFERED FOR DEDICATION SHOWN HEREON, FOR THE EXPRESS PURPOSE OF THE COUNTY'S OR OTHER AUTHORITY'S PERFORMING ALL NECESSARY WORK TO PROTECT THE ROADWAY AND MAINTAIN THE SLOPES. THE PORTIONS HEREON COVERED BY SAID EASEMENTS SHALL KEPT CLEAR.

SAID OFFERS TO DEDICATE AND AGREEMENTS AND COVENANTS ARE IRREVOCABLE AND SHALL RUN WITH THE LAND AND BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL EXPRESSLY AND LAWFULLY ABANDONED AND TERMINATED BY THE BOARD OF SUPERVISORS OF SAID COUNTY. SAID BOARD IN REJECTING ANY AND ALL OF SAID OFFERS TO DEDICATE SHALL RETAIN THE RIGHT TO ACCEPT BY RESOLUTION ANY OR ALL OF SAID OFFERS AT ANY TIME THEREAFTER.

*Robert H. Reeder*  
REEDER / SUTHERLAND, INC.  
a California Corporation  
by Robert H. Reeder, President

**NOTE:**

This subdivision is adjacent to property utilized for agricultural purposes and residents of the subdivision may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, including herbicides, pesticides and fertilizers; and, from the pursuit of agricultural operations, including plowing, spraying, pruning and harvesting, which occasionally generate dust, smoke, noise and odors. Amador County has established agriculture as a priority use on productive agricultural lands and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary farm operations in accordance with Ordinance No. 1504 (the "Right to Farm" Ordinance).

**FINAL SUBDIVISION MAP No. 116  
PONDEROSA RIDGE  
UNIT 3**

BEING A PORTION OF THE NW & SW 1/4 SECTION 2  
& A PORTION OF THE NE 1/4 SECTION 3, T.6N., R.12E., M.D.M.  
COUNTY OF AMADOR, STATE OF CALIFORNIA  
DEED REFERENCE - 2000-011317

**TOMA & ANDERSON**  
LICENSED LAND SURVEYORS - PLANNERS  
41 Summit Street., Jackson, CA 95642  
(209) 223 0156

JANUARY, 2004

**CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT**

I, MARDELL ANDERSON, HEREBY STATE THAT I AM THE CLERK OF THE BOARD OF SUPERVISORS OF AMADOR COUNTY, CALIFORNIA, AND THAT THE BOARD, BEING THE PROPER APPROVING BODY, HAS ACCEPTED THE MAP OF PONDEROSA RIDGE UNIT 2 AND ACCEPTS ON BEHALF OF THE PUBLIC ALL LANDS, RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON AND OFFERED FOR DEDICATION FOR LIGHT, AIR AND PUBLIC UTILITY PURPOSES. THE BOARD AT THIS TIME REJECTS ALL OTHER OFFERS OF DEDICATION APPEARING ON THIS MAP. SUCH OFFERS MAY BE ACCEPTED BY RESOLUTION OF SAID BOARD AT ANY TIME HEREAFTER.

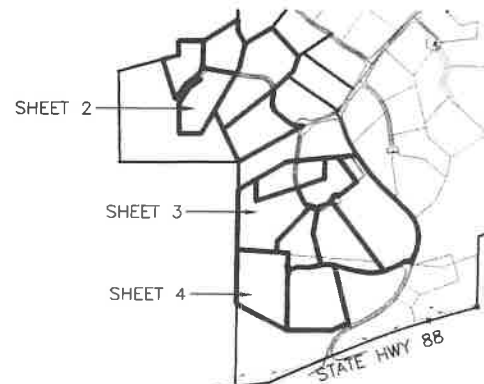
DATE: 1-30-04  
*Mardell Anderson*  
MARDELL ANDERSON  
CLERK OF THE BOARD OF SUPERVISORS

**NOTARY'S STATEMENT**

STATE OF CALIFORNIA  
COUNTY OF Amador  
ON 1-16-04 BEFORE ME, <sup>the undersigned,</sup> A NOTARY IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Robert H. Reeder PERSONALLY KNOWN TO ME, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITIES, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

