

AGENDA TRANSMITTAL FORM

To: Board of Supervisors

Date: February 21, 2014

From: Theodore F. Novelli

Phone Ext. 470

(Department Head - please type)

Department Head Signature *Theodore F. Novelli*

- Regular Agenda
- Consent Agenda
- Blue Slip
- Closed Session

Meeting Date Requested:

March 11, 2014

Agenda Title: Roy Oneto - Resolution honoring his 100th birthday

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)
Resolution honoring Roy Oneto on his 100th birthday.

Recommendation/Requested Action:

Fiscal Impacts (attach budget transfer form if appropriate)

Staffing Impacts

Is a 4/5ths vote required?

Yes

No

Contract Attached:

Yes

No

N/A

Resolution Attached:

Yes

No

N/A

Ordinance Attached:

Yes

No

N/A

Comments:

Committee Review?

N/A

Name _____

Committee Recommendation: _____

Request Reviewed by:

Chairman _____

Counsel *BC*

Auditor *[Signature]*

GSA Director *[Signature]*

CAO *[Signature]*

Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

Please provide two copies of the resolution to Karen @ Surveying; with both (2) sets certified. Thank You!

FOR CLERK USE ONLY

Meeting Date 3-11-14

Time _____

Item # 6

Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___

Ayes: _____ Resolution _____ Ordinance _____ Other: _____

Noes _____ Resolution _____ Ordinance _____

Absent: _____ Comments: _____

Distributed on _____

A new ATF is required from _____

Department _____

Completed by _____

For meeting _____

of _____

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ATTEST: _____

Clerk or Deputy Board Clerk

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**BEFORE THE BOARD OF SUPERVISORS OF THE
COUNTY OF AMADOR, STATE OF CALIFORNIA**

IN THE MATTER OF

RESOLUTION HONORING)
MR. ROY DANIEL ONETO ON THE) RESOLUTION NO. 2014-xxxx
OCCASION OF HIS 100TH BIRTHDAY)

WHEREAS, Roy Daniel Oneto was born in Jackson, California on March 3, 1914, to Nicola and Rose (Ratto) Oneto on the family ranch (in the old 2 story home with adjoining brick kitchen) located on State Highway 88 approximately 4 ½ miles east of Jackson; and

WHEREAS, Roy’s grandfather Giuseppe Oneto and his brothers Stefano and Bartolomeo came from the region of Genoa, Italy and homesteaded the family ranch; the ranch has since been divided and passed on, and is occupied by multiple generations of the Oneto family; and

WHEREAS, Roy attended Middle Fork School (one room school house) for children Kindergarten age to 8th grade, and Jackson Union High School, graduating in 1933; and

WHEREAS, Roy helped his family cut, peel and haul timbers for the Kennedy and Argonaut mines which were hauled by wagon pulled by horses and mules. Later they hauled logs on a new Fageol truck, the predecessor to the Peterbilt. Roy also worked at the “slime plant” for the Kennedy Mine as an operator; and

WHEREAS, Roy proudly served his country in the United States Army for 3 years, 3 months, and 13 days; and

WHEREAS, Roy worked as a master carpenter being well known as a “wonderful finish man”. Roy attributes his carpentry skills to training he received while in the army. Roy also did concrete work and some stone cutting, which he learned from Arrigo Fantozzi, a true tradesman from Italy.

WHEREAS, Roy remembers the first car he drove was a 1919 Model T Sedan, “an Oneto Company car”.

WHEREAS, In 1937 Roy purchased his first new car, a 1937 Pontiac sedan, from Stanley Yager, a car dealer in Ione, for \$1,100.00 – **cash**. He later added the accessories, a radio and a spot light.

WHEREAS, Roy met his future wife, Emily Tyack, in 1937. They were married in Carson City, Nevada on May 19, 1946. They were married for 65 years until her passing in 2011. They had two daughters, Cheryl Chopping and Marlana (Tico) Arnese. They have two grandchildren, a granddaughter Wendy Chopping and a grandson Christopher Chopping; and

WHEREAS, Roy enjoyed deer hunting with the regular gang every season. He prided himself on being a “good aim, making every shot count – no scope!” A lot of “young buck hunters” wanted to join the gang, but only a few of them made the “cut”. Mushroom hunting was also at the top of his priority list, with the anticipation of “finding them” and reinforcing the creed of “never disclosing your hunting spot(s) to anyone!!!” After retiring, Roy had a huge and beautiful garden on the ranch with a roadside stand known as “Roy’s Garden”. At 99 years old Roy continued his yearly ritual of making raviolis and cracking walnuts from his trees and selling them at Christmas time.

WHEREAS, Roy’s family describes him as “tough-minded and strict”, his way was the right way and the only way; a man of his word, if he told you something, you could count on it; a teacher and a traditionalist, teaching his daughters and grandchildren how to make raviolis the way his grandmother and mother taught him; how to hunt and identify mushrooms noting one mistake could kill you; how to work, slow and steady, utilizing your tools, so you could last all day. If there was one true “soft spot”, Roy loved small children, always treating them with candy and cookies whenever the occasion arose.

WHEREAS, when Roy is asked if there is a secret to his longevity, he answers, “hard work, and plenty of it, eat good food and at regular times, rest your body with good sleep.”

WHEREAS, about 35 years ago, Roy and his wife, Emily, were having a conversation and Roy said, “you know Mom, I think I’m going to live to be 100”, and her response was “I hope you do!”. It looks like Roy’s premonition came true!!

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Amador, State of California, does hereby honor Roy Daniel Oneto on his 100th Birthday (March 3, 2014) and is thankful for his life-long contributions to the people, land and institutions of Amador County.

The foregoing resolution was duly passed and adopted by the Board of Supervisors at a regular meeting held on the 11th day of March, 2014, by the following vote:

AYES: Theodore F. Novelli, Brian Oneto,
John Plasse, Louis D. Boitano, and Richard M. Forster

NOES: None

ABSENT: None

Chairman, Board of Supervisors

ATTEST:
JENNIFER BURNS, Clerk of the
Board of Supervisors, Amador County, California

AGENDA TRANSMITTAL FORM

To: Board of Supervisors

Date: 03/04/2014

From: Chuck Iley, County Administrative Officer
 (Department Head - please type)

Phone Ext. x470

<input checked="" type="radio"/> Regular Agenda <input type="radio"/> Consent Agenda <input type="radio"/> Blue Slip <input type="radio"/> Closed Session Meeting Date Requested: <u>03/11/2014</u>
--

Department Head Signature _____

Agenda Title: Amador Council of Tourism (ACT)

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)
 Discussion and possible action relative to a report by Ms. Maureen Funk, ACT Executive Director, regarding the use of Transient Occupancy Tax monies for the past six months.

Recommendation/Requested Action:

Fiscal Impacts (attach budget transfer form if appropriate)

Staffing Impacts

Is a 4/5ths vote required? Yes No

Contract Attached: Yes No N/A
 Resolution Attached: Yes No N/A
 Ordinance Attached: Yes No N/A

Committee Review? Name _____ N/A

Committee Recommendation: _____

Comments: _____

Request Reviewed by:

Chairman _____ Counsel GC
 Auditor SDJ GSA Director HDP
 CAO CI Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

FOR CLERK USE ONLY

Meeting Date 3-11-14 Time _____ Item # 7

Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___
 Ayes: _____ Resolution _____ Ordinance _____ Other: _____
 Noes _____ Resolution _____ Ordinance _____
 Absent: _____ Comments: _____

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 Completed by _____
 of _____

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 ATTEST: _____
 Clerk or Deputy Board Clerk

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AGENDA TRANSMITTAL FORM

To: Board of Supervisors

Date: 03/04/2014

From: Chuck Iley, County Administrative Officer
(Department Head - please type)

Phone Ext. x470

<input checked="" type="radio"/> Regular Agenda
<input type="radio"/> Consent Agenda
<input type="radio"/> Blue Slip
<input type="radio"/> Closed Session
Meeting Date Requested: <u>03/11/2014</u>

Department Head Signature _____

Agenda Title: Mid-Year Budget Update

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)

Discussion and possible action relative to potential Board direction to the County Administrative Officer regarding his presentation which will outline the current budget and provide a brief outlook on the 2014/1015 budget.

Recommendation/Requested Action:

Fiscal Impacts (attach budget transfer form if appropriate)

Staffing Impacts

Is a 4/5ths vote required? Yes No

Contract Attached: Yes No N/A
Resolution Attached: Yes No N/A
Ordinance Attached: Yes No N/A

Committee Review? Name _____ N/A

Committee Recommendation: _____

Comments: _____

Request Reviewed by:

Chairman _____ Counsel GC
Auditor EG _____ GSA Director HP
CAO CI _____ Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

FOR CLERK USE ONLY

Meeting Date 3-11-14 Time _____ Item # 8

Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___

Ayes: _____ Resolution _____ Ordinance _____ Other: _____

Noes _____ Resolution _____ Ordinance _____

Absent: _____ Comments: _____

Distributed on _____

A new ATF is required from _____

I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors.

Completed by _____

Department _____
For meeting _____
of _____

ATTEST: _____

Clerk or Deputy Board Clerk

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AGENDA TRANSMITTAL FORM

To: Board of Supervisors

Date: 03/05/2014

From: Theodore F. Novelli, Chairman
(Department Head - please type)

Phone Ext. x470

<input checked="" type="radio"/> Regular Agenda
<input type="radio"/> Consent Agenda
<input type="radio"/> Blue Slip
<input type="radio"/> Closed Session
Meeting Date Requested: <u>03/11/2014</u>

Department Head Signature _____

Agenda Title: Assembly Bill 2703

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)

Discussion and possible action relative to existing law that requires the Department of Veterans Affairs to disburse funds, appropriated to the department for the purpose of supporting county veterans service officers pursuant to the annual Budget Act, on a pro rata basis, to counties that comply with certain conditions.

Recommendation/Requested Action:

Fiscal Impacts (attach budget transfer form if appropriate)

Staffing Impacts

Is a 4/5ths vote required?

Yes

No

N/A

Contract Attached: Yes No N/A
Resolution Attached: Yes No N/A
Ordinance Attached: Yes No N/A

Committee Review?

Name _____

Committee Recommendation: _____

Comments: _____

Request Reviewed by:

Chairman _____

Counsel: GG

Auditor [Signature]

GSA Director [Signature]

CAO _____

Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

FOR CLERK USE ONLY

Meeting Date 3/11/14

Time _____

Item # 9

Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___

Ayes: _____ Resolution _____ Ordinance _____ Other: _____

Noes _____ Resolution _____ Ordinance _____

Absent: _____ Comments: _____

Distributed on _____

A new ATF is required from _____

Department _____

Completed by _____

For meeting _____

of _____

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ATTEST: _____

Clerk or Deputy Board Clerk

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ASSEMBLY BILL

No. 2703

**Introduced by Assembly Member Quirk-Silva
(Principal coauthor: Assembly Member Salas)**

(Principal coauthor: Senator Correa)

**(Coauthors: Assembly Members Achadjian, Brown, Chávez,
Chesbro, Donnelly, Fox, Frazier, Grove, Hagman, Logue,
Muratsuchi, Nestande, Pan, and Wagner)**

(Coauthors: Senators Anderson, Berryhill, Block, Corbett, Hueso, Huff,
Knight, Nielsen, and Vidak)

February 21, 2014

An act to add Section 972.3 to the Military and Veterans Code, relating to veterans, and making an appropriation therefor.

LEGISLATIVE COUNSEL'S DIGEST

AB 2703, as introduced, Quirk-Silva. County veterans service officers.

Existing law requires the Department of Veterans Affairs to disburse funds, appropriated to the department for the purpose of supporting county veterans service officers pursuant to the annual Budget Act, on a pro rata basis, to counties that comply with certain conditions. Existing law requires the Department of Veterans Affairs to annually determine the amount of new or increased monetary benefits paid to eligible veterans by the federal government attributable to the assistance of county veterans service officers, and requires the department to prepare and transmit its determination for the preceding fiscal year to the Department of Finance and the Legislature on or before October 1 of each year.

This bill would require the department, no later than July 1, 2015, to develop an allocation formula based upon performance to encourage innovation and reward outstanding service by county veterans service officers. The bill would also appropriate \$6,000,000 from the General Fund to the Department of Veterans Affairs for disbursement to the counties to fund the activities of county veterans service officers, as specified, and to encourage innovation and reward outstanding service by these officers.

Vote: $\frac{2}{3}$. Appropriation: yes. Fiscal committee: yes.
State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. The Legislature finds and declares all of the
2 following:

3 (a) The recent conflicts in Iraq and Afghanistan are creating an
4 entirely new generation of veterans who may be eligible for federal
5 veterans benefits because of their war service and their physical
6 and mental condition.

7 (b) Californians make up to 10 percent of the federal military
8 forces used in these conflicts. Furthermore, the California National
9 Guard and California-based reserve units have contributed
10 significantly to these current conflicts.

11 (c) Many of these returning California veterans are not aware
12 of the federal and state benefits that are available to them.

13 (d) Additionally, it is estimated that in California there may be
14 over two million veterans, and their widows or widowers, who are
15 unaware that they may be eligible for pensions from the federal
16 government based upon their past military service in World War
17 II, Korea, Vietnam, or the Gulf War.

