



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

**Early Consultation Application Referral**

**TO:**

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

**DATE:** June 6, 2024

**FROM:** Nicole Sheppard, Planning Department

**PROJECT:** Tentative Parcel Map PM 2919 Dos Santos, proposing the division of a single  $\pm 29.1$  acre-  
parcel into three parcels,  $\pm 8.3$ ,  $\pm 9.0$ , and  $\pm 11.8$ -acres in size. The parcel is zoned R1A,  
Single Family Residential and Agricultural, and has the General Plan Designation of AT,  
Agricultural Transition (5 to 20 acre minimum). APN: 038-010-143

Applicant: Fellion-Dos Santos Trust

Representative: Delta Engineering, Inc., Robin D. Peters, P.E


Supervisorial District: 4

Location: 13600 Valley Vista Court, Pine Grove, CA 95665

**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 Amador County Technical Advisory  
Committee (TAC) will review the project for environmental impacts, recommend approval  
of the environmental document under CEQA, and propose and review draft conditions of  
approval for the project during its regular meeting on **Thursday, June 20, 2024 at 1:00 PM**  
**in the Board 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 2919  
or Subdivision Name and Number \_\_\_\_\_
2. Subdivider and/or Land Owner FELLION - DOS SANTOS TRUST  
Name ANTONIA DOS SANTOS, CO-TRUSTEE  
Address PO BOX 11, PINE GROVE, CA 95665  
Phone (916) 541-8707
3. Surveyor DELTA ENGINEERING, INC.
4. Assessor Plat Number 038-010-143
5. Existing Zoning District R1-A
6. General Plan Classification AT
7. Date Application Submitted 03.29.24
8. Proposed Use of Parcels RURAL RESIDENTIAL
9. Special Use Districts (if applicable) N/A
10. Source of Water Supply PINE GROVE COMMUNITY SERVICES DISTRICT
11. Sewage Disposal System ON-SITE SEPTIC SYSTEMS
12. Signature of Landowner/Applicant SEE LETTER OF AUTHORIZATION  
(May provide Statement of Authorization in lieu of signature)
13. Signature of Surveyor 

The following shall be included with this application:

14. Five (5) copies of tentative map. PLEASE FOLD MAPS  
Five (5) copies: 18" X 26" in size, folded to 6" X 9½" in size  
Five (5) copies: 11" X 17" in size, folded in half
15. One (1) copy of Assessor Plat Map.
16. Two (2) copies of deed(s).
17. Two (2) copies of completed environmental information form (sections 29, 30, 31  
require description and photos).
18. Two (2) copies of preliminary map report.
19. One (1) reduced (8½" X 11") reproduction of tentative map.
20. Application Fee (see Fee Schedule).
21. Copies of Receipts of Environmental Health Department, Public Works Agency,  
and Amador County Fire Protection District Fees.
22. Completed and signed Indemnification Agreement.
23. If your project accesses off a State highway, provide encroachment permit or  
other pertinent information (e.g., a road maintenance agreement if your project  
accesses from a private road connected to a State highway), or state if no  
information is available.
24. Oak Woodland Study prepared by a Registered Professional Forester pursuant to  
PRC 21083.4.

Fellion-Dos Santos Trust  
P.O. Box 11 Pine Grove, California 95665

February 6, 2024

Amador County Planning Department  
810 Court Street  
Jackson, CA 95642

Re: Parcel Map 2919  
13650 Valley Vista Court, Pine Grove  
Amador County APN 038-010-143

To whom it may concern:

I am co-trustee of the Fellion-Dos Santos Trust, owner of record of the property known as 13650 Valley Vista Court in Pine Grove, California, which is the subject of a pending land division application. I hereby grant consent for and authorize Robin D. Peters, P.E. of Delta Engineering, Inc., to represent me before the County and to act as my agent for the purpose of permitting, entitlements and other matters associated with the subject land division application. Please ensure that copies of all relevant correspondence and notifications are forwarded to Mr. Peters for his consideration.

Thank you for your cooperation. Should you have any questions, please be certain to contact me.

Very truly yours,

Antonia Dos Santos, Co-trustee  
Fellion-Dos Santos Trust

*Antonia M. Dos Santos*  
*Michael H. Kellomaki Co-Trustee*

cc: Robin D. Peters, P.E. – Delta Engineering, Inc.

# Vesting Tentative Parcel Map No. 2919

## ENVIRONMENTAL INFORMATION

### General Information

Project Name: Vesting Tentative Parcel Map No. 2919 – Dos Santos

Date filed: \_\_\_\_\_ File No.: \_\_\_\_\_

Applicant & Landowner: Antonia Dos Santos, co-trustee of the Fellion-Dos Santos Trust  
P.O. Box 11  
Pine Grove, CA 95665  
916-541-8707

Agent: Robin D. Peters, P.E.  
Delta Engineering, Inc.  
41 Main Street  
Jackson, CA 95642  
(209) 223-1441  
[rpeters@deltaengineeringinc.com](mailto:rpeters@deltaengineeringinc.com)

Assessor's Parcel No.: 038-010-143

Existing Zoning District: R1-A

Existing General Plan: AT

Existing Use of Parcels: Rural residential

Proposed Use of Parcels: No change

Other permits & public approvals required: None.

### Written Project Description

Parcel Map no. 2919 proposes to divide a single parcel comprising approximately 29 acres into three parcels to facilitate estate planning. Parcels range in size from 8.3 acres to 11.8 acres. The property is located near the northerly intersection of Irishtown Road and Spagnoli Mine Road approximately 0.6 miles south of the community of Pine Grove. No changes in land use are proposed.

1. Site Size: Approximately 29 acres.
2. Square Footage of Existing/Proposed Structures:  
 - Misc. outbuildings of various size (well shed, storage shed, etc.)  
 - No current information on future dwelling sizes
3. Number of Floors of Construction: N/A
4. Amount of Off-street Parking: N/A
5. Source of Water: Pine Grove Community Services District
6. Sewage Disposal: Individual on-site septic systems
7. Plans: N/A
8. Proposed Scheduling of Construction: N/A
9. Phasing: Final maps may be recorded in phases with phase boundaries to be determined by market conditions.
10. Associated Projects: None
11. Land Division Project: See attached Vesting Tentative Parcel Map 2919
12. Residential Project: units, sizes, prices, types: Single family detached.
13. Commercial Projects: N/A
14. Industrial Projects: N/A
15. Institutional Projects: N/A
16. Variance, CUP, rezone: N/A

**Additional Information.** Are the following items applicable to the project or its effects?

**YES NO**

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features of any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale or character of general area of project.                                |

*There are 12 adjoining residential parcels, having an average size of 2.6 acres (ranging from 0.6 ac. to 11.5 ac.). The proposed parcels are similar in size to other residential parcels in the area.*

- 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.