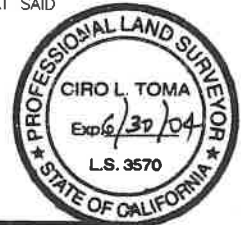
SIGNATURE: Kim Carter NAME: Kim Carter  
COUNTY: Amador COMM. EXP.: 10-09-07



**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ROBERT H. REEDER ON OCTOBER 1, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*Ciro L. Toma*  
CIRO L. TOMA P.L.S. 3570  
MY LICENSE EXPIRES 6/30/2004



**COUNTY SURVEYOR'S STATEMENT**

I HAVE EXAMINED THIS SUBDIVISION MAP. THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THERETO. THIS MAP COMFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.  
DATE: Jan 16, 2004

*George E. Allen*  
GEORGE E. ALLEN P.L.S. 4951  
AMADOR COUNTY SURVEYOR  
MY LICENSE EXPIRES 12/31/2005



**TAX COLLECTOR'S STATEMENT**

I HEREBY STATE THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, LOCAL TAXES OR LOCAL ASSESSMENTS AGAINST THE LAND INCLUDED IN THIS SUBDIVISION OR ANY PART THEREOF, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET DUE OR PAYABLE.

DATE: 1-30-04  
*Michael E. Ryan*  
MICHAEL E. RYAN  
AMADOR COUNTY TAX COLLECTOR

**COUNTY CLERK'S STATEMENT**

I HEREBY STATE THAT ALL PROVISIONS OF CHAPTER 2, DIVISION 4, PART 2 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA AND OF ANY STATE OR LOCAL ORDINANCE PERTAINING TO DEPOSITS REQUIRED AT THE TIME OF APPROVAL OF THIS MAP BY THE BOARD OF SUPERVISORS OF AMADOR COUNTY HAVE BEEN COMPLIED WITH.

DATE: 02-03-04  
*Sheldon D. Johnson*  
SHELDON D. JOHNSON  
AMADOR COUNTY CLERK

**RECORDER'S STATEMENT**

FILED THIS 3rd DAY OF February, 2004 AT 10:19 A.M. IN BOOK 8 OF SUBDIVISION MAPS AT PAGE 7 AT THE REQUEST OF THE AMADOR COUNTY CLERK, TITLE TO LAND INCLUDED IN THIS SUBDIVISION MAP BEING VESTED AS PER CERTIFICATE No. 921 ON FILE IN THIS OFFICE.

FEE: \$25.00 SERIAL No. 20040001356  
*Sheldon D. Johnson*  
SHELDON D. JOHNSON  
AMADOR COUNTY RECORDER

BY: *Kini Grady*  
DEPUTY

RECORDING REQUESTED BY:

Western Land Title Company, Inc.

ORDER #: 37887-MD

APN #: 038-660-010

WHEN RECORDED MAIL TO

Jeffrey <sup>T</sup> Johnson & Stacy L. Johnson  
153 Wagon Way  
Galt, CA 95632



Amador County Recorder

Sheldon D. Johnson

DOC- 2006-0005573-00

Acct 3-Western Land Title Co

Friday, MAY 12, 2006 10:51:00

Ttl Pd \$187.00

Nbr-0000127779

EML/R1/1-3

SPACE ABOVE THIS LINE FOR RECORDERS USE

### Grant Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$165.00

(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,  
William Regina and Saundralee Regina, Husband and Wife, as Joint Tenants

hereby **GRANT(S)** to

Jeffrey <sup>T</sup> Johnson and Stacy L. Johnson, Husband and Wife, as Joint Tenants

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

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

Mail Tax Statements to Grantee at address above

Date May 08, 2006

William Regina

State of California

County of Amador

Saundralee Regina

On 11th day of May, 2006 before me,  
Margaret a Notary Public in and for said State, personally  
appeared William Regina and Saundralee Regina,  
personally known to me (or 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.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

Name Margaret Doll  
(typed or printed)

FTGIS-146 8/94

(This area for official notarial seal)

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

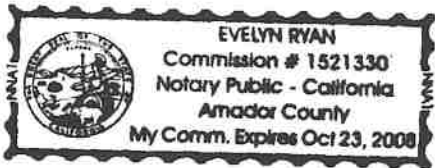
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

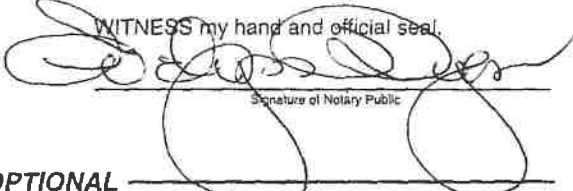
State of California }  
 County of Amador } ss.