18 (e) California's county veterans service officers (CVSOs) are
19 the initial local point of contact for claimants accessing the United
20 States Department of Veterans Affairs.

21 (f) The costs of maintaining CVSOs are shared from county
22 general funds and state reimbursement to the counties. In 1997, in
23 order to track performance, the Governor signed into law Senate
24 Bill 608, which required the California Department of Veterans
25 Affairs to annually report the amount of monetary benefits paid
26 to veterans by the federal government that were attributable to the
27 assistance of CVSOs. Senate Bill 608 of the 1997–98 Regular

1 Session also required the Department of Finance to consider an
2 increase in the annual budget for CVSOs of up to \$5,000,000, if
3 approved in the yearly budget process. In 2009, the Governor
4 signed Senate Bill 419 into law, which raised this amount to
5 \$11,000,000, if approved in the yearly budget process.

6 (g) As a result of this annual reporting, by the end of 2011 it
7 had been determined that from 1995 to 2011, inclusive, the state
8 had cumulatively budgeted \$36.2 million for its share of the cost
9 of the CVSOs. As a result of this investment, CVSOs were able
10 to assist local veterans in obtaining \$3.3 billion in new federal
11 moneys. This is a return of about \$91 for every dollar the state
12 allocates to CVSOs. Furthermore, \$3.6 billion only reflects the
13 actual monetary benefits qualified for in a given year. The monetary
14 benefits qualified for in prior years are not tracked, yet the veterans
15 and their dependents may continue to receive those benefits for
16 the rest of their lives. Added to this stellar return on the state's
17 investment, but not counted in the annual reporting, are the
18 Medi-Cal cost avoidance savings incurred as a result of CVSOs
19 qualifying and shifting veterans away from Medi-Cal and onto the
20 appropriate federal veterans program.

21 (h) The CVSOs had accomplished all of this without ever
22 reaching the allowable state budget allocation of \$5 million, set
23 in 1997, or the updated allowable allocation set in 2009. To date,
24 the CVSOs have not received more than \$2.6 million per year from
25 the state.

26 (i) It is critical that the CVSOs receive an increase in this
27 allocation because there continues to be a large number of
28 underserved veterans and their dependents who are not aware of
29 the federal benefits available to them as a result of their military
30 service. Studies from other states have shown that increases in
31 CVSOs have resulted in larger amounts of federal moneys to the
32 veterans. These new federal moneys and benefits are paid directly
33 from the United States Department of Veterans Affairs to the
34 qualifying veteran or their dependent and are used in the local
35 economy.

36 SEC. 2. Section 972.3 is added to the Military and Veterans
37 Code, to read:

38 972.3. The Department of Veterans Affairs shall, no later than
39 July 1, 2015, develop an allocation formula based upon
40 performance to encourage innovation and reward outstanding

1 service by county veterans service officers. Moneys appropriated
2 for this purpose shall be allocated each fiscal year in accordance
3 with that formula among those counties that have established and
4 maintain a county veterans service officer.

5 SEC. 3. The sum of six million dollars (\$6,000,000) is hereby
6 appropriated from the General Fund to the Department of Veterans
7 Affairs to be allocated as follows:

8 (a) Five million six hundred thousand dollars (\$5,600,000) shall
9 be available for disbursement to the counties to fund the activities
10 of county veterans service officers pursuant to subdivision (b) of
11 Section 972.1 of the Military and Veterans Code.

12 (b) Four hundred thousand dollars (\$400,000) shall be available
13 for disbursement to the counties to encourage innovation and
14 reward outstanding service by county veterans service officers
15 pursuant to the allocation formula developed pursuant to Section
16 972.3 of the Military and Veterans Code.

AGENDA TRANSMITTAL FORM

To: Board of Supervisors

Date: 03/05/2014

From: Theodore F. Novelli, Chairman
(Department Head - please type)

Phone Ext. x470

<input checked="" type="radio"/> Regular Agenda
<input type="radio"/> Consent Agenda
<input type="radio"/> Blue Slip
<input type="radio"/> Closed Session
Meeting Date Requested: <u>03/11/2014</u>

Department Head Signature _____

Agenda Title: Victory Village Amador

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)

Discussion and possible action relative to a letter of support for the SSVF Grant application, to help end veterans homelessness and expand supportive services.

Recommendation/Requested Action:

Fiscal Impacts (attach budget transfer form if appropriate)

Staffing Impacts

Is a 4/5ths vote required? Yes No

Contract Attached: Yes No N/A
 Resolution Attached: Yes No N/A
 Ordinance Attached: Yes No N/A

Committee Review? Name _____ N/A

Committee Recommendation:

Comments: _____

Request Reviewed by:

Chairman _____ Counsel CG
 Auditor [Signature] GSA Director [Signature]
 CAO [Signature] Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

FOR CLERK USE ONLY

Meeting Date 3-11-14 Time _____ Item # 10

Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___

Ayes: _____ Resolution _____ Ordinance _____ Other: _____

Noes _____ Resolution _____ Ordinance _____

Absent: _____ Comments: _____

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 of _____

A new ATF is required from _____
 Department _____
 For meeting _____

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ATTEST: _____
 Clerk or Deputy Board Clerk

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DEPARTMENT OF VETERANS AFFAIRS

Veterans Health Administration

Funding Availability Under Supportive Services for Veteran Families Program

AGENCY: Department of Veterans Affairs

ACTION: Notice; correction.

SUMMARY: The Department of Veterans Affairs (VA) published a Notice of Funding Availability in the Federal Register on January 14, 2014, that contained an error. Specifically, the table on page 2539 mistakenly listed one of the priority 1 Continuums of Care (CoCs) as list "KS-501 as Kansas City/Independence/Lee's Summit/Jackson County CoC." This document corrects the error by replacing, on line 42 of the table, "Kansas City/Independence/Lee's Summit/Jackson County CoC" with "Kansas City/Wyandotte CoC" in the second column.

FOR FURTHER INFORMATION CONTACT: John Kuhn, Supportive Services for Veteran Families Program Office, National Center on Homelessness Among Veterans, 4100 Chester Avenue, Suite 201, Philadelphia, PA 19104; (877) 737-0111 (this is a toll-free number); SSVF@va.gov.

William F. Russo,
Deputy Director,
Office of Regulation and Policy,
Office of the General Counsel,
Department of Veterans Affairs.

**CENTRAL SIERRA
CONTINUUM OF CARE**
AMADOR, CALAVERAS & TUOLUMNE COUNTIES



February 17, 2014

Supportive Services for Veteran Families Program Office
National Center on Homelessness among Veterans
Attn: John Kuhn
4100 Chester Avenue, Suite 201
Philadelphia, PA 19104

Subject: Victory Village – SSVF Grant Application letter of support

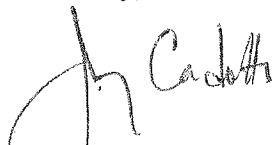
To John Kuhn,

Victory Village is engaged in the Central Sierra CoC and coordinates their efforts to provide services to Veterans and their families. Victory Village has voluntarily agreed to participant in the CoC's HMIS data entry. Victory Village currently provides the only source of Veteran Supportive Services and Transitional housing for homeless Veterans in our Rural Continuum of Care. They began operation in 2012 and have continued to grow in integrating their services into the local communities. In January 2014 Victory Village provided data for the Sheltered Point in Time (PIT) count and Housing Inventory Count (HIC). The SSVF will help them meet the needs of homeless, low-income and disabled Veterans and their families.

Victory Village participates in the CoC's coordinated assessment efforts to Veterans and Veterans with families for homeless assistance services including: Prevention, diversion, transitional housing, rapid rehousing and other supportive services. It is our pleasure to support their application for Supportive Services Veterans and Families application. It will help to expand the much need services provided by Victory Village in our CoC region.

Please feel free to contact me with any further questions at jerrycadotte@gmail.com.

Sincerely,



Jerry Cadotte
Chairman, Central Sierra CoC (CA-526)

AGENDA TRANSMITTAL FORM

To: **Board of Supervisors**

Date: 03/05/2014

From: Theodore F. Novelli, Chairman
(Department Head - please type)

Phone Ext. x470

<input checked="" type="radio"/> Regular Agenda
<input type="radio"/> Consent Agenda
<input type="radio"/> Blue Slip
<input type="radio"/> Closed Session
Meeting Date Requested: <u>03/11/2014</u>

Department Head Signature _____

Agenda Title: Victory Village

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)

Discussion and possible action relative to a request for a full or partial fee waiver for the Use Permit for Victory Village.

Recommendation/Requested Action: _____

Fiscal Impacts (attach budget transfer form if appropriate)

Staffing Impacts

Is a 4/5ths vote required?

Yes

No

Contract Attached: Yes No N/A

Resolution Attached: Yes No N/A

Ordinance Attached: Yes No N/A

Committee Review? N/A

Name _____

Committee Recommendation: _____

Comments: _____

Request Reviewed by:

Chairman _____ Counsel _____

Auditor _____ GSA Director _____

CAO _____ Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

FOR CLERK USE ONLY

Meeting Date 3-11-14 Time _____ Item # 10

Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___

Ayes: _____ Resolution _____ Ordinance _____ Other: _____

Noes _____ Resolution _____ Ordinance _____

Absent: _____ Comments: _____

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of _____

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VICTORY VILLAGE

220 Scottsville Drive Suite B & 12408 Kennedy Flat Road
Jackson, CA 95642
P: 209-223-2286 F: 209-223-2297
www.victoryvillageamador.org

December 17, 2013

County Administration Center
Attn: Planning Department
810 Court Street
Jackson, CA 95642

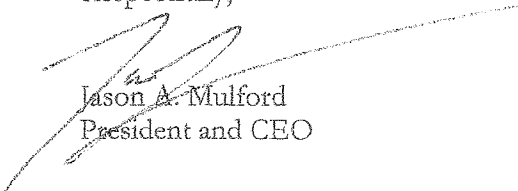
Re: Fee Waiver pertaining to County of Amador, Use Permit

Dear Mr. Iley,

Per on conversation following the Special Meeting of the Board of Supervisors on December 16, 2013, I wish to request a full or partial fee waiver for Victory Village's Use Permit Application.

Thank you for your time and consideration on this matter. Please feel free to contact me if there are any questions regarding this filing.

Respectfully,



Jason A. Mulford
President and CEO

Attachments:

1. Amador County Building Permit #35125
2. Planning Department Application for Use Permit



**PLANNING DEPARTMENT
LAND USE AGENCY**

County Administration Center
810 Court Street - Jackson, CA 95642-2132
Telephone: (209) 223-6380
Website: www.amadorgov.org
E-mail: planning @amadorgov.org

APPLICATION PROCEDURE FOR USE PERMIT

A Public Hearing before the Planning Commission will be scheduled after the following information has been completed and submitted to the Planning Department Office:

X 1. Complete the following:
Name of Applicant Victory Village
Mailing Address 220 Scottsville Blvd, Suite B
Jackson, CA 95642
Phone Number 209-223-2286
Assessor Parcel Number 044-040-028-000

Use Permit Applied For:

- Private Academic School
- Private Nonprofit Recreational Facility
- Public Building and Use(s)
- Airport, Heliport
- Cemetery
- Radio, Television Transmission Tower
- Club, Lodge, Fraternal Organization
- Dump, Garbage Disposal Site
- Church
- OTHER Nonprofit Veterans Center

- X 2. Attach a letter explaining the purpose and need for the Use Permit.
- X 3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
- X 4. If Applicant is not the property owner, a consent letter must be attached.
- X 5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- X 6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.
- X 7. Planning Department Filing Fee: \$ 575.00
Environmental Health Review Fee: \$
Public Works Agency Review Fee: \$
- X 8. Complete an Environmental Information Form.
- X 9. Sign Indemnification Form.

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Victory Village

Date Filed: Dec 17, 2013 File No. _____

Applicant/ Developer	<u>Victory Village</u>	Landowner	<u>Victory Village</u>
Address	<u>12408 Kennedy Flat Rd Jackson, CA 95642</u>	Address	<u>220 Scottsville Blvd Ste B Jackson CA 95642</u>
Phone No.	<u>209-223-2286</u>	Phone No.	<u>209-223-2286</u>

Assessor Parcel Number(s) 044-040-028-000

Existing Zoning District H - Commercial Building (motel)

Existing General Plan _____

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 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 or 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, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

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 | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or 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. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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 Dec 17, 2013



 (Signature)
 For Katelyn Vilgse

INDEMNIFICATION

Project: Victory Village

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 obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

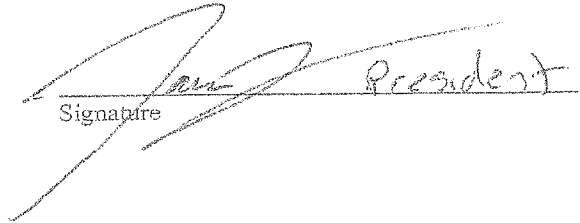
2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

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 _____ President

Signature _____

COMPONENT DESCRIPTION – EMERGENCY SHELTER (Transitional Housing) – ESSENTIAL SERVICES

Victory Village's H.E.L.P. veteran's services model offers Housing, Education, Life skills and Physical wellness. Victory Village also assists Veterans and their families to register, navigate and manage their MyHealthEvet.gov and eBenefits.gov accounts, which are the United States Department of Veterans online benefits healthcare portal. Victory Village's goal is to foster and develop self-reliance to the Veterans we serve, while providing a safe and sober place to transition back into civilian life.