*Ground slopes on the subject property vary, with some areas greater than 10 percent. The parcel boundaries have been selected to maximize usable area and minimize grading associated with homesite development.*

- 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. Existing Site: The subject property comprises approximately 29 acres of land near the northerly intersection of Irishtown Road and Spagnoli Mine Road approximately 0.6 miles south of the unincorporated community of Pine Grove. The property currently supports a well, a septic system, and a small pad intended for a future home. Valley Vista Court, a private roadway bisecting the property, provides a natural boundary between parcels and serves as access to seven other properties.

The property is dominated by a prominent central ridgeline, sloping easterly and westerly from the ridge. Vegetative cover consists primarily of stands of oak, pine, madrone and manzanita with scattered non-native grasses. Soils are mapped by the USDA as those of the Sites series. Sites series soils are well drained, shallow to moderately deep gravelly loams of metasedimentary parent. There are no water bodies on the subject property.

30. Surrounding Properties: Surrounding land uses consist of rural-density single-family dwellings (north, south, east and west). Adjoining residential properties range in size from 0.6 acres to 11.5 acres, averaging just over 2.6 acres.
31. Hazardous Excavations: The presence or absence of mine shafts, tunnels, air shafts or open hazardous excavations has not been confirmed.

### **Proposed Improvements**

No improvements are proposed at this time. The proposed division is intended facilitate estate planning.

### **Military Installations & Airspace Considerations**

The project site is not located within 1000' of a military installation, beneath a low-level flight path, or within special use airspaces.

### **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: 02-08-24



For: Delta Engineering, Inc., agent



1" = 100'  
C.I. = 10'

# VESTING TENTATIVE PARCEL MAP No. 2919 for ANTONIA DOS SANTOS

BEING A PORTION OF THE NORTH HALF OF  
SECTION 4, T.6 N., R.12 E., M.D.M.

AMADOR COUNTY, CALIFORNIA

FEBRUARY, 2024

### OWNERS & SUBDIVIDERS:

Fellion - Dos Santos Trust  
c/o Antonia Dos Santos, Co-trustee  
PO Box 11  
Pine Grove, CA 95665  
(916) 541-8707

### PREPARED BY:

DELTA ENGINEERING, INC.  
Robin D. Peters, P.E. RCE No. 58604  
41 Main Street  
Jackson, CA 95642  
(209) 223-1441

### GENERAL NOTES

- DEED REFERENCE: INS. NO. 2022-0005592
- MAP REFERENCES: N/A
- ASSESSOR'S PARCEL NUMBER: 038-010-143
- TOTAL ACREAGE: 29.1± AC.
- TOTAL NUMBER OF PROPOSED PARCELS: 3
- EXISTING LAND USE: RURAL RESIDENTIAL
- PROPOSED LAND USE: NO CHANGE
- EXISTING ZONING: R1-A
- PROPOSED ZONING: NO CHANGE
- EXISTING GENERAL PLAN DESIGNATION: A-T
- PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
- WATER SUPPLY: PINE GROVE COMMUNITY SERVICES DISTRICT
- SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
- PROPOSED UTILITIES: NO CHANGE
- POWER: PACIFIC GAS & ELECTRIC CO.
- TELEPHONE SERVICE: A.T. & T.
- SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
- FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
- CONTOUR INTERVAL: 10 FEET BASED ON AERIAL PHOTOGRAMMETRY (2008)
- THE PURPOSE OF THIS SUBDIVISION IS ESTATE PLANNING.
- BUILDING SETBACKS ARE TO COMPLY WITH COUNTY ZONING CHAPTER 19.44 AND WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS). THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS.
- THIS PROPERTY IS NOT WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A LOW LEVEL FLIGHT PATH OR WITHIN SPECIAL AIRSPACE AS DEFINED IN SECTION 21098 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN URBANIZED AREA AS DEFINED IN SECTION 65944.