On 05-11-06 before me, Evelyn Ryan, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared William Regina + Saundra Lee Regina \*  
Name(s) of Signer(s)

- personally known to me
- 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.



WITNESS my hand and official seal.  
  
 Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
 Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_  
 Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney-in-Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_  
 Signer is Representing: \_\_\_\_\_



**EXHIBIT "A"**

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

**PARCEL ONE**

Lot 38, as shown and delineated on that certain subdivision map entitled Ponderosa Ridge Unit No. 3, filed for record February 3, 2004 in Book 8 of Subdivision Maps at Pages 7 thru 10, Official Records of Amador County.

**PARCEL TWO**

Those certain 50 foot wide access and public utility easements as shown and designated on "Final Subdivision Map No. 116, Ponderosa Ridge Unit No. 3" filed for record on February 3, 2004, in Book 8 of Subdivisions at Pages 7 thru 10 of Amador County Official Records.

**PARCEL THREE**

Those certain 60 foot wide access and public utility easements (Gayla Drive) as shown and designated on said Subdivision Map entitled Ponderosa Ridge Phase No. 2, recorded August 22, 2003 in Book 7 of Subdivisions, at Page 88.

APN: 038-660-010-000



# Comments



Planning Department &lt;planning@amadorgov.org&gt;

---

**AMA-88-PM R25.23, Variance Application V-23;12-1 Johnson**

2 messages

---

**Bauldry, Paul@DOT** <paul.bauldry@dot.ca.gov>  
To: Amador County Planning Department <planning@amadorgov.org>  
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Thu, Dec 28, 2023 at 2:26 PM

Hi Ruslan,

California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the AMA-88-PM R25.23, Variance Application V-23;12-1 Project.

The proposed project is located at 13425 Paintbrush Lane, Pine Grove, CA 95665. According to Amador Planning, the property owner expects all physical work to occur within the property owner's right-of-way (ROW).

Caltrans has no additional comments at this time. However, Caltrans requests that all future developments at this location be included in the review process.

Let me know if you have any questions.

Thank you,

**Paul Bauldry**

Caltrans District 10

Office of Rural Planning

Division of Planning, Local Assistance, and Environmental

1976 E. Dr. Martin Luther King Jr Blvd.

[Stockton CA 95205](#)

Telework # 209.670.9488

---

**Amador County Planning Department** <planning@amadorgov.org>  
To: "Bauldry, Paul@DOT" <paul.bauldry@dot.ca.gov>  
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Thu, Dec 28, 2023 at 2:30 PM

Hi Paul,

Received, thank you.

Nicole Sheppard, Planner  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642  
(209) 223-6380  
[planning@amadorgov.org](mailto:planning@amadorgov.org)

[Quoted text hidden]



Planning Department <planning@amadorgov.org>

---

## Variance/Deviation

2 messages

---

**Todd Barr** <tbarr@amadorgov.org>

Thu, Jan 4, 2024 at 1:11 PM

To: Planning Department <planning@amadorgov.org>

Confirming a Deviation is not required when a Variance for the same or similar building/structure setback/ is issued.

Todd Barr  
Chief Building Official,  
[Amador County](#)  
[810 Court Street](#)  
[Jackson CA. 95642](#)

---

**Amador County Planning Department** <planning@amadorgov.org>

Thu, Jan 4, 2024 at 1:30 PM

To: Todd Barr <tbarr@amadorgov.org>

Received, thank you.

Nicole Sheppard, Planner  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642  
(209) 223-6380  
[planning@amadorgov.org](mailto:planning@amadorgov.org)

[Quoted text hidden]