Housing:

- 20 Program Beds for Veterans and their families

CASE MANAGEMENT:

- Assessing, arranging, coordinating, and monitoring the delivery of individualized services to meet the needs of the program participant is eligible
- 12 Step Program, Sober Living Environment and Drug Testing
- Permanent Housing assisted Web-based search, phone & fax usage with Staff member

EDUCATION:

- Online classes and assistance for applying for VA Education Benefits
- Continuing Education Credits through Sacramento State University are pending

LEGAL SERVICES:

- Referred to Law Offices of Terry LaPorte for Social Security and Veterans Disability Claims Appeals.

LIFE SKILLS AND EMPLOYMENT:

- Domestic Violence Prevention, Anger Management, Cognitive Behavior, Posttraumatic Stress Disorder. Classes are offered 5 days a week in group and individual settings onsite at Victory Village
- Faith-Based Programs (Voluntary, not mandatory)
- Assessments, Job training, Job search support, Job Referral
- Family Support Group: The purpose of our group is to provide resources and support for veteran spouses and family members in order to assist spouses and families to *never give up, "nunquam redono"*
- Parenting Classes referred ATCAA & Church of the Nazarene

HEALTHCARE:

- Veterans are assisted applying for US Department of Veterans of Affairs Healthcare for Primary Care, Mental Health and Specialty Care at Mather VA Medical Center. Transportation is available to qualifying participants.
- Veteran Tele-health Clinic for participants onsite at Victory Village

FINANCIAL ASSISTANCE:

- Automobile repair, Utilities, Gas Vouchers referred to ATCAA and Church of the Nazarene
- Food Bank all program participants are referred to the Interfaith Food Bank
- Bus passes for disabled & elderly participants are referred to Amador Rapid Transit for Dial a Ride Program.

RENOVATION:

- Materials: Plumbing, Electrical, ADA compliance, Energy Efficiency and Kitchen renovation material

SHELTER OPERATIONS:

- Maintenance/Minor or Routine Repairs: Property and Appliance maintenance
- Insurance: NAIC insurance policy
- Utilities: PG&E, Sewer, Water, Telecomm and Internet, but not limited too.
- Supplies: Cleaning, Laundry, Office and bathroom supplies monthly

STAFF AND OVERHEAD COSTS:

- Part-time Paid Staff, Volunteers and Employee Expenses Reimbursement

Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Tuesday, December 24, 2013. Please refer to [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	VICTORY VILLAGE
Entity Number:	03466007
Date Filed:	03/09/2012
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	220 SCOTTSMILLE BLVD, SUITE B
Entity City, State, Zip:	JACKSON CA 95642
Agent for Service of Process:	JASON ALLEN MULFORD
Agent Address:	12408 KENNEDY FLAT ROAD, ROOM #1
Agent City, State, Zip:	JACKSON CA 95642

* Indicates the information is not contained in the California Secretary of State's database.

- If the status of the corporation is "Surrender," the agent for service of process is automatically revoked. Please refer to California Corporations Code [section 2114](#) for information relating to service upon corporations that have surrendered.
- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Field Descriptions and Status Definitions](#).

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AGENDA TRANSMITTAL FORM

To: **Board of Supervisors**

Date: March 3, 2013

- Regular Agenda
- Consent Agenda
- Blue Slip
- Closed Session

Meeting Date Requested:

03/11/14

From: Aaron Brusatori, P.E.

Phone Ext. x429

(Department Head - please type)

Department Head Signature _____

[Handwritten Signature]

Agenda Title: Public Hearing - Revision of 10.40 Ordinance to include private roads in Pine Acres Subdivision

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)
 This ordinance is to allow enforcement of the California Vehicle Codes (CVC) on private roads. The Homeowners Association for Pine Acres is requesting the addition of their roads to allow enforcement of the CVC.

Recommendation/Requested Action:

Adopt 10.40 ordinance revision

Fiscal Impacts (attach budget transfer form if appropriate)

Staffing Impacts None

None

Is a 4/5ths vote required?

Yes

No

Contract Attached:

Yes

No

N/A

Resolution Attached:

Yes

No

N/A

Ordinance Attached

Yes

No

N/A

Comments: _____

Committee Review?

N/A

Name Public Works

Committee Recommendation:
Approval

Request Reviewed by:

Chairman _____

Counsel GG

Auditor [Signature]

GSA Director [Signature]

CAO [Signature]

Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

Trans. and Public Works and County Counsel

FOR CLERK USE ONLY

Meeting Date

3-11-14

Time _____

Item #

13

Board Action: Approved Yes ___ No ___

Unanimous Vote: Yes ___ No ___

Ayes: _____

Resolution _____

Ordinance _____

Other: _____

Noes: _____

Resolution _____

Ordinance _____

Absent: _____

Comments: _____

Distributed on _____

A new ATF is required from _____

Department _____

For meeting _____

of _____

I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors.

ATTEST: _____

Clerk or Deputy Board Clerk



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: Board of Supervisors
CAO

FROM: Aaron Brusatori, PE Director 

SUBJECT: Ordinance 10.40 Revision – Addition of Pine Acres Roads

DATE: March 4, 2014

On September 28, 2012, Pine Acres Community Services District (PACSD) board members attended the Public Works Committee meeting. They requested the roads within their jurisdiction be added to Ordinance 10.40. This Ordinance allows the California Vehicle Code (CVC) to be enforced on the roads listed in the Ordinance.

The PW Committee wanted to verify with the Sheriff's office to see if they had concerns regarding adding these roads. On July 22, 2013, the Undersheriff, Jim Wegner, informed Public Works that they are not the primary traffic enforcement and they are not in opposition. Undersheriff Wegner also said the people who should weigh in would be the California Highway Patrol (CHP). The same day, Barbara Belvoir spoke to Sargent Lopez of CHP and he informed her that there was no opposition from them. She also informed Sgt. Lopez that the PACSD added all of their roads instead of the primary roads. Sgt. Lopez said it was better because now they didn't have to worry if they were on the correct road before they could enforce the CVC.

Recommendation:

Adopt the revised Ordinance 10.40 to include the roads within the Pine Acres Community Service District

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 10.40 OF THE AMADOR COUNTY CODE
BY ADDING SECTION 10.40.050 MAKING PROVISIONS OF THE CALIFORNIA
VEHICLE CODE APPLICABLE TO CERTAIN PRIVATE ROADS WITHIN PINE
ACRES COMMUNITY SERVICES DISTRICT**

The Board of Supervisors of the County of Amador ordains as follows:

SECTION I. The Board of Supervisors finds and declares that the privately owned and maintained roads described in this ordinance are within the unincorporated area of Amador County and are generally held open for use by the public for vehicular travel and so connect with public highways that the public cannot determine that the roads are not highways and that on none of said roads the owner has erected a notice of a size, shape, and color as to be readily legible during daylight hours from a distance of 100 feet to the effect that the road is privately owned and maintained and that it is not subject to public traffic regulations or control. Further, the Board finds and declares that said Board has held a public hearing after 10 days' written notice to the owners of the privately owned and maintained roads involved.

SECTION II. Section 10.40.050 is hereby added to the Amador County Code as follows:

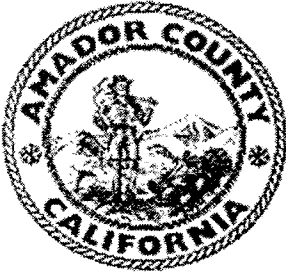
10.40.050 Private Roads- - Pine Acres Community Services District.

Pursuant to California Vehicle Code section 21107.5, the provisions of the California Vehicle Code apply to the following private roads within Pine Acres Community Services District. The roads included pursuant to this section are the following:

Eldel Road	Clinton Bar Road
Palomino Road	Dove Court
Garbo Lane	Gold Nugget Court
Live Oak Lane/Court	Gold Strike Road
Peck Court	Gold View Way
Kevkie Court	Quail Drive
Kimber Court	Quail Court
Arrowhead Road	Robin Lane
Caribou Court	

SECTION III. This ordinance shall be published within fifteen days after the date hereof in a newspaper of general circulation printed and published in the County of Amador, State of California, and shall become effective thirty days after the date hereof.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Amador at a regular meeting thereof, held on the _____ by the following vote:



**PUBLIC WORKS COMMITTEE
MEETING MINUTES
September 28, 2012**

ATTENDEES:

Supervisor Oneto, District 5
Charles Iley, CAO
Doug Ketron, Engineer
Officer Haggemann, CHP

Supervisor Plasse, District 1
Rich Millar, Building Department
Lynn Warner, PASD

Roger Stuart, Public Works
Larry White, City of Jackson
George McFetridge, PASD

CALL TO ORDER

John Plasse called the meeting to order.

AGENDA:

The agenda was approved as presented.

PUBLIC MATTERS NOT ON THE AGENDA:

Larry White informed the committee that work will begin on Monday at the intersection of Hwy. 88 and Court Street and hopefully will not cause too much inconvenience for the County employees.

MINUTES:

Minutes of the June 27, 2012 meeting were approved as submitted.

ITEMS:

1. Discussion regarding Caltrans relinquishment of sections of Wood Road and Meadow Vista Lane to Amador County. No portion of the subject roads are currently maintained by the County. Public Works felt that the roads should be relinquished back to the property owners who front them. There are nine (9) owners on Wood road and 3-4 owners on Meadow Vista Lane, one being the Amador Water Agency. The main concern of the committee was that access and easement rights would remain the same. It was difficult to see the exact layout of the roads on the maps Caltrans provided.

Recommendation: The committee recommended that better maps be provided at the next meeting before a decision can be made.

2. Discussion regarding the addition of certain roads to Amador County Municipal Code Section 10.40.010 Application of California Vehicle Code to Certain County Roads. Two members of Pine Acres Service District related their request for the addition of these roads was so that traffic laws can be enforced by Amador County Sheriff and CHP, and was not to have them patrolled or become county maintained. The CA Vehicle Code has several sections pertaining to private roads and there was some confusion about which one applied to them. The code numbers listed in the County Codes are incorrect in some instances.

Recommendation: The committee recommended that this be taken to the full Board allowing the Sheriff time to respond. A draft ordinance revision will need to be drawn up and verification made that no signs are currently posted on the subject roads.



PUBLIC WORKS COMMITTEE

MEETING AGENDA

AMADOR COUNTY TRANSPORTATION AND PUBLIC WORKS

Conference Room A

Wednesday, September 26, 2012

9:00 A.M.

(Supervisors Oneto and Plasse)

In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a modification or accommodation to participate in this meeting, please contact the Public Works Department at (209) 223-6429 or (209) 223-6395 (fax). Requests must be made as early as possible, and at least one full business day before the meeting.

CALL TO ORDER

AGENDA: Approval of agenda for this date. Any and all off-agenda items must be approved by the Committee.

PUBLIC MATTERS NOT ON THE AGENDA: Discussion items only, no action to be taken. Any person may address the Committee at this time upon any subject within the jurisdiction of the Public Works Committee; however, any matter that requires action may be referred to staff and/or Committee for a report and recommendation for possible action at a subsequent Committee meeting. Please note – there is a five (5) minute limit per topic.

MINUTES: Approval of minutes of June 27, 2012

ITEMS:

1. Discussion and possible recommendation regarding Caltrans relinquishment of sections of Wood Road and Meadow Vista Lane to Amador County.
2. Discussion and possible recommendation regarding the addition of certain roads to Amador County Municipal Code Section 10.40.010 Application of California Vehicle Code to Certain County Roads.
3. Discussion and possible recommendation after review of Amador County Municipal Code Section 15.04 Adoption of California Building and Related Codes.

TOPICS FOR NEXT MEETING:

For Discussion

NEXT MEETING:

October 24, 2012 at 9:00 a.m. in Conference Room A

ADJOURNMENT

3. Discussion following review of Amador County Municipal Code Section 15.04 Adoption of California Building and Related Codes. Chuck Iley, CAO, outlined some updates and/or revisions that should be changed in the code. Some of the verbiage that Amador County added was redundant or unnecessary. Each section was discussed, with most of the discussion focused on the Board of Appeals, Auto Sprinkler Systems and Snow Load Design.

Recommendation: Discussion only. Item will be continued.

TOPICS FOR NEXT MEETING:

1. Caltrans relinquishment of portions of Wood Road and Meadow Vista Lane.
2. Continue review of Amador County Code Section 15.04 Adoption of CA Building and Related Codes.

NEXT MEETING:

Scheduled for October 24, 2012 at 9:00 a.m. in Conference Room A

ADJOURNMENT

2

TO: Public Works Committee Members

RE: Item #2 Addition of Certain Roads to Amador County Code 10.40.010

Mr. George McFetridge requested the following roads be added to County code Chapter 10.40, Application of California Vehicle Code to Certain County Roads. These roads include Clinton Bar Road, Dove Court, Gold Nugget Court, Gold Strike Road, Gold View Way, Quail Court, Quail Drive, and Robin Lane.