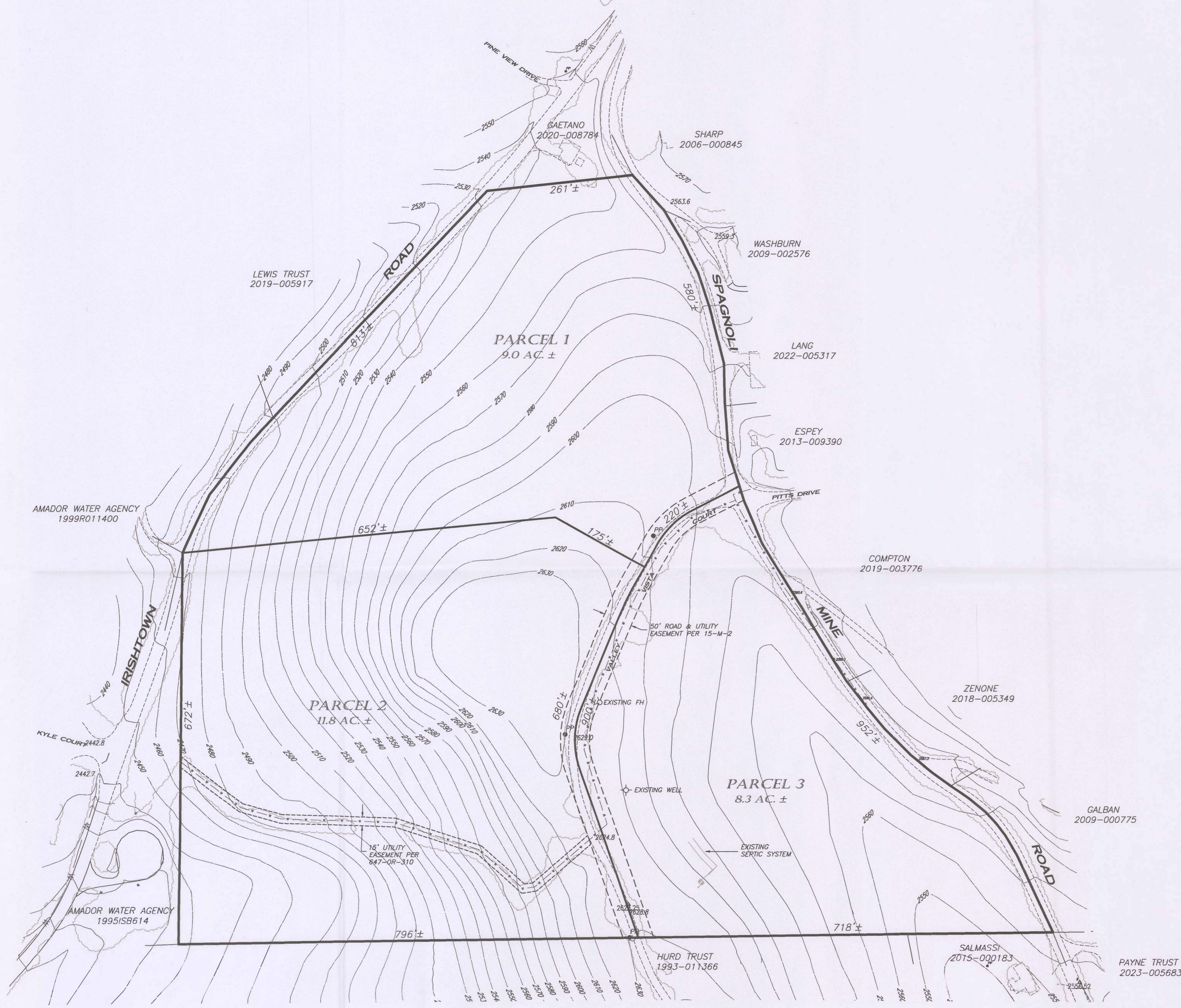
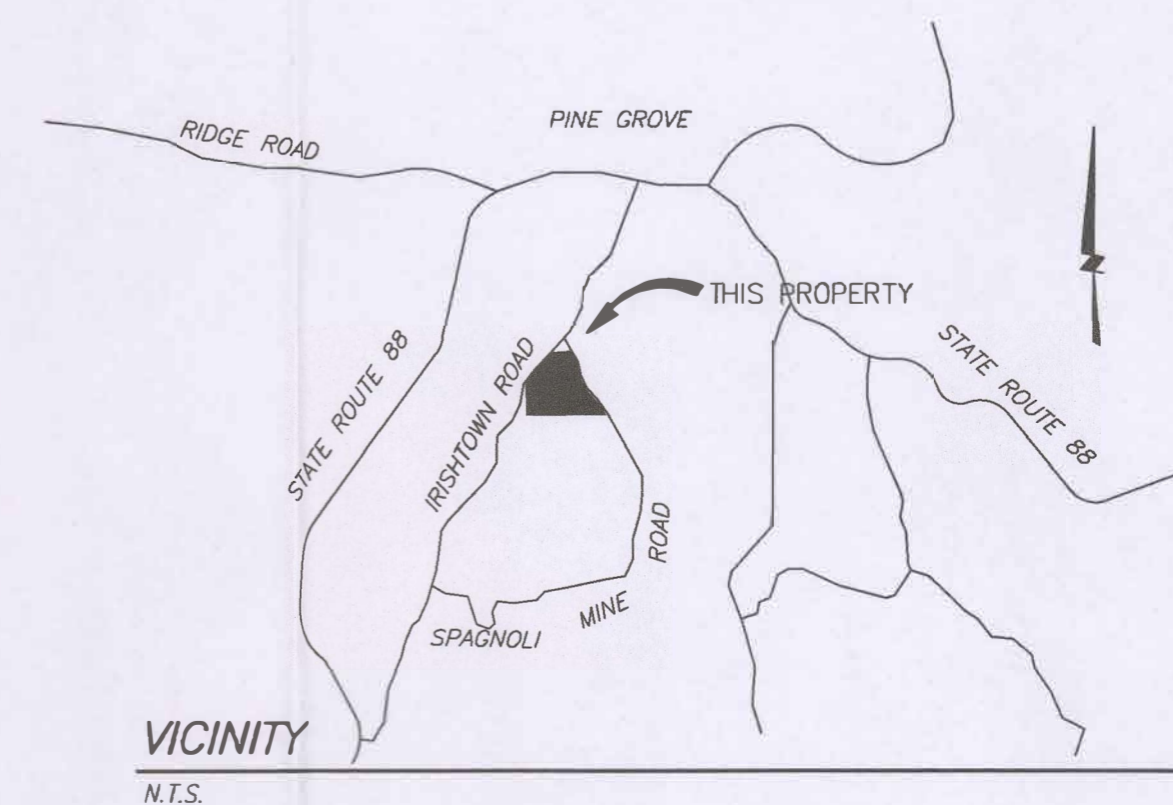
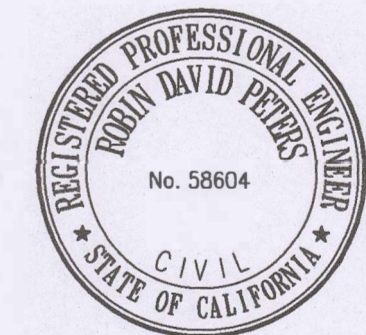
### AGENT'S CERTIFICATE:

I AM THE AGENT FOR THE SUBDIVIDER, WHO CONSENTS TO THE FILING OF THIS PARCEL MAP APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 7 DIVISION 2 OF THE CALIFORNIA GOVERNMENT CODE, THE SUBDIVISION MAP ACT.

*Handwritten signature of Robin D. Peters*

ROBIN D. PETERS, P.E.  
RCE No. 58604

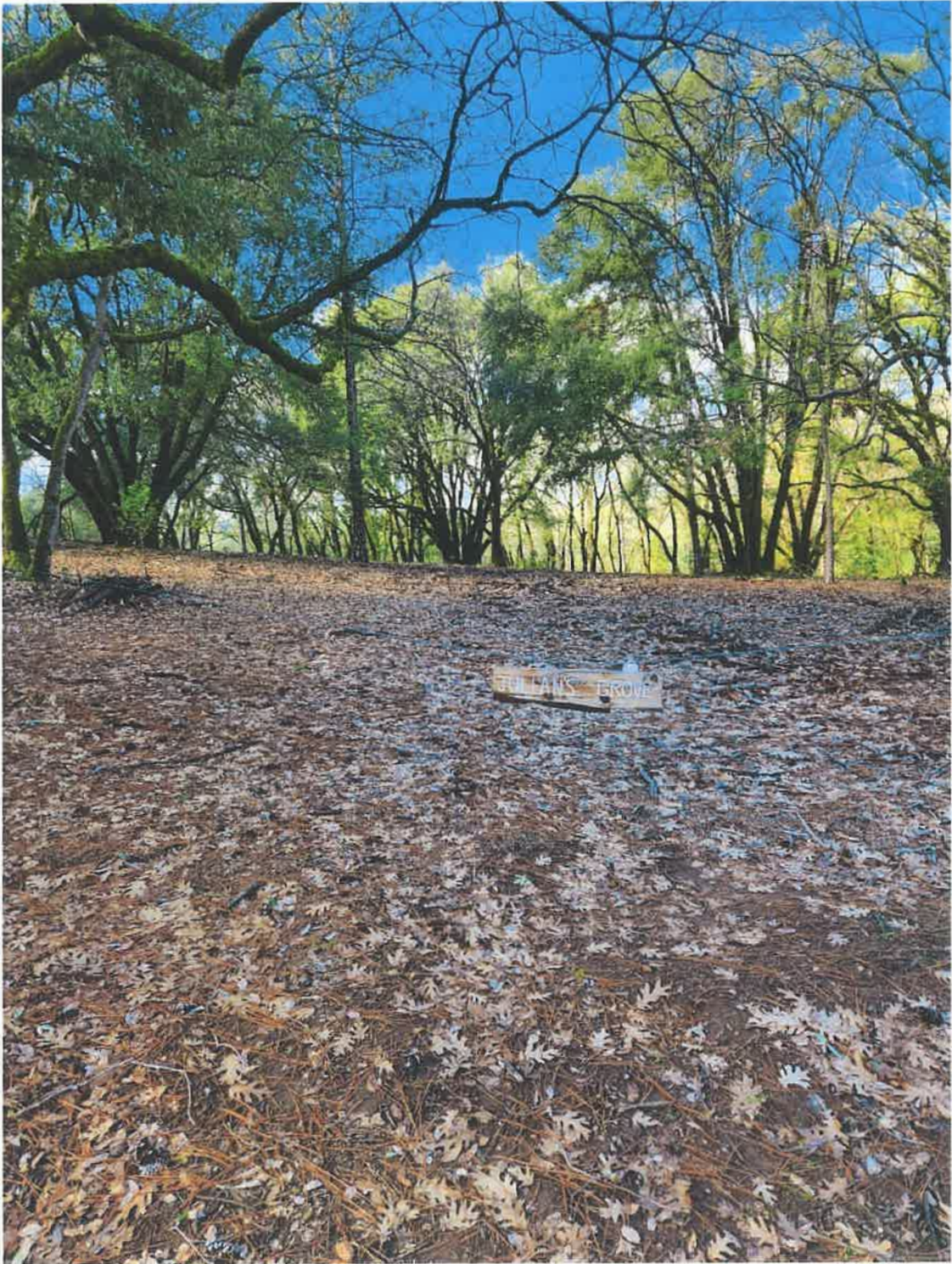
02-08-24  
DATE:



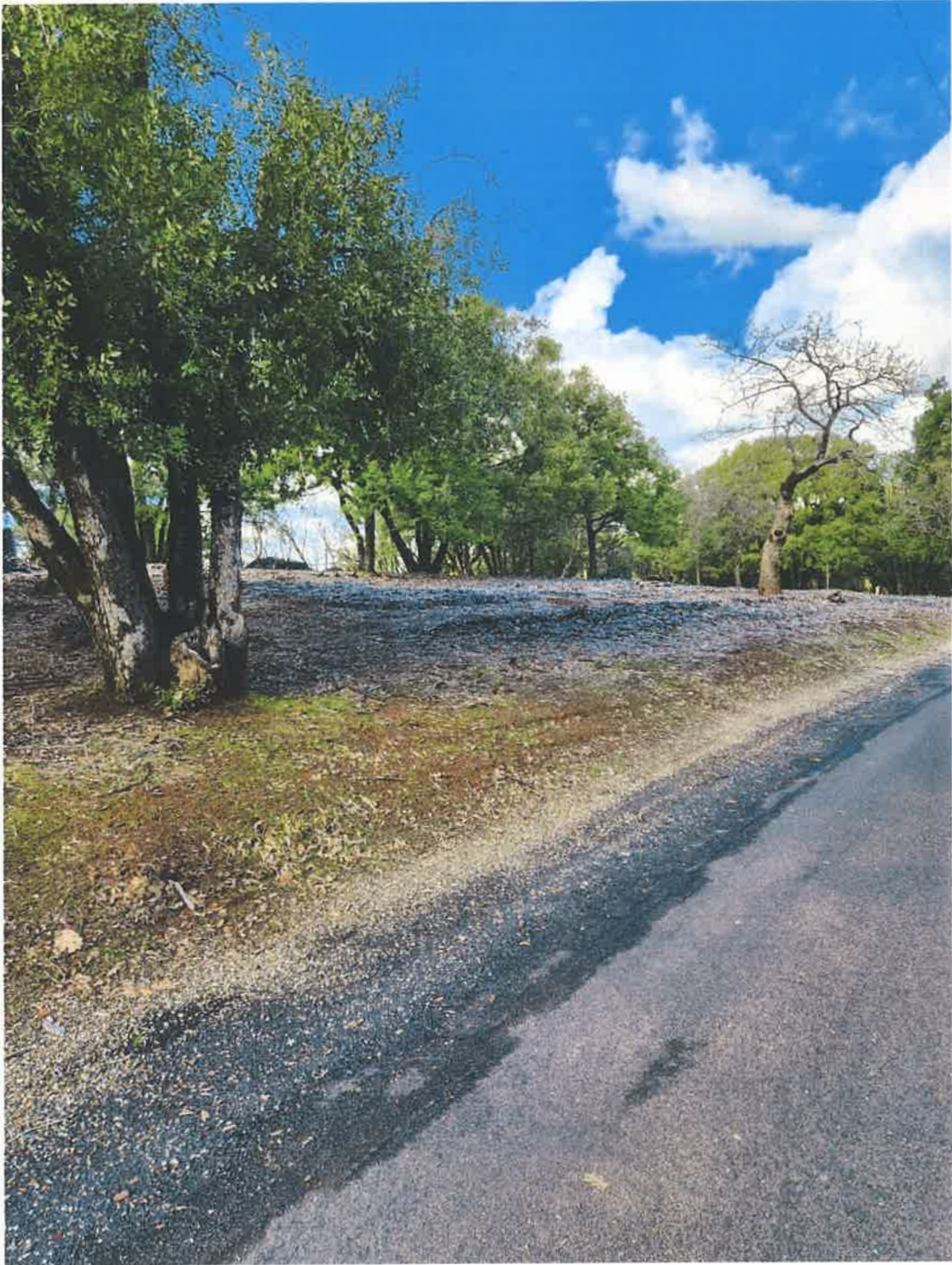
**DELTA ENGINEERING, INC.**  
ENGINEERING LAND DEVELOPMENT  
PLANNING ENVIRONMENTAL PERMITTING  
41 MAIN STREET JACKSON, CA 95642  
209-223-1441 INFO@DELTAENGINEERINGINC.COM

DOS SANTOS VPM - AMADOR CO. #230114





Parcel 1  
Looking northwesterly from Valley Vista Court



Parcel 2  
Looking northwesterly from Valley Vista Court



Parcel 2  
Looking westerly from Valley Vista Court



Parcel 3  
Looking easterly from Valley Vista Court



# VESTING TENTATIVE PARCEL MAP No. 2919 for ANTONIA DOS SANTOS

BEING A PORTION OF THE NORTH HALF OF  
SECTION 4, T.6 N., R.12 E., M.D.M.

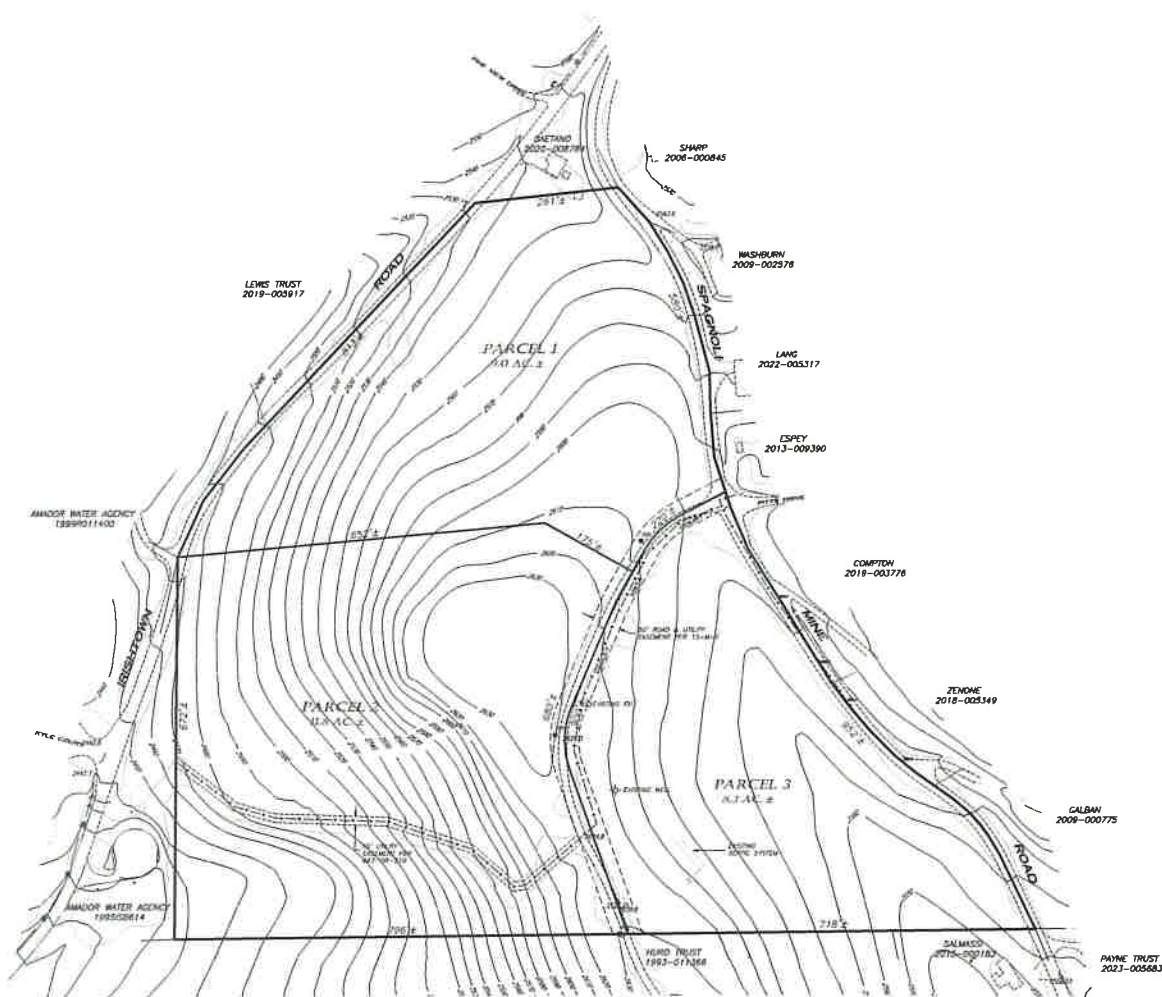
AMADOR COUNTY, CALIFORNIA  
FEBRUARY, 2024

**OWNERS & SUBDIVIDERS:**

Felton - Dos Santos Trust  
c/o Antonia Dos Santos, Co-Trustee  
PO Box 11  
Pine Grove, CA 95665  
(916) 541-8707

**PREPARED BY:**

DELTA ENGINEERING, INC.  
Robyn D. Peters, P.E. RCE No. 58604  
41 Main Street  
Jackson, CA 95642  
(209) 223-1441



**GENERAL NOTES**

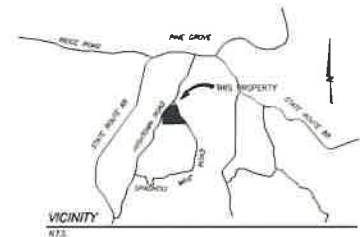
1. UETS REFERENCE: PLS. NO. 2027-0005592
2. MAP REFERENCE: N/A
3. ASSESSOR'S PARCEL NUMBER: 038-010-143
4. TOTAL ACREAGE: 2919 AC.
5. TOTAL NUMBER OF PROPOSED PARCELS: 3
6. EXISTING LAND USE: RURAL RESIDENTIAL
7. PROPOSED LAND USE: NO CHANGE
8. EXISTING ZONING: R1-A
9. PROPOSED ZONING: NO CHANGE
10. EXISTING GENERAL PLAN DESIGNATION: A-1
11. PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
12. WATER SUPPLY: PINE GROVE COMMUNITY SERVICES DISTRICT
13. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
14. PROPOSED UTILITIES: NO CHANGE
15. POWER: PACIFIC GAS & ELECTRIC CO.
16. TELEPHONE SERVICES: A.T. & T.
17. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
18. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
19. CONTOUR INTERVAL: 10 FEET BASED ON AERIAL PHOTOGRAMMETRY (2008)
20. THE PURPOSE OF THIS SUBDIVISION IS ESTATE PLANNING.
21. BUILDING SETBACKS ARE TO COMPLY WITH COUNTY ZONING CHAPTER 19.44 AND WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS). THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS.
22. THIS PROPERTY IS NOT WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A LOW LEVEL FLIGHT PATH OR WITHIN SPECIAL AIRSPACE AS DEFINED IN SECTION 21098 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN UNZONED AREA AS DEFINED IN SECTION 65944.

**AGENT'S CERTIFICATE:**

I AM THE AGENT FOR THE SUBDIVIDER WHO CONSENTS TO THE FILING OF THIS PARCEL MAP APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 7 DIVISION 2 OF THE CALIFORNIA GOVERNMENT CODE, THE SUBDIVISION MAP ACT.

*R. Peters*  
ROBEN D. PETERS, P.E.  
RCE No. 58604

DATE:  
07-08-24



**DELTA ENGINEERING, INC.**  
ENGINEERING LAND DEVELOPMENT  
PLANNING ENVIRONMENTAL PERMITTING  
41 MAIN STREET JACKSON, CA 95642  
209-223-1441 INFO@DELTAENGINEERING.COM

**INDEMNIFICATION**

Project: VESTING TENTATIVE PARCEL MAP NO. 2919

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):

Antonia M. Dos Santos <sup>CO</sup> trustee  
Signature

Antonia M. Dos Santos

Michael H. Felton  
Signature

Michael H. Felton

**Foothill Resource Management**

Steve Q. Cannon, RPF #2316  
P.O. Box 818, Pine Grove, CA 95665  
quayle@volcano.net  
<http://www.foothillresource.com>  
(209)419-1569

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

3 March 2024

Dear Mr. Beatty,

On Saturday, February 17, 2024, I visited the property owned by Antonia Dos Santos on Spagnoli Mine Road in Pine Grove (APN 038-010-143) for the purpose of evaluating the proposed subdivision of the 29 acre parcel into three smaller parcels. I was requested to conduct this Oak Woodlands Assessment by Mr. Robin Peters of Delta Engineering.

I previously evaluated this same parcel when it was owned by Susan H. Heijmen & Charles Carroll and it was proposed to subdivide the property into five (5) parcels. At that time, I determined that the property was an oak woodland and, absent any future landowner's desire to completely remove all native oaks, that the proposal would not result in an overall reduction of oak woodlands.