1. Below are brief descriptions of each of the four Sections in Chapter 10.40, followed by the full descriptions of each referenced CA Vehicle Code, and location map.
2. Impact to County: Other than costs associated with noticing and revision to the County Ordinance, there should be no impact to Amador County staff or budget as neither the County or law enforcement is responsible for installing or maintaining signage, or providing enforcement.

3. Recommendations:

A. Revise County Code Section 10.40.010 to include reference to CA Vehicle Code 21107.5 Private Roads Open for Public Use, and

B. Add the above mentioned roads to County Code Section 10.40.010(Recommended),
or

C. Add the above mentioned roads to County Code Chapter 10.40 as a separate Code Section referencing CA Vehicle Code 21107.5.

D. Do nothing.

COUNTY CODE CHAPTER 10.40: APPLICATION OF CALIFORNIA VEHICLE CODE TO CERTAIN COUNTY ROADS

County Code Section 10.40.010 Private roads-Posting. This Section applies to private roads pursuant to CA Vehicle Code 21107, but does not specify the specific Vehicle Code Section. This Section should be revised to reference VC Section 21107.5 Private Roads Open for Public Use.

County Code Section 10.40.020 Private roads-EBMUD property. This Section applies to private roads within the boundaries of the Pardee recreation area, the Camanche recreation area, the Mokelumne River day use area, and Pardee Dam Road, and conforms with CA Vehicle Code Section 21107.7 Private Roads not Open for Public Use.

County Code Section 10.40.030 Private roads-The Oaks Mobile Home Park. This Section applies to private roads with the Oaks Mobile Home Park and conforms with CA Vehicle Code Section 21107.5 Private Roads Open for Public Use.

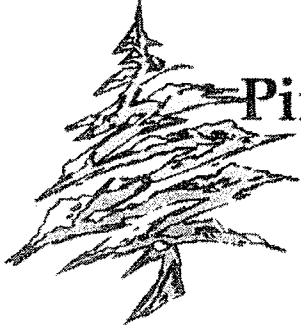
County Code section 10.40.040 Privately owned roads-The Buckhorn Mobile Home Park. This Section applies to private roads with the Buckhorn Mobile Home Park and conform to CA Vehicle Code section 21107.9 Mobilehome Park Roads Local Regulations.

California Vehicle Code Division 11 – Rules of the Road (Section 21107 – Private Roads)

- CA Vehicle Code Section 21107 Private Roads provides for the County to adopt rules and regulations by ordinance or resolution, regulating vehicular traffic on privately owned and maintained roads, provided appropriate signage has been posted.
- CA Vehicle Code Section 21107.5 Private Roads Open for Public Use provides for: (a) the County to adopt by ordinance or resolution, privately owned and maintained roads that are generally held open for use by the public for vehicular travel and which so connect with highways that the public cannot determine that the roads are not highways; (b) No ordinance/resolution enacted under subdivision (a) shall apply to any road on which owner has erected a notice of size, shape and color as to be readily legible during daylight hours from a distance of 100 feet to the effect that the road is privately owned and maintained and that it is not subject to public traffic regulations or control; (c) must be public hearing after 10 days written notice to owner of privately owned and maintained road involved; (d) the Department shall not be required to provide patrol or enforce any provision of this code on any privately owned and maintained road, except those provisions applicable to private property.
- CA Vehicle Code Section 21107.7 Private Roads not Open for Public Use provides for the County, (a) by ordinance or resolution, find and declare that there are privately owned and maintained roads as described in the ordinance or resolution within the county that are not generally held open for use of the public for purposes of vehicular travel but, by reason of their proximity to or connection with highways, the interests of any residents residing along the roads and the motoring public will best be served by application of the provisions of this code to those roads. No ordinance or resolution shall be enacted unless there is first filed with the county a petition requesting it by a majority of the owners of any privately owned and maintained road, or by at least a majority of the board of directors of a common interest development, as defined by Section 1351 of the Civil Code, that is responsible for maintaining the road, and without a public hearing thereon and 10 days' prior written notice to all owners of the road or all of the owners in the development. Upon enactment of the ordinance or resolution, the provisions of this code shall apply to the privately owned and maintained road if appropriate signs are erected at the entrance to the road of the size, shape, and color as to be readily legible during daylight hours from a distance of 100 feet, to the effect that the road is subject to the provisions of this code. The county may impose reasonable conditions and may authorize the owners, or board of directors of the common interest development, to erect traffic signs, signals, markings, and devices which conform to the uniform standards and specifications adopted by the Department of Transportation. (b) The department shall not be required to provide patrol or enforce any provisions of this code on any privately owned and maintained road subjected to the provisions of this code under this section, except those provisions applicable to private property other than by action under this section. (c) As used in this section, "privately owned and maintained roads" includes

roads owned and maintained by a city, county or district that are not dedicated to use by the public or are not generally held open for the use of the public for purposes of vehicular travel.

- CA Vehicle Code Section 21107.9 Mobilehome Park Roads Local Regulations provides for the County, (a) by ordinance or resolution, finds and declare that there are privately owned and maintained roads within a mobilehome park, as defined in Section 18214 of the Health and Safety Code, or within a manufactured housing community, as defined in Section 18801 of the Health and Safety Code, within the county that are generally not held open for use by the public for vehicular travel. Upon enactment of the ordinance or resolution the provisions of this code shall apply to the privately owned and maintained roads within a mobilehome park or manufactured housing community if appropriate signs are erected at the entrance or entrances to the mobilehome park or manufactured housing community of the size, shape, and color as to be readily legible during daylight hours from a distance of 100 feet, to the effect that the roads within the park or community are subject to the provisions of this code. The county may impose reasonable conditions and may authorize the owners of the mobilehome park or manufactured housing community to erect traffic signs, markings, or devices which conform to the uniform standards and specifications adopted by the Department of Transportation. (b) No ordinance or resolution shall be enacted unless there is first filed with the county a petition requested by the owner or owners of any privately owned and maintained roads within a mobilehome park or manufactured housing community, who are responsible for maintaining the roads.; (c) No ordinance or resolution shall be enacted without a public hearing thereon and 10 days' prior written notice to all owners of the roads within a mobilehome park or manufactured housing community proposed to be subject to the ordinance or resolution. At least seven days prior to the public hearing, the owner or manager of the mobilehome park or manufactured housing community shall post a written notice about the hearing in a conspicuous area in the park or community clubhouse, or if no clubhouse exists, in a conspicuous public place in the park or community; (d) For purposes of this section, the prima facie speed limit on any road within a mobilehome park or manufactured housing community shall be 15 miles per hour. This section does not preclude a mobilehome park or manufactured housing community from requesting a higher or lower speed limit if an engineering and traffic survey has been conducted within the community supporting that request; (e) The department is not required to provide patrol or enforce any provision of this code on any privately owned and maintained road within a mobilehome park or manufactured housing community, except those provisions applicable to private property other than by action under this section.



Pine Acres Community Services District

P.O. Box 384 Pine Grove, CA. 95665

(209) 296-4915

Chapter 10.40 Application of California Vehicle Code to Section 10.40.010 Private Roads-Posting

10.40.010 – Private Roads-Posting

The provisions of the California Vehicle code apply to the following private roads provided appropriate signs are erected at the entrance to the road of such size, shape, and color as to be readily legible during daylight hours from a distance of one hundred feet, to the effect that the road is subject to the provisions of the Vehicle Code:

Road Zone 1 – Pine Acres Community Services District

Clinton Bar Road

Dove Court

Gold Nugget Court

Gold Strike Road

Gold View Way

Quail Court

Quail Drive

Robin Lane

Chapter 10.40
APPLICATION OF CALIFORNIA VEHICLE CODE TO CERTAIN
COUNTY ROADS

Sections:

- 10.40.010 Private roads--Posting.
- 10.40.020 Private roads--EBMUD property.
- 10.40.030 Private roads--The Oaks Mobile Home Park.
- 10.40.040 Privately owned roads--The Buckhorn Mobile Home Park.

10.40.010 Private roads--Posting.

The provisions of the California Vehicle Code apply to the following private roads provided appropriate signs are erected at the entrance to the road of such size, shape, and color as to be readily legible during daylight hours from a distance of one hundred feet, to the effect that the road is subject to the provisions of the Vehicle Code:

Ashland

Aspen Court

Cedar Avenue

Cedar Way

Chaparral Drive

Chaparral Drive

W. Creek Drive

Dew Drop Road

Evergreen Way

Fallen Leaf Court

Fernridge Road Fir Drive

Forest View Cr.

4-Wheel Drive

Gold Hill Camp Road

Hill Road

Inspiration Drive

Inspiration Drive E.

Inspiration Drive W.

Lookout Court

Lupin Road

Madrone Court

Manzanita Court

Mansanita Way

Mountain View Road

Mule Deer Court

No. Chaparral Court

Oak Drive

Pine Drive East

Pine Drive West

Ponderosa Drive

Rainbow Lane

South Chaparral Court

Spring Court

Spring Road

Sunset Court

Wildflower Drive.

(Ord. 1443 §1, 1997; Ord. 1117 §1, 1987).

10.40.020 Private roads--EBMUD property.

Pursuant to California Vehicle Code Section 21107.7, the provisions of the California Vehicle Code apply to the following private roads within the

boundaries of the Pardee recreation area, the Camanche recreation area, the Mokelumne River day use area (formerly known as Van Assen Park), and to that certain road known as Pardee Dam Road. The roads included pursuant to this section include the following:

Causeway Road

Island Road

Hillcrest Drive

Comanche Parkway West

China Gulch Road

All other unnamed roads within the Comanche northshore resort upon the real property thereon owned by the East Bay municipal utility district. (Ord. 1243 §1, 1990).

10.40.030 Private roads--The Oaks Mobile Home Park.

Pursuant to California Vehicle Code Section 21107.5, the provisions of the California Vehicle Code apply to the following private roads within the Oaks Mobile Home Park. The roads included pursuant to this section are the following:

West Park Drive

South Oak Drive

3 Oaks Drive

North Park Drive

Oak Drive

Heritage Drive

Park Circle

Red Oak Drive

Club House

Hilltop Drive

Cody Drive

Jackson Court.

(Ord. 1572 §2, 2003).

10.40.040 Privately owned roads--The Buckhorn Mobile Home Park.

Pursuant to California Vehicle Code Section 21107.9(a), the provisions of the California Vehicle Code apply to the following private roads within the Buckhorn Mobile Home Park. The roads included pursuant to this section are all those roads found within APN 033160013000 also known as 26600 State Hwy. 88. (Ord. 1594 §2, 2004).

This page of the Amador County Code is current through Ordinance 1724, passed April 24, 2012.

Disclaimer: The Clerk of the Board's Office has the official version of the Amador County Code. Users should contact the Clerk of the Board's Office for ordinances passed subsequent to the ordinance cited above.

County Website: <http://www.co.amador.ca.us>
(<http://www.co.amador.ca.us>)
County Telephone: (209) 223-6472
Code Publishing Company
(<http://www.codepublishing.com/>)
eLibrary
(<http://www.codepublishing.com/elibrary.html>)



AGENDA TRANSMITTAL FORM

<input checked="" type="checkbox"/>	Regular Agenda
<input type="checkbox"/>	Consent Agenda
<input type="checkbox"/>	Blue Slip
<input type="checkbox"/>	Closed Session
Meeting Date Requested:	
03/11/14	

To: Board of Supervisors

Date: March 4, 2014

From: Aaron Brusatori Phone Ext. 248

(Department Head - please type)

Department Head Signature *Aaron Brusatori*

Agenda Title: Continued Public Hearing - Limited Density Owner-Built Rural Dwellings Proposed Ordinance - Chapter 15.10

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)

At the Public Hearing on February 25, 2014, staff was directed to consider several revisions to the ordinance as drafted to clarify the definition of "Rural or Rural Area", limit the duration of permit validity, define Hardship and analyze the construction costs. All of the items identified, except cost analysis, have been completed and are presented in the draft ordinance. Cost analysis will be submitted to the Board at a later date.

Recommendation/Requested Action:

Approve the Proposed Ordinance

Fiscal Impacts (attach budget transfer form if appropriate)

Staffing Impacts

n/a

Is a 4/5ths vote required? Yes No

Contract Attached: Yes No N/A
 Resolution Attached: Yes No N/A
 Ordinance Attached: Yes No N/A

Committee Review? Name _____ N/A

Committee Recommendation: _____

Comments: _____

Request Reviewed by:

Chairman _____ Counsel GG
 Auditor EBJ GSA Director Hop
 CAO _____ Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

Community Development Agency, Building Department

FOR CLERK USE ONLY

Meeting Date 3-11-14 Time _____ Item # 14

Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___

Ayes: _____ Resolution _____ Ordinance _____ Other: _____

Noes: _____ Resolution _____ Ordinance _____

Absent: _____ Comments: _____

Distributed on _____	A new ATF is required from _____ Department For meeting of _____	I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors. ATTEST: _____ Clerk or Deputy Board Clerk
Completed by _____		



MEMORANDUM

TO: Board of Supervisors

FROM: Aaron Brusatori, PE Director *AB*

SUBJECT: Limited Density Owner-Built Rural Dwelling

DATE: March 5, 2014

During the February 25, 2014 Supervisors meeting staff was directed to look into the following items regarding the Limited Density Owner-Built Rural Dwellings.