The current proposal by the new owner is to subdivide the property into two fewer parcels and that the new parcels would be 9.0, 11.8 and 8.3 acres, respectively. The portion of the original parcel that extended to the east across Spagnoli Mine Road was separated from the original property and sold to Maryanne Galban at some point since 2007 (2009?). The proposed Dos Santos parcels are larger than the original proposal under Heijman/Carroll and all three have logical and rational building sites on them. I mention this because if proposed building sites are on steeper slopes, the amount of cut and fill necessary to build results in a larger area where native oaks would need to be removed.

The original forest inventory that I conducted revealed that there was an average of 80.5 trees per acre with an average basal area per acre of 67.1 square feet. My recent examination of the property revealed that the oak stocking level is much the same. There may have been a few trees removed since 2007, but not a significant enough number to have made a difference in the oak canopy coverage. There has been an effort to reduce the amount of manzanita stocking on the property and a fair amount of the proposed parcel #1 has been masticated, leaving a stand of oak trees over open ground.


It is apparent that if three residences were to be built on the logical building sites, the reduction of oak canopy coverage would not be more than 6 acres over the 29.1 acre parcel. This would result in an area of 23.1 acres still forested with native oaks. Therefore, 79% of the property will still be classified as oak woodland, even after subdivision and construction on 2 acres of each proposed parcel. If the future landowners wanted to thin the oak forest by removing 50% of the current oak stocking, there would still be sufficient oak trees to qualify as oak woodland. In fact, my recommendation would be that they do that very thing, since the weighted average diameter of 11 inches would then increase over time as a result of the residual trees being released to more fully access soil moisture and nutrients and sunlight. The remaining trees would increase their crown diameters and this would also ensure that the area was maintained as oak woodland.

My professional opinion is that this proposed subdivision will not have a significant impact on the oak woodland in the Pine Grove area since the parcel sizes will still permit the oak forest to be perpetuated. Of course, there is no local ordinance that would prevent a future landowner from completely clearing the ground of oak trees for other uses, such as cultivating fruit trees or grapes. But these uses are exempt from the State ordinance anyway.

So, to reiterate, I cannot see that PRC 21084.4 (Oak Woodlands Ordinance) would prevent Ms Dos Santos from subdividing this parcel for residential development. There are sufficient oak trees on all the proposed parcels to ensure that oak forest is maintained and that the wildlife habitat that is intended to be protected by this ordinance is also maintained and protected. This proposal is typical of most subdivisions of oak woodland that I have seen, in that wholesale conversion of oak woodland to another use is not being proposed.

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

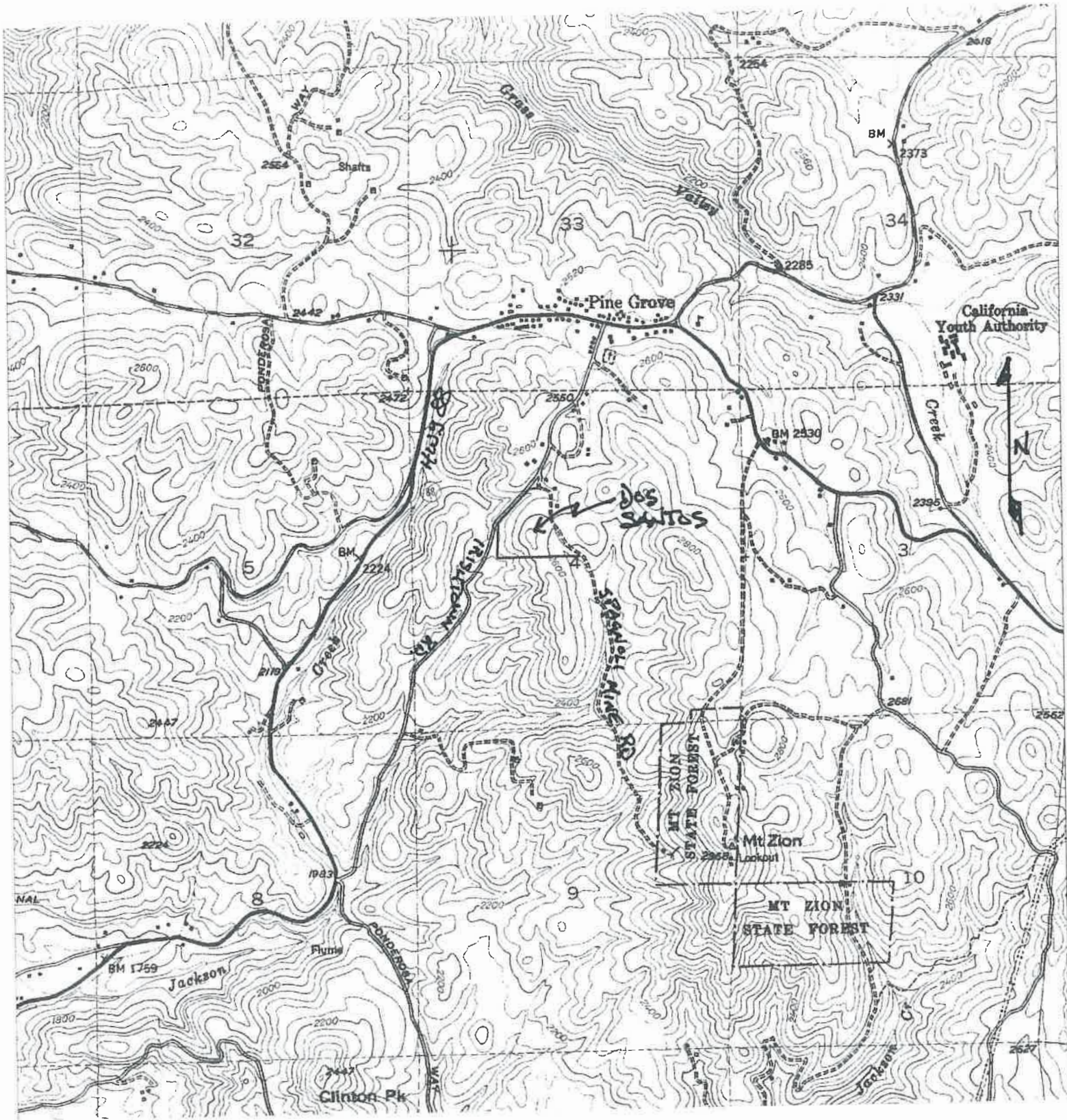
Sincerely,

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

Steve Q. Cannon  
Registered Professional Forester #2316



**Dos Santos Proposed Subdivision**  
Township 6 North, Range 12 East, Section 4, MDB&M  
Pine Grove 7.5" Quadrangle  
Amador County