1. Define rural to include parcels 5 acres and larger in the lower county.
2. Allow for applicability to smaller parcels in the high county.
3. Exclude areas of Planned Development.
4. Limit permits to a 5 year completion cycle without extension.
5. Define Hardship.
6. Analysis of cost savings through construction under the draft ordinance.

Items 1, 2, and 3 are reflected in the proposed definition of Rural or Rural Area.

15.10.050 (d) - Rural or Rural Area: Lands of Amador County which are beyond boundaries of an incorporated city which are zoned for residential construction by right or with a conditional use permit. A rural parcel is defined as; 5 acres or larger for lands west of the Mount Diablo Meridian line Range 13/14; All lands located east of the Mount Diablo Meridian line Range 13/14 that are beyond the limits of a Planned Development.

Item 4 is reflected in proposed change in section 15.10.120.

15.10.120. PERMIT VALIDITY. Permits issued for initial construction of dwellings shall be valid, without renewal, for a period of five (5) successive years.

Item 5 Define Hardship

As drafted, Chapter 15.10 does not define 'Hardship.' The 'Hardship' is to be demonstrated to the Community Development Director, allowing for a case by case determination based on the merits presented by the individual situation.



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY

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

Chapter 19.48.055 of the Municipal Code defines 'Hardship Situations' with respect to medical conditions, constant care, caregiver assistance and disaster such as fire, flood or other disaster.

Demonstration of a 'Hardship' would include but not be limited to the definition of 'Hardship Situations' from Chapter 19.48.055. As drafted the ordinance allows the Director the ability to approve 'Hardships' on a case by case basis. In the event a home owner is not satisfied with the decision of the Director, the decision can be appealed to the Board for consideration.

Item 6 – Cost Analysis

Staff has not completed analysis of cost differences between constructing a home under the provisions of the drafted Limited Density Owner-Built Rural Dwellings ordinance and constructing a home according to the latest adopted building code(s). Staff is including the following items for the cost analysis which will be reported to the Board when complete:

1. Fire Sprinklers
2. Insulation Envelope
3. Specialized electrical controls and fixtures
4. Utilization of ungraded milled lumber.

Ordinance No. _____

THE BOARD OF SUPERVISORS OF THE COUNTY OF AMADOR

AN ORDINANCE ADDING SUBSECTION 15.10 TO CHAPTER 15. ADOPTING REGULATIONS FOR LIMITED DENSITY OWNER-BUILT RURAL DWELLINGS.

The Board of Supervisors of the County of Amador does ordain as follows:

SECTION I. Findings of Fact and Determinations in Support of Ordinance.

- A. Pursuant to Health and Safety Code sections 17922 and 18935, the State Building Standards Commission adopted rules and regulations contained in both Title 24 of the California Code of Regulations and the various uniform codes; and
- B. Pursuant to Health and Safety Code section 17958, the County of Amador must adopt by Ordinance regulations imposing the same requirements as those adopted by the State Building Standards commission; and
- C. The County of Amador may make changes or modifications in the adopted standards only to the extent authorized pursuant to Health and Safety Code sections 17958.5 and 179587; and
- D. Pursuant to Health and Safety Code section 17958.2 the Department of Community Development adopted regulations for limited density owner-built rural dwellings which are codified in Article 8 of Title 25 of the California Code of Regulations; and
- E. The limited density owner-built rural dwelling regulations contained in Article 8 of Title 25 do not become operative in Amador County unless the Board of Supervisors makes findings that the application of such is reasonably necessary due to local conditions; and
- F. The County of Amador desires to permit limited density owner-built rural dwellings as permitted by Article 8 of Title 25.
- G. The County of Amador contains limited density-rural areas displaying conditions appropriate for the application of Article 8 of Title 25 of the California Code of Regulations; and
- H. The Board of Supervisors of the County of Amador makes the following express findings that the application of Article 8 of Title 25 of the California Code of Regulations is reasonably necessary:

1. Portions of the unincorporated area of Amador County are predominantly rural and of limited density, with suitability for urbanization limited by their distance from and access to urban areas.
2. Within the rural areas of the County so designated, there is an identified need and desire of numerous landowners and homeowners to be able to legally reside in homes they have constructed, or propose to construct, on their own property which pose no health or safety hazard but which would be permitted only as limited density owner-built rural dwellings authorized pursuant to Article 8 of Title 25 of the California Code of Regulation.
3. Adoption of these regulations within those rural areas would assist the bringing of illegal structures of sound structural condition in the limited density areas into the system and abatement of substandard structures endangering the life, limb, health or safety of their occupants.

SECTION II. Chapter 15.10 is hereby added to the Amador County Code as follows:

Chapter 15.10
LIMITED DENSITY
OWNER-BUILT RURAL DWELLING REGULATIONS
(FOR ALTERNATIVE OWNER BUILDERS)

15.10.010. GENERAL PROVISIONS.

On Month, Day, Year, the Amador County Board of Supervisors, duly made findings that there are special local conditions within specified areas of Amador County where modifications and changes of the standard regulations for limited density owner-built rural dwellings are reasonably necessary because of local climatic, geographical or topographical conditions. The rural housing construction standards adopted by this chapter are modifications to the standard building regulations otherwise applicable in Amador County and are adopted pursuant to Section 17958.5 of the Health and Safety Code.

15.10.020 PURPOSE AND INTENT.

The modifications contained in this chapter are intended to permit, under specified circumstances, the use of the ingenuity and preferences of individual builders of dwellings intended for occupancy by the builder in designated areas of Amador County, while at the same time maintaining minimum requirements for the protections of life, limb, health, property, safety and welfare of the general public and the occupants of dwellings constructed pursuant to this chapter. It is further intended to allow the use of substitute materials and procedures and alternatives to the specifications prescribed by the uniform technical codes to the extent that a reasonable degree of health and safety is provided by these modifications. In applying these modifications, the Community Development Agency Director or designee shall have the authority to exercise reasonable judgment in determining compliance with all requirements of this chapter.

15.10.030. APPLICATION.

The provisions of this chapter shall apply to the construction, enlargement, conversion, alteration, repair, use, maintenance, and occupancy of limited density owner-built, owner-occupied dwellings and appurtenant structures in rural areas in Amador County. Such dwelling and appurtenant structures shall include seasonally or permanently occupied dwellings, hunting shelters, vacation homes, recreational shelters and detached bedrooms used solely by the owner of the dwelling.

15.10.040. EXISTING BUILDINGS.

A building permit may be obtained pursuant to the provisions of this chapter for a dwelling that was constructed or was partially constructed before the effective date of these modifications, provided:

- (a) The applicant is the owner of the dwelling at the time of application for and issuance of the permit; and
- (b) The dwelling meeting all standards required by this chapter; and
- (c) An inspection of the dwelling is made by the Community Development Agency Director or designee, and he/she determines that the requirements of this chapter have been met or substantially met to the extent that no abnormal risk to health or safety will result from occupancy of the dwelling.

15.10.050. DEFINITIONS.

For purposes of this chapter, the following words and phrases shall have the meanings given below:

- (a) Detached bedroom. A separate accessory structure without kitchen or sanitation facilities, designed for and used primarily as a sleeping facility in conjunction with a main structure which includes kitchen and sanitation facilities.
- (c) Owner-occupied rural dwelling. Any structure consisting of one or more habitable rooms intended or designed for single family occupancy with all basic facilities for living and sleeping which is situated or is to be situated in a rural area to which the provisions of this chapter are applicable and which is owned by one or more members of the family occupying the structure.
- (d) Owner-built. A structure owned and constructed by any person or family member who acts as the general contractor for, or as the provider of, all or the major part of the labor expended to build the structure and which is to be occupied as the principal residence of that person or family, and not intended for sale, lease, rent or employee occupancy. "Owner-Built" shall also mean constructed by a licensed contractor for occupancy by the person or persons owning the property at the time construction is commenced.

For the purposes of this article the sale, lease, renting or employee occupancy of owner-built structures within three years of issuance of a Certificate of Occupancy shall be presumptive evidence that the structure was erected for the purpose of sale, lease or renting.

- (e) Rural or Rural Area: Lands of Amador County which are beyond boundaries of an incorporated city which are zoned for residential construction by right or with a

conditional use permit. A rural parcel is defined as; 5 acres or larger for lands west of the Mount Diablo Meridian line Range 13/14; All lands located east of the Mount Diablo Meridian line Range 13/14 that are beyond the limits of a planned development.

- (f) Sound structural conditions. “Sound structural condition” means a structure in which:
 - (1) Any plumbing, any fireplace, wood stove or other source of heat, any electrical wiring, which has been built in conformance with and conforms to the applicable codes and which has been and is maintained in a good condition so as to present no unreasonable risk of health and safety; and
 - (2) The fireplace or chimney does not list or bulge and has not settled due to defective material or deterioration, and in which fireplaces and chimneys are of sufficient size to carry imposed loads with safety.
- (g) Substandard building. A structure in which there exists any condition that abnormally endangers the life, limb, health, or safety of anyone within or outside of such structure.

15.10.060. PERMIT APPLICATIONS.

Permits shall be required for the construction or repair of owner-built, owner-occupied rural dwellings and appurtenant structures. Applications for a permit pursuant to this chapter shall be made to the Building Department. Permit applications shall contain the following information:

- (a) Name and mailing address of the applicant;
- (b) The location, Assessor’s parcel number, and address (if known) of the site where the proposed structure is to be built;
- (c) A general description of the structure and the intended use (where applicable), mechanical installations with all clearance and venting procedures detailed, electrical installations, and fire safety details;
- (d) A plot plan indicating the location of the dwelling in relation to property lines, other structures, sanitation and bathing facilities, water source and water ways;
- (e) If the application being made pertains to a dwelling structure, application shall be made concurrently for approval by the County Environmental Health Department for the installation of sewage or waste disposal facilities;
- (f) In the case of dwellings, an agreement shall be recorded by the applicant that the dwelling is to be owner-built, owner-occupied and used only for residential purposes;
- (g) The plan provided for in Section 15.10.080 of this chapter;
- (h) Such other necessary data or information as may be required by the Community Development Agency Director or designee to implement these regulations.

15.10.070. FREQUENCY OF PERMITS

No more than two (2) building permits of initial construction of an owner-built, owner occupied dwelling in a rural area shall be issued to the same person in any five (5) year period.

15.10.080. PLANS.

Each applicant for a building permit pursuant to the provisions of this chapter shall, at the time of making such application, submit a plan for the proposed structure. Such plans shall contain a general description of the structure and all necessary specific information to reasonably facilitate

a determination by the Community Development Agency Director or designee, conformance with all applicable codes, including the provisions of this chapter. The plans may include a simplified diagram of the single-item floor plan and site evaluation in order to determine the appropriate dimensions of structural members.

15.10.090. WAIVER OF PLANS.

The Community Development Agency Director or designee may waive the submission of plans required under the provisions of Section 15.10.080 which he/she determines are not necessary to obtain compliance with this chapter, based upon the nature of the work for which application is made.

15.10.100. PLAN MODIFICATION.

Modifications to the design materials and methods of construction may be allowed provided that the building continues to conform to the provisions of this chapter and the Community Development Agency Director or designee has approved the modification in writing.

15.10.110. PERMIT ISSUANCE.

When the Community Development Agency Director or designee determines that the planned work will comply with all applicable codes, including provisions of this chapter, the permit shall be deemed complete.

15.10.120. PERMIT VALIDITY.

Permits issued for initial construction of dwellings shall be valid, without renewal, for a period of five (5) successive years.

15.10.130. PERMIT REVIEW

- (a) Basis of Approval. Pursuant to Section 218 of Title 26 of the California Administrative Code, except as otherwise provided by this chapter, dwellings and appurtenant structures constructed in compliance with this chapter **need not** conform with the construction requirements prescribed by the *latest* applicable editions of the Uniform Building, Plumbing, and Mechanical Codes, the National Electrical Code, or other applicable technical codes. Projects will be evaluated against the 1985 code cycle.
- (b) Mechanical Requirements. Fireplaces, heating and cooking appliances, and gas piping installed in buildings constructed pursuant to this chapter shall be installed and vented in accordance with the requirements of the Uniform Building Code, the Uniform Mechanical Code and the Uniform Plumbing Code. Alternate materials and methods of venting shall be permitted if substantially equivalent in safety and durability.
- (c) Heating Capacity. A heating facility or appliance shall be installed in each dwelling subject to the provisions of this chapter, however, there shall be no specified requirement for heating capacity or temperature maintenance. The use of solid fuel or solar heating devices shall be deemed to comply with the requirements of this section. If nonrenewable fuel is used in the dwelling, rooms so heated shall meet current insulation standards.
- (d) Electrical Requirements. No dwelling or appurtenant structures constructed pursuant to this chapter shall be required to be connected to a source of electrical power, or wired, or otherwise fitted for electrification, except as set forth in this subsection.

If electrical wiring or appliances are installed, the installation shall be in accordance with the provisions of the current version of the National Electrical Code for single-family dwellings. In structures where electrical usage is to be confined to one or more rooms of a structure, the remainder of the structure shall not be required to be wired or otherwise fitted for electrification unless the Community Development Agency Director or designee determines that electrical demands are reasonably expected to exceed the wiring capacity of the area that is to be wired. In such instances, the Community Development Agency Director or designee may require such further electrification of the structure as may be necessary to meet the excess anticipated demand.

The provisions of this subsection apply to buildings which include a workshop, kitchen, or other single room which may require electrification and there is no expectation of further electrical demand.

- (e) Room Dimension Requirements. The only room dimension or other room requirements for a structure constructed pursuant to this chapter shall be as follows:
Bedrooms shall be equipped with either a door to the outside or an exterior window with 5.7 square feet of openable area for emergency exit. The window shall have a minimum width of 20 inches, a minimum height of 24 inches, and the window sill shall not be more than 44 inches above the bedroom floor.
- (f) Sanitation Facilities. A bathtub or shower and a lavatory, or alternate bathing and washing facility shall be provided at the dwelling site.
- (g) Plumbing Specifications. Where conventional plumbing, in all or in part, is installed within a dwelling, it shall be installed in accordance with the Uniform Plumbing Code. Alternative materials and methods shall be permitted if the design complies with the intent of such code, and such alternatives shall perform to protect health and safety for the intended purpose.
- (h) Domestic Water Supply. There shall be a water supply provided by a source approved by the County Environmental Health Department.
- (i) Fire Safety.
Provide for a defensible space by complying with the standards for emergency access, signage, emergency water, and fuel modification found in Amador County Chapter 15.30 Fire and Life Safety Regulations.
- (j) Exterior Wildfire exposure
Exterior wall coverings, exterior wall vents, exterior door assemblies, and roofing systems shall meet the requirements of Chapter 7A of the 2009 California Building Code supplement.

15.10.140. INSPECTIONS.

All construction or work for which a permit is required under this chapter shall be subject to inspection by County inspectors. Structures of conventional or simple construction shall be inspected at a single final inspection.

Additional inspections shall be conducted under the following circumstances:

An inspection shall be conducted where there is reason to believe that the footing of the structure will be subjected to abnormal vertical or lateral movement due to unstable soil conditions; or in cases where interior wall coverings or construction elements will conceal underlying construction, electrical or mechanical systems; or where an unconventional construction method is to be employed which would preclude examination at a single inspection.

15.10.150. INSPECTION REQUESTS AND NOTICES.

It shall be the duty of the holder of a building permit issued under this chapter to notify the Building Department that the construction is ready for inspection and to assure that the premises will be accessible at the time scheduled for inspection. Inspections shall be requested by the applicant at least forty-eight (48) hours in advance of the intended inspection. The inspector shall notify or inform the permit holder of the day during which the inspection is to be conducted and shall notify the permit holder if the inspection cannot be made as scheduled.

15.10.160. RECORDED AGREEMENT.

An Agreement shall be recorded against the property on which the Limited Density "Owner Built" Rural Dwelling is constructed stating that the building was constructed according to the 1985 California Building Code Cycle.

15.10.170. TEMPORARY OCCUPANCY.

An owner-builder and his/her immediate family may use and occupy a portion or portions of a dwelling or appurtenant structure prior to the completion of the entire structure if approved sanitary facilities are available and functioning at the site and if the work completed does not endanger life health or safety. Neither the County nor any official or employee thereof shall be responsible for any injuries to anyone, occupants or otherwise, which are attributable to the unfinished structure.

15.10.180. FEES FOR PERMITS AND INSPECTION.

- (a) Any person required to obtain a building, plumbing, electrical, heating or comfort-cooling permit under this chapter, or a combination of any such permits, shall at the time of filing an application therefore pay to the Building Department the fees set forth in the current resolution of the Board of Supervisors establishing fees for permits issued.
- (b) Where work is commenced after the effective date of these regulations and prior to obtaining a permit, a double fee may be charged.
- (c) The Community Development Agency Director or designee may refund up to eighty (80 %) of the permit fee subject to the following limitations:
 - (1) Fees allocable to plan checking are not refundable after that Building Department has commenced review of the plans;
 - (2) No work shall have commenced on the project for which such permit was issued;
 - (3) The permit must be canceled by the owner or holder, in writing, within sixty (60) days of the date of issuance; and
 - (4) No refund shall be made when the permit fee is Ten Dollars (\$10.00) or less.

15.10.190. RECORDS.

It shall be the duty of the Building Department to keep a permanent record of all pertinent transactions under this chapter and to render a monthly report to the Board of Supervisors concerning such transactions. The Building Department shall transmit to the County Assessor copies of all applications for building permits and copies of all completion report pertaining to building permits.

15.10.200. LIABILITY.

This chapter shall not be construed as imposing upon the County or upon any of its officer or employees any liability or responsibility for injury or damage resulting from any building, plumbing, electrical, heating, or comfort-cooling work approved or performed hereunder.

15.10.210. VIOLATION CONSTITUTING A PUBLIC NUISANCE.

Any building or structure erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished, equipped, used, occupied or maintained contrary to the provisions of this chapter shall be and the same is hereby declared to be unlawful and a public nuisance. Any failure, refusal or neglect to obtain a permit as required by this chapter shall be prima facie evidence that a public nuisance has been created in connection with the erection, construction, enlargement, alteration, repair, movement, improvement, removal, conversion or demolition, equipping, use, occupation or maintenance of a moved, improved, converted or demolished, equipped, used, occupied or maintained contrary to the provisions of this chapter.

15.10.220. PENAL PROVISIONS.

- (a) No person, firm or corporation, whether as owner, lessee, sublessee or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or premises, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this chapter or any order issued by the Community Development Agency Director or designee or the Environmental Health Director hereunder.
- (b) Any person violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not more than Five Hundred Dollars (\$500.00) or by imprisonment in the County Jail of the County of Amador for not more than six (6) months, or by both such fine and imprisonment. Each such person shall be deemed guilty of a separate offense for each day or portion thereof during which any violation of the provisions is committed, continued or permitted by such person.
- (c) The provisions of subsection (b) shall not apply to an owner of real property building or improving structures thereon of appurtenances thereto who does such work himself, provided that:
 - (1) Such structure or structures are not intended or offered for sale, lease or rent; and;
 - (2) Such structure or structures are one-family dwellings, farm or ranch buildings, which are not more than two (2) stories in height.
- (d) In all action, criminal or civil, brought under this chapter, proof of the sale, leasing or renting, or the offering for sale, lease or rent, of any such structure by the owner-builder within three (3) years after completion of construction is presumptive evidence that such structure was undertaken for purposes of sale, lease or rent. Sale, lease or rent of a Limited Density Rural Dwelling may be allowed by the Community Development Agency Director or designee upon demonstration of hardship.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Amador County Building Department
810 Court Street
Jackson, CA 95642

APN:
Limited Density Rural Dwelling:

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

AGREEMENT

This Agreement is entered into as of _____, 20__ by and between the
COUNTY OF AMADOR, a political subdivision of the State of California (the "County") and
_____, ("Owner").

RECITALS

A. Owner owns certain real property (the "Property") situated in the unincorporated area of
the County of Amador, State of California, described as follows:

Owner desires to construct a Limited Density Owner-Built Rural Dwelling on the Property and has
applied for a Limited Density Owner-Built Rural Dwelling Building Permit. This Limited Density Owner
Built Rural Dwelling is constructed according to the 1985 California Building Code Cycle.

B. Owner understands and agrees that the Limited Density Owner-Built Rural Dwelling can
only be used as provided in Amador County Code Chapter 15.10 and that any violation of the conditions
under which the Limited Density Owner-Built Rural Dwelling was granted may void the permit.

C. As a condition of issuance of the Limited Density Owner-Built Rural Dwelling, the
County requires that the restrictions on the use of the structure and all further obligations of Owner set
forth in this Agreement run with the land and be made a matter of public record so that any future
purchasers of the Property will be made aware of them.

D. Owner is aware that this agreement will be recorded in the Amador County Recorder's
Office.

NOW, THEREFORE, the parties agree as follows:

1. Recitals. The parties acknowledge the truth of the recitals set forth above, which are incorporated into this Agreement.

2. Restriction on Use of Limited Density Owner-Built Rural Dwelling. The structure permitted under this section shall be owner-built, owner-occupied and used only for single family residential purposes. The sale, lease, renting or employee occupancy of owner-built structures within three years of a Certificate of Occupancy shall be presumptive evidence that the structure was erected for the purpose of sale, lease or renting.

3. Additional Obligations of Owner.

3.1 Owner understands and agrees that the structure permitted as a Limited Density Owner-Built Rural Dwelling, shall be constructed in compliance with Chapter 15 of the Amador County Code, and all other applicable laws of Amador County, the State of California and any federal laws that may apply.

3.2 Owner acknowledges that if the Limited Density Owner-Built Rural Dwelling permit becomes void or expired, Owner shall be required to remove the structure or fully permit the structure and pay all fees then in effect.

3.4 Owner agrees to indemnify the County of Amador and its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers and employees arising from performance or non performance of the its obligations under this Agreement.

4. County's Remedies Upon Default. Owner acknowledges that any violation of this Agreement shall constitute a public nuisance. Upon any violation of this Agreement, the County may pursue any remedies provided by statute or ordinance. In addition to all other remedies provided by law, Owner further agrees that the County or any governmental entity having jurisdiction may obtain immediate injunctive relief against any use of the structure that is inconsistent with this Agreement.

5. Covenant Running with the Land. Owner agrees that the restrictions and obligations of Owner set forth in this Agreement shall be perpetual and run with the land, binding future owners of the Property, unless and until the Limited Density Owner-Built Rural Dwelling is either (i) removed from the property, or (ii) fully upgraded and permitted to the current building code by the County.

6. No Waiver of Remedies. Failure to exercise any remedy provided for in this Agreement shall not, under any circumstances, be construed as a waiver of the remedy.

7. Entire Agreement. This Agreement contains the entire agreement of the parties respecting its subject matter, and supersedes any and all prior discussions, representations, and oral or written agreements, if any, between the parties.

COUNTY:

OWNER:

BY: _____
Xxxxx Yyyyy
Chairman, Board of Supervisors

BY: _____
XXXXXXXXXXXX.
XXXXXXXXXXXX

APPROVED AS TO FORM:
GREG GILLOTT,
AMADOR COUNTY COUNSEL

ATTEST:
JENNIFER BURNS, CLERK OF THE
BOARD OF SUPERVISORS

BY: _____

BY: _____

[PARTY SIGNATURES MUST BE ACKNOWLEDGED]

AGENDA TRANSMITTAL FORM

To: Board of Supervisors

Date: February 21, 2014

From: Susan Grijalva
(Department Head - please type)

Phone Ext. 380

- Regular Agenda
- Consent Agenda
- Blue Slip
- Closed Session

Meeting Date Requested:

March 11, 2014

Department Head Signature *Susan Grijalva*

Agenda Title: Public Hearing - Jolyn Marques Zone Change request from "R1," Single Family Residential District to "C-2," Heavy Commercial District

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)
 Consideration of Planning Commission's recommendation to approve a request for a zone change from "R1," Residential Single Family District to "C-2," Heavy Commercial District for 0.25 acres located at 12391 Martell Road.

Recommendation/Requested Action:
Adopt an ordinance approving the zone change from "R1" to "C-2" for the 0.25-acre parcel.

Fiscal Impacts (attach budget transfer form if appropriate)

Staffing Impacts

Is a 4/5ths vote required? Yes No

Committee Review? N/A

Name Planning Commission

Committee Recommendation:
Approval.

Contract Attached: Yes No N/A
 Resolution Attached: Yes No N/A
 Ordinance Attached: Yes No N/A

Comments: _____

Request Reviewed by:

Chairman _____ Counsel GG

Auditor _____ GSA Director Hop

CAO _____ Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)
Planning; Assessor

FOR CLERK USE ONLY

Meeting Date 3-11-14 Time _____ Item # 15

Board Action: Approved Yes _____ No _____ Unanimous Vote: Yes _____ No _____

Ayes: _____ Resolution _____ Ordinance _____ Other: _____

Noes: _____ Resolution _____ Ordinance _____

Absent: _____ Comments: _____

Distributed on _____

Completed by _____

A new ATF is required from _____ Department For meeting of _____

I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors.

ATTEST: _____
 Clerk or Deputy Board Clerk

STAFF REPORT TO: AMADOR COUNTY BOARD OF SUPERVISORS
FOR MEETING OF: MARCH 11, 2014.

PUBLIC HEARING – REQUEST FOR ZONE CHANGE FROM THE “R1,” SINGLE FAMILY RESIDENTIAL DISTRICT TO THE “C-2,” HEAVY COMMERCIAL DISTRICT (APN: 044-030-005).

APPLICANT: Marques Family Trust
SUPERVISORIAL DISTRICT I

LOCATION: on the north side of Martell Rd, approximately 150 west of the Hwy 49 intersection in the Martell area, being 12391 Martell Road.