Scale



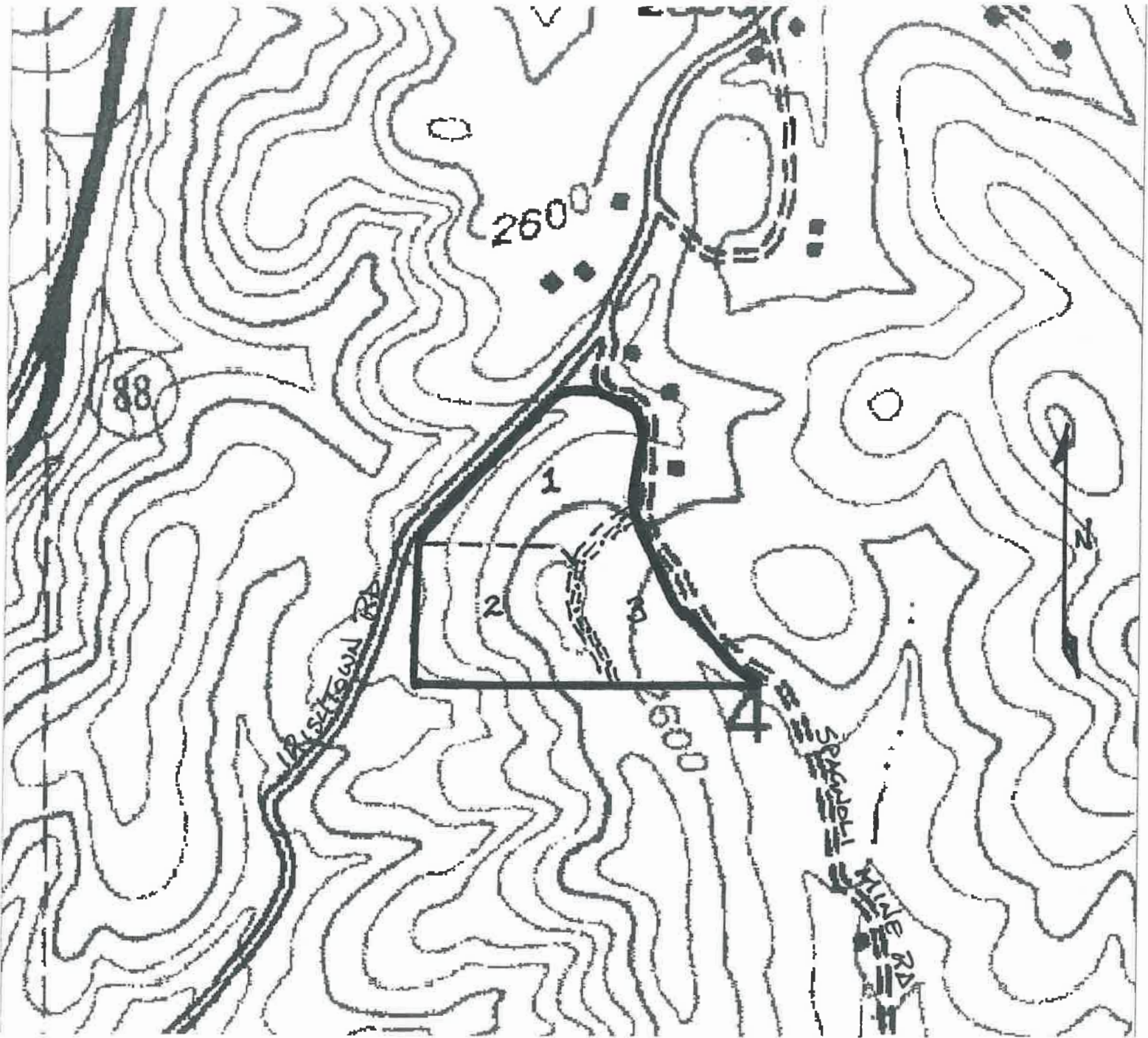
0 2000 ft.

# Dos Santos Proposed Subdivision

Township 6 North, Range 12 East, Section 4, MDB&M

Pine Grove 7.5" Quadrangle

Amador County



Dos Santos Property Boundary

Existing county road

Proposed lot division

Existing private road

Scale



0

600 ft.

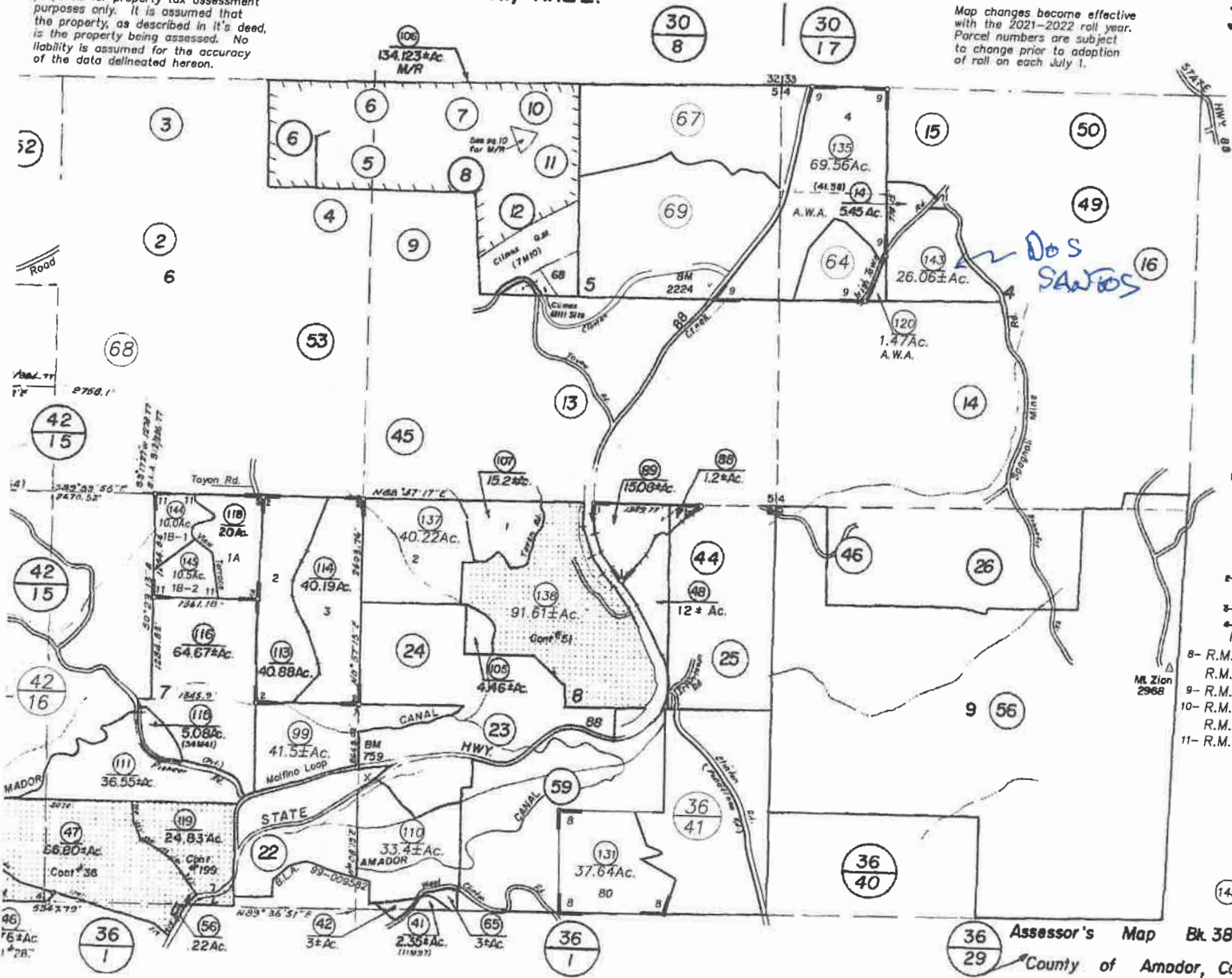
T. 6 N., R. 12 E.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