- A. GENERAL PLAN DESIGNATION:** I, Industrial
- B. CURRENT ZONING:** “R1,” Single Family Residential District
- C. DESCRIPTION:** This application is a request for a Zone Change to allow for expanded, by-right uses consistent with development in the Martell commercial area. The proposed zoning district is supported by the current General Plan designation of I, Industrial as well as the proposed General Plan designation as a Regional Service Center. The property is currently developed with two single-family homes and is surrounded by high-density commercial development, most of which is already zoned “C-2.”
- D. STAFF/TAC REVIEW:** This project was reviewed by County departments and the Technical Advisory Committee. TAC tabled the item pending clarification of the feasibility of placing conditions on the zone change, and whether adequate development standards were in place to mitigate future “C-2” activities on the site. Staff determined that the location is within the area subject to Caltrans’ Intergovernmental Review (IGR) process and, therefore, any future access points and their design will be subject to Caltrans’ evaluation. Staff also determined that placing *conditions* on the zone change is contrary to the State’s zoning enabling legislation. Adopting *mitigation measures* for a zone change, however, is common practice but we are limited to mitigating the impacts of rezoning the subject parcel. With this in mind, staff determined that the request was exempt from CEQA review under the following guidelines:

Section 15061(b)(3) exempts projects that have no possibility of having a significant effect on the environment (the property is developed with two single-family dwellings, one garage, and a driveway/parking area); and

Section 15183 exempts projects consistent with an adopted General Plan (“C-2” zoning is consistent with the I, Industrial General Plan designation).

Following that determination, the zone change request was processed as a Categorical Exclusion and the item was not referred back to TAC for additional review or recommendations.

E. PLANNING COMMISSION ACTION: At their February 11, 2014 meeting, the Planning Commission unanimously recommended approval of the zone change with the following findings to the Board of Supervisors. (See attached draft minutes.)

F. FINDINGS: If the Board of Supervisors approves this project, the following findings are recommended for adoption:

1. The Zone Change is consistent with the surrounding land uses and the Amador County General Plan, Land Use Element at this location; and,
2. A review of the proposal was conducted by staff who, through their own research, found that the Zone Change will not have a significant effect on the environment and is exempt from CEQA per Sections 15061(b)(3) and 15183. Therefore, a Notice of Exemption will be adopted and filed with the County Recorder. *(Note: The Section 15061(b)(3) exemption was added by the Planning Commission upon the recommendation of the Planning Department.)*
3. The property subject to this zone change lies within the Rock Creek Drainage Basin. Per County Code Chapter 7.88 “Mitigations for New Development Projects in the Rock Creek Drainage Basin,” the County may require mitigation measures for development projects within the watershed. This requirement potentially affects projects located upstream from Amador Plaza in the watershed for which public notice is required as a matter of law, and for similarly located development projects or commercial, retail, or multi-family projects over 4,000 square feet of paved area. *(Note: This finding was added by the Planning Commission upon recommendation by the Department of Transportation and Public Works.)*

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING SECTIONAL ZONING DISTRICT MAP NO. K-92 PURSUANT TO SECTION 19.20.020 OF THE AMADOR COUNTY CODE BY REZONING CERTAIN REAL PROPERTY FROM THE "R1," SINGLE FAMILY RESIDENTIAL DISTRICT TO "C2" HEAVY COMMERCIAL DISTRICT.

The Board of Supervisors of the County of Amador, State of California, do ordain:

SECTION I. Recitals of Fact.

WHEREAS, Chapter 19.68 (Amendments) of the Amador County Code provides for a procedure to amend Title 19 (Zoning) or to rezone property in Amador County; and

WHEREAS, rezoning requires an ordinance amending Sectional Zoning District Maps established in accordance with Section 19.20.020 of Title 19 (Zoning); and

WHEREAS, all notices and public hearings mandated by the State Planning Law and Title 19 (Zoning) of the Amador County Code have been adhered to by the Amador County Planning Commission and Board of Supervisors; and

WHEREAS, the Board of Supervisors adopts this ordinance with the findings contained in the pertinent Board minutes and because the public necessity, convenience, and general welfare require such an amendment.

SECTION II. Section 19.20.020 of the Amador County Code is amended by amending Sectional Zoning District Map No. K-92 (Z.C. No. 13;10-1) to change the zoning from the "R1," Single Family Residential District to the "C2," Heavy Commercial District, on that certain real property being approximately 0.25 acres located at 12391 Martell Road, approximately 150 feet west of CA Highway 49, and specifically described as "Parcel Two" and "Exhibit A" in Attachment A, which is attached hereto.

SECTION III. This ordinance or a summary thereof shall be published in the manner prescribed in Government Code Section 25124 and shall become effective upon recordation of the California Land Conservation Act contract on the subject parcel or thirty days after the date hereof, whichever period is greater.

The foregoing ordinance was duly passed and adopted at a regular session of the Board of Supervisors of the County of Amador, held on the 11th day of March, 2014, by the following vote:

AYES:

NOES:

ABSENT:

CHAIRMAN, Board of Supervisors

ATTEST:

JENNIFER BURNS, Clerk of the
Board of Supervisors, Amador County,
California

By _____

(ORDINANCE NO. XXXX)

(XX/XX/XX)

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:

RECORDED AT REQUEST OF
Mildred Broyles
at 20 Min. Past 11 A M

MILDRED BROYLES TRUST
P. O. Box 112
Martell, CA 95654

JAN 31 1997

Official Records
Amador County, California

\$ 12.00 Recorder

DOCUMENTARY TRANSFER TAX \$ -0-
_COMPUTED ON FULL VALUE OF PROPERTY
_CONVEYED OR COMPUTED ON FULL VALUE
_LESS LIENS AND ENCUMBRANCES
_REMAINING AT TIME OF SALE.
EXEMPTION (R & T CODE) 11911
EXPLANATION: This conveyance is to
trustees of a revocable trust, and
not pursuant to a sale.

Raymond H. McQuinn
Signature of Declarant or Agent
determining tax. Firm name.

GRANT DEED

FOR NO CONSIDERATION, MILDRED BROYLES, a widow, hereby grants, conveys, assigns,
sells and transfers to MILDRED E. BROYLES, JOLYN MARQUES and HARRY C. BROYLES (or their
successors in trust) as Trustees of the MILDRED BROYLES TRUST dated Jan 17 1997, all her right, title
and interest in real properties located in the County of Amador, State of California, more particularly described as
follows:

Parcel One: That certain Deed recorded in Vol. 30 of Deeds, at page 130 et seq., reference to which
Record thereof is hereby made for a particular description of said parcel of land. Deed recorded in the Office of
the County Recorder of Amador County, California. APN 44.030.004. Location: 10923 North Highway 49,
Martell, CA 95654.

Parcel Two: See Exhibit A, attached hereto and incorporated by reference herein. APN 44.030.005.
Location: 12391 Martell Road, Jackson, CA.

Parcel Three: See Exhibit B, attached hereto and incorporated by reference herein. APN 44.030.018.
Location: 12396 Martell Road, Jackson, CA.

Parcel Four: A fraction of the Northwest quarter of the Southeast quarter of Section 20, Township 6
North, Range 11 East, M.D.B. & M., consisting of .242 acres, as described in Deed recorded in Book 50 of

AMADOR COUNTY

Official Records, page 52, Amador County, California. APN 44.083.001.00. Undeveloped residential lot on Amador Street, Jackson, CA.

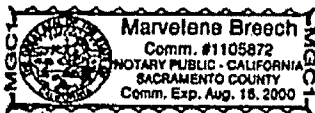
Parcel Five: See Exhibit C, attached hereto and incorporated by reference herein. APN 31.280.005. One-half interest in 7 acres, + or -, located on Old Immigrant Road, Pioneer, CA.

Dated: January 17, 1997

Mildred Broyles
Mildred E Broyles
Mildred Broyles
MILDRED BROYLES

State of California)
County of Sacramento)

On Jan. 17, 1997, before me, Marvelene Breech, the undersigned Notary Public, personally appeared MILDRED BROYLES, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by 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 Marvelene Breech

AMADOR COUNTY

EXHIBIT A

That portion of the West half of the Southwest quarter (1/2 of SW 1/4) of Section Seventeen (17), Township Six (6) North, Range Eleven (11) East, M.D.M. & M., particularly described as follows:

Beginning at a point on the northerly side of the County Road leading from the Town of Jones to the Oneida Mine in Oneida Valley, said point being the Southeasterly corner of that certain lot conveyed by the parties of the first part herein to Julius F. Podesta and W.W. Steele by deed dated November 17, 1947, and recorded in Vol. 36 of Official Records, at page 201 Amador County Records and thence run as follows:

- 1) Easterly, along the northerly side of said road, a distance of 100 feet; thence
- 2) Northerly, on a line parallel to the easterly line of said lot so conveyed to Julius F. Podesta and W.W. Steele; a distance of 130 feet; thence
- 3) Westerly, 100 feet, to the northeasterly corner of said lot so conveyed to Julius F. Podesta and W.W. Steele; thence
- 4) Southerly, along the easterly boundary line of said latter lot, a distance of 130 feet, to the point of beginning.

Being a portion of those certain premises conveyed to the parties of the first part herein by T.M. Ryan et ux by deed dated February 5, 1947, and recorded in Vol. "29" of Official Records, page 204 et seq. Amador County Records

EXHIBIT B

A parcel of land situated in the County of Amador, State of California, being a portion of Sections 17 and 20 of Township 6 North Range 11 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at a point in the Northwesternly boundary of that certain parcel of land shown upon that certain recorded map entitled "Plat of Gaiseppo Asura's Lots in Secs. 17 & 20 T. 6N., R. 11 E., M.D. M., recorded in the office of the Recorder of Amador County in Book 3 of Maps and Plats at page 43 said point being in the Southeasterly line of a County Road and located South 56° 13' West 177.1 feet from the most Northerly corner of the parcel of land delineated upon the recorded map referred to herein; thence, from said point of beginning, South 36° 24' East 103.3 feet; thence South 35° 28' East 55.7 feet; thence South 75° 34' West 102.0 feet; thence South 38° 39' West 22.11 feet; thence North 37° 50' West 123.59 feet; thence North 52° 10' East 120.00 feet to the point of beginning; containing 0.363 acres of land.

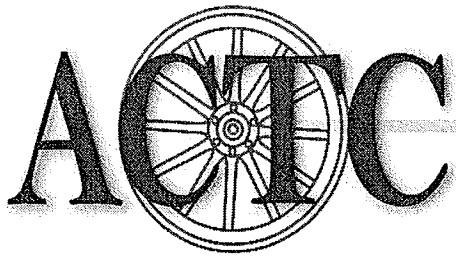
EXHIBIT C

Parcel 1: Parcels J, K, L and M as delineated and set forth on Record of Survey, Portion of the North 1/2 of Section 31, T. 7 N., R. 13 E., M.D. M., filed for record on September 21, 1970, in Book "16" of Maps and Plats, Page 77, Records of Amador County.

Parcel 2: Parcels 2, 3 and 4 as delineated and set forth on Record of Survey, A Portion of Section 29, T. 7N., R. 13 E., M.D.M., filed for record on May 5, 1970, in Book "16" of Maps and Plats, Page 15, Records of Amador County.

"END OF DOCUMENT"

AMADOR COUNTY



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FEB 11 2014

February 11, 2014

TO: Amador County Transportation Commission

PLANNING DEPARTMENT

FROM: Neil Peacock, Planner/Program Manager

SUBJECT: Request to Re-Zone APN 044-030-055 on Martell Rd. from "R1" (Single Family) to "C2" (Heavy Commercial)

RECOMMENDATION:

It is recommended that the Commission discuss and provide direction to staff on potential concerns related to a request to re-zone APN 044-030-055 on Martell Rd. from "R1" (Single Family) to "C2" (Heavy Commercial)

At its meeting on November 25th, 2013, the Amador County Technical Advisory Committee (TAC) discussed a request to re-zone APN 044-030-055 on Martell Rd. from "R1" (Single Family) to "C2" (Heavy Commercial). (See attached map) Specifically, the TAC was asked to evaluate potential environmental impacts, propose conditions and mitigation measures, and make a project recommendations to the Planning Commission. It is important to note that, at the current time, the only action requested is approval of a zone change and there is not an associated development project that is currently proposed for this location.

At this meeting, the TAC explored the following questions:

1. If the zone-change is approved, would any subsequent "conforming use" be required to perform impact analysis or be conditioned to implement related mitigation measures?
 - a. The TAC identified a potential concern that, if approved, any subsequent project under the "C2" designation would become a "use-by-right", which would be ministerial entitled to pull a building permit without the requirement to complete further environmental review under CEQA. This led to the potential concern that construction of a future "Heavy Commercial" project on Martell Road could have potentially significant impacts that the County may not have the ability to identify in advance or to require mitigation for as a condition of the building permit approval process. This is because approval of the re-zone would essentially result in "automatic approval" of a subsequent Heavy Commercial development, with only existing County Ordinances and Building / Road improvement standards available to place "conditions" on it related to any potential mitigations that might be required.
2. Given these concerns, does the County have adequate Ordinances or Building / Road Improvement Standards currently available to place require any potential mitigations that might be needed? If not, does that County still process "Conditional Re-Zone Approvals", as it has done in the past, in order to place certain requirements on any subsequent building permits that might be pulled in the future?
 - a. Given the technical nature of this question, the TAC decided to table the matter until such time that further research could be completed to answer these questions. Specifically,

County staff was to review the controls afforded by existing Ordinances and standards and request a legal opinion from County Counsel regarding the question of "Conditional Re-Zone Approvals".