Map changes become effective with the 2021-2022 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

38-01

**Dos Santos Proposed Subdivision**  
Township 6 North, Range 12 East, Section 4, MDB&M  
Pine Grove 7.5" Quadrangle  
Amador County



1200'  
02/02/2021

- R.M. Bk. 9, Pg. 33
- R.M. Bk. 10, Pg. 17
- R.M. Bk. 11, Pg. 97
- R.M. Bk. 15, Pg. 30
- R.M. Bk. 26, Pg. 5
- R.M. Bk. 28, Pg. 5
- R.M. Bk. 32, Pg. 39
- R.M. Bk. 33, Pg. 13
- R.M. Bk. 34, Pg. 22
- R.M. Bk. 34, Pg. 41
- R.M. Bk. 37, Pg. 86
- R.M. Bk. 45, Pg. 7
- R.M. Bk. 47, Pg. 80 A.C.W.A.
- 8- R.M. Bk. 7, Sub. Pg. 46 (12/07/99)
- R.M. Bk. 52, Pg. 14 (03/02/99)
- 9- R.M. Bk. 52, Pg. 87 (11/10/99)
- 10- R.M. Bk. 53, Pg. 33 (05/22/00)
- R.M. Bk. 55, Pg. 18 (11/15/02)
- 11- R.M. Bk. 66, Pg. 61 (12/23/20)

Assessor's Map Bk 38, Pg 01  
County of Amador, Calif.

# Comments

## California Department of Transportation

OFFICE OF THE DISTRICT 10 RURAL 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)



May 16, 2024

Nicole Sheppard  
Planner  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642

**AMA-88-PM 29.19 Tentative  
Parcel Map Fellion-Dos  
Santos Trust**

Dear Ms. Sheppard,

The Department of Transportation (Caltrans) appreciates the opportunity to review and respond to the proposed Tentative Parcel Map PM 2919 Dos Santos project. The project proposes dividing a single +29.1-acre parcel into three parcels: +8.3, +9.0, and +11.8 acres in size. The parcel is zoned Single Family Residential (R1A) and Agricultural, with the General Plan Designation of Agricultural Transition (AT) (5 to 20 acres minimum).

The proposed project is located at 13600 Valley Vista Court in the community of Pine Grove.

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

#### **Environmental**

The project will not occur on Caltrans Right of Way (ROW). However, if any physical construction activities will encroach into Caltrans ROW, the project proponent must apply for an Encroachment Permit to the Caltrans District 10 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 analyze 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).

If any future developments are proposed, we request to review plan developments.

**Encroachment Permits**

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 would like to discuss these comments, please contact Paul Bauldry at (209) 670-9488 (email: paul.bauldry@dot.ca.gov) or me at (209) 483-7234 (email: Gregoria.Ponce@dot.ca.gov).

Sincerely,

*Gregoria Ponce'*

Gregoria Ponce'  
Deputy District Director (Acting)  
Planning, Local Assistance, and Environmental



## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

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



June 6, 2024

Project: 2919 Dos Santos

Location: APN: 038-010-143  
Spagnoli Mine Road and Valley Vista Ct.

Subject: CAL FIRE comments

The project listed above is within lands identified as SRA (State Response Area). CAL FIRE has prevention and suppression responsibilities in these areas including enforcement of development standards in accordance with the SRA Minimum Fire Safe Regulations. The following comments related to this project and are the state minimum requirements for this project within the SRA. Local fire jurisdictions and county planning departments may have more restrictive requirements.

### **In accordance with CA CCR Title 14, Division 1.5, Chapter 7, Subchapter 2**

#### **Emergency Access and Egress**

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

#### **Width.**

All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Road grade not to exceed 16%. No more than 20% with mitigations.

#### **Roadway Surface**

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

## **Driveways**

Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the Driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

A turnaround shall be provided on Driveways over 300 feet in length and shall be within fifty (50) feet of the building

## **Roadway Grades**

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

## **Turnarounds are required on driveways and dead-end roads.**

The minimum turning radius for a turnaround shall be forty (40) feet, not including parking. If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.

## **Addresses for Buildings.**

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

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

Addresses for residential buildings shall be reflectorized.

## **Address Installation, Location, and Visibility.**

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

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

Address roads shall be visible from both directions.

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

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

## **Emergency Water**

Emergency water for Wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations in order to attack a Wildfire or defend property from a Wildfire. Will be determined by local jurisdiction.



### **Setback for Structure Defensible Space.**

All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided in the exception below.

A reduction in the minimum setback shall be based upon practical reasons and shall provide for an alternative method to reduce Structure-to-Structure ignition.

### **Fuel Breaks**

The Local Jurisdiction shall determine the need and location for Fuel Breaks in consultation with the Fire Authority:

Fuel Breaks required by the Local Jurisdiction, in consultation with the Fire Authority, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to Access routes, Buildings, or infrastructure within the Development.

Please contact this office with any questions.



#### **Jeff Hoag**

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



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**TAC Project Referral - Tentative Parcel Map No. 2919 Dos Santos - Environmental Review**

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**AFPD Headquarters** <afpdhdq@amadorgov.org>

Mon, Jun 10, 2024 at 1:45 PM

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

Good afternoon. The condition of annexing into the CFD would need to be met unless the parcel is protected under the Williamson Act.

Thank you,

Nicole Cook -Administrative Officer  
Amador Fire Protection District  
810 Court Street  
Jackson, CA 95642  
209-223-6391-phone  
209-223-6632-direct  
209-223-6646-fax

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Planning Department <planning@amadorgov.org>

## TAC Project Referral - Tentative Parcel Map No. 2919 Dos Santos - Environmental Review

Ashley Anaya <aanaya@amadorgov.org>

Mon, Jun 10, 2024 at 7:26 PM

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

Good evening,

After reviewing the documents, the comments AFPD has for this project are concerning emergency responder access and defensible space clearing. Local Ordinance 15.30 will need to be adhered to for any roads being put in as a result of the splitting of the properties and 7.30 will be applicable to the properties for parcels with or without structures on them.

On Thu, Jun 6, 2024 at 9:40 AM Amador County Planning Department <planning@amadorgov.org> wrote:

[Quoted text hidden]

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**ASHLEY ANAYA - FIRE PREVENTION OFFICER**  
**AMADOR FIRE PROTECTION DISTRICT**  
**810 Court Street Jackson, CA 95642**  
**Office: 209-223-6391**  
**Direct: 209-223-6226**  
[amadorfire.org](http://amadorfire.org)

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