Through communicating directly with County staff, ACTC staff is of the understanding that this research was completed, with the exception of requesting a legal opinion from County Counsel. However, the TAC did not re-convene to discuss the matter or to provide a recommendation to the Planning Commission. None-the-less, the matter was agendaized with the Planning Commission for action on February 11th, based on the following findings:

1. *The Zone Change is consistent with the surrounding land uses and the Amador County General Plan, Land Use Element at this location; and,*
2. *A review of the proposal was conducted by staff who, through their own research, found that the Zone Change will not have a significant effect on the environment and is Categorical Exempt from CEQA per Section 15183. Therefore, a Notice of Exemption will be adopted and filed with the County Recorder.*

Based on these findings, the Planning Department chose to move forward with the zone change as requested without further TAC or staff consultation or additional environmental review. However, County staff indicated that it would issue a correction to Section "B" of its report, which stated the TAC, "*found no technical objections to...recommending approval...*", in order to acknowledge the potential concerns outlined above. County staff also stated its opinion that once a formal development proposal is submitted, there will be ample opportunity through the County's site-review process and Caltrans' Intergovernmental Review process to address access points and their design.

Without having benefited from the research discussed above, the ACTC's staff retains its original concerns that, if the re-zone is approved, there may be inadequate controls in place to require a future Heavy Commercial with a "use-by-right" to identify or mitigate any potentially significant impacts that they might have on Martell Rd. and surrounding roadways.



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

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FEB 11 2014

PLANNING DEPARTMENT

MEMORANDUM

TO: Planning Commission
FROM: Department of Transportation & Public Works
DATE: February 11, 2014
SUBJECT: STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION FOR MEETING OF FEBRUARY 11, 2014

ITEM 3 - REQUEST FOR ZONE CHANGE FROM THE "R1," SINGLE FAMILY RESIDENTIAL DISTRICT TO THE "C-2," HEAVY COMMERCIAL DISTRICT (APN: 044-030-005) SUPPLEMENTAL "FINDINGS"

CONTACT: Jered Reinking, Senior Civil Engineer (223-6226)

Overview

The Department would like to note an additional finding relevant to this zone change request.

D. FINDINGS (CONTINUED):

3. The property subject to this zone change resides within the Rock Creek Drainage Basin. Per County Code Chapter 7.88 "Mitigations for New Development Projects in the Rock Creek Drainage Basin," the County may require mitigation measures for development projects within this watershed. This requirement potentially affects projects located upstream from Amador Plaza in the watershed for which public notice is required as a matter of law, and for similarly located development projects or commercial, retail, or multi-family projects over 4,000 square feet of paved area.

Attachments: Letter from Director to property owners (April 8, 2003)
Letter from Director to property owners with property location indicated (April 10, 2003)
Amador County Code Chapter 7.88

cc: Aaron Brusatori, Director
Susan Grijalva, Planning Director

PUBLIC WORKS AGENCY • Roads • Waste Management • Water Resources

500 ARGONAUT LANE • JACKSON, CA 95642-9534 • PHONE (209) 223-6429 • FAX (209) 223-6395



April 8, 2003

To All Properties in the Rock Creek Watershed

SUBJECT: ROCK CREEK DRAINAGE ORDINANCE

Dear Property Owner:

This is a courtesy letter to inform those affected properties in the Martell area that drain toward the Amador Plaza.

The County, through a "Settlement Agreement" with the owner of Amador Plaza, is required to minimize flooding over and through the Amador Plaza parking lot.

The Board of Supervisors considered several alternatives to accomplish this objective. The alternative chosen to be the most fair requires any new development to build a storm water flood facility which will not allow the after development flood peak to be greater than the flood peak that can be expected from existing development. As a property owner, this requirement will not impact you unless you intend to add any improvements to your property. Improvements will require Building Permits from the Building Department. It is at that time when the Building Permit will require the design of the improvements to have the ability to reduce the peak runoff. There will be a plan and inspection fee.

Enclosed is a map showing the properties that are within the Rock Creek watershed or are near the boundary. Those properties that are near the boundary will require evaluation of the impact of the improvements at the time of permit application.

The Board of Supervisors has reviewed the ordinance and will be adopting it on April 22, 2003, from which date the ordinance will take affect in 30 days.

If you have any questions, please call me at 223-6429.

Very truly yours,

A handwritten signature in cursive script that reads "Roderick E. Schuler".

Roderick E. Schuler, P.E.
Director

RES:mh

ALBERTSONS INC
PO BOX 20
OISE, ID 83726

AMADOR POST 108
PO BOX 480
SUTTER CREEK, CA 95685

ARGONAUT HEIGHTS LLC
PO BOX 338
JACKSON, CA 95642

ARNESE RONALD R &
EBORAH L; CASAZZA PETER
2444 KENNEDY FLAT RD
JACKSON, CA 95642

ASTON ROY A & GARNETT
TRUST
10539 MARIPOSA AVE
JACKSON, CA 95642

BERNDT DUANE & WENDY
COMM. PROPERTY TRUST
570 YELLOWBRICK RD
WATSONVILLE, CA 95076

BERRY KENNETH C
0567 MARIPOSA AVE
JACKSON, CA 95642

BLETHEN HOWARD T III &
LINDA K TRUST
12548 KENNEDY FLAT RD
JACKSON, CA 95642

BROYLES MILDRED E TRUST
12401 MARTELL RD
JACKSON, CA 95642

BRUNSON REED S & LYNN D
8111 BOURBON ST
JACKSON, CA 95642

BRYSON VELMA E TRUST;
BRYSON KIRK LOREN
PO BOX 176
SUTTER CREEK, CA 95685

BULLER GLEN A & YOLANDA
619 S HWY 49
JACKSON, CA 95642

BURKS FREDERICK E &
AULINE TRUST
1046 GREENBRIAR WAY
MUBURN, CA 956028054

CABRI ANTHONY
10315 AMADOR ST
JACKSON, CA 956429555

CARDINAL ZELINDA JEAN
TRUST
12716 KENNEDY FLAT RD
JACKSON, CA 95642

CASAZZA ANGELA (10/36 INT)
2112 E ALKI AVE #38
SPOKANE, WA 99206

CAZAAD JASON; CAZAAD
JOSHUA
12436 DEPOT RD
JACKSON, CA 95642

CCM CORPORATION
1750 HOWE AVE STE 550
SACRAMENTO, CA 958253370

CHAPIN LESLIE H & VIRGINIA
TRUST
440 SARGENT AVE
JACKSON, CA 95642

CINTAS ANTHONY K & RENEE
S
11975 NEW YORK RANCH RD
JACKSON, CA 956429422

CITY OF JACKSON
33 BROADWAY
JACKSON, CA 95642

COLLINS DARLENE D
0461 MARIPOSA AVE
JACKSON, CA 95642

COUNTY OF AMADOR
500 ARGONAUT LN
JACKSON, CA 95642

COVA EDWARD G & DONNA M
10511 MARIPOSA AVE
JACKSON, CA 95642

DUKE ALICE M TRUST
PO BOX 176
VOLCANO, CA 95689

ELKS CLUB LEASEE
PO BOX 292
JACKSON, CA 95642

FERNANDIS HENRY &
HOBAUGH MICHELE
10528 ARGONAUT LN
JACKSON, CA 956429560

FERRARI EARL J & EDNA
425 SUTTER ST
JACKSON, CA 95642

FERRERO RICHARD A &
JEANETTE
11730 NEW YORK RANCH RD
JACKSON, CA 95642

FISHBACK ROBERT W &
JOLINE A TRUST
10562 MARIPOSA AVE
JACKSON, CA 95642

FULLER FAMILY PARTNERSHIP
82 CAMPUS COMMONS DR
SACRAMENTO, CA 95825

GALAGAR MELONIE J; ROYAT
GREGORY L
11 MONTCLAIR
CHICO, CA 95926

HAND WILBUR A & RUBY J
12792 KENNEDY FLAT RD
JACKSON, CA 956429577

HAUGHTON BETTY
90 ARGONAUT DR
JACKSON, CA 95642

HERNANDEZ ANTONIO & GAYLE
8100 HWY 88
JACKSON, CA 95640

HOLMAN JEFFREY M & VICKI R
TRUST
12250 TRADE CENTER DR
JACKSON, CA 956429529

HUNT ANDREW J & DEBRA A
1040 CORTE ROSA
JACKSON, CA 94566

HUNT GEORGIANNA
426 BROADWAY
JACKSON, CA 95642

KEENEY LEWIS H & JULIA A
PO BOX 119
MARTELL, CA 95654

KENNEDY FLAT PROPERTIES INC
PO BOX 1198
JACKSON, CA 95642

KIRKPATRICK JOHN L & MAXINE
L TRUST
PO BOX 1198
JACKSON, CA 95642

KIRKPATRICK JOHN L SR &
KIRKPATRICK FRANK
PO BOX 1198
JACKSON, CA 95642

KIRKPATRICK LOUISE TRS; J L &
M L TRS; FRANK
PO BOX 139
MARTELL, CA 95654

LA BELLE JOHN A & ROSEMARIE
TRUST
PO BOX 1270
SUTTER CREEK, CA 95685

LABELLE FAMILY TRUST &
WILLIAMS FAMILY TRUST & RUD
12090 MOUND VIEW PL
MARTELL, CA 95654

LABELLE JOHN A & ROSEMARIE
TRUST
PO BOX 67
MARTELL, CA 95654

LEFEVER VERN & MARY TRUST
12408 KENNEDY FLAT RD
JACKSON, CA 95642

LEMONS JANICE L
10559 MARIPOSA AVE
JACKSON, CA 95642

LUY JONATHAN & POLLY TRUST
PO BOX 845
SUTTER CREEK, CA 95685

MANASSERO ROBERT J &
CAROLYN D & TOMA CIRO
PO BOX 126
SUTTER CREEK, CA 95685

MARQUES JOHN
PO BOX 1062
JACKSON, CA 95642

MARTELL BODY SHOP
12772 KENNEDY FLAT RD
JACKSON, CA 956429577

MARTELL STATION LLC
10730 SUTTER CIRCLE
SUTTER CREEK, CA 95685

MASON FAMILY 1977
REVOCABLE LIV TRUST
PO BOX 668
JACKSON, CA 95640

MCDONALDS CORPORATION
324 PINE ST
GALT, CA 95632

METZGER PAUL K
813 COURT ST STE 1
JACKSON, CA 95642

MORONI CELESTINE TRUST
PO BOX 252
SUTTER CREEK, CA 95685

MORTON MARK & SUSAN
10546 ARGONAUT LN
JACKSON, CA 95642

MOSHER JACQUELYN TRUST
10555 ARGONAUT DR
JACKSON, CA 95642

NEAL SYLVIA E
PO BOX 1012
JACKSON, CA 95642

NEAL WILLIAM F & SYLVIA
PO BOX 1012
JACKSON, CA 95642

NINNIS DEAN G JR & HELEN M
& LANCE
PO BOX 220
PLYMOUTH, CA 956690220

ORTLOFF FAMILY LIVING
TRUST
702 MARSHALL ST STE 420
REDWOOD CITY, CA 94063

MARKEY LEON A
PO BOX 110
MARTINELL, CA 95654

PETKOVICH WILHELMINA
PO BOX 816
JACKSON, CA 95642

PG&E
12626 JACKSON GATE RD
JACKSON, CA 95642

WINGREE JANICE
3608 ARGONAUT LN
JACKSON, CA 95642

REBELLO JACK D & ELAINE M
FAMILY TRUST
PO BOX 987
JACKSON, CA 95640

RHOADES FAMILY TRUST
10555 ARGONAUT LN
JACKSON, CA 95642

RICHARDS HELEN
PO BOX 649
MCKEEFORD, CA 95237

RINGS ARTHUR & JEANNE
245-A NEW YORK RANCH RD
JACKSON, CA 95642

RUPPEL REYNOLD J
PO BOX 666
JACKSON, CA 95642

CUSH JOHN A TRUST; CASTRO
AUL & EDITH M
206 WARREN LN
MOUNTAIN DORADO HILLS, CA 95672

SANDERS MARSH L & LANI A
TRUST
11510 SUMAC LN
CAMARILLO, CA 93012

SAUNDERS GERALDINE
FRANCES
10503 MARIPOSA AVE
JACKSON, CA 95642

TIERRA PACIFIC INDUSTRIES
CORP
PO BOX 496014
SAN JOSE, CA 960496014

SMITH CHARLES L &
NANETTE
PO BOX 968
JACKSON, CA 95642

SOCIETA DI UNIONE E
BENEFICENZA ITALIANA
PO BOX 634
SUTTER CREEK, CA 95685

TAMPFL LAWRENCE P &
MARJORIE L TRUST
1708 N HWY 49 & 88
JACKSON, CA 95642

STENBERG KATHLEEN R
TRUST
12040 JACKSON PINES DR
JACKSON, CA 95642

SUBURBAN PROPANE LP
1 SUBURBAN PL; 240 RTE 10 W
WHIPPANY, NJ 79810206

WINGLE RICHARD; WILLIAM
THOMAS
1640 KENNEDY FLAT RD
JACKSON, CA 95642

TAYLOR JENNIFER LYNN;
MOSER RUSSELL & JUDITH
10525 MARIPOSA AVE
JACKSON, CA 95642

TIQUET ABEL A & DOROTHY J
10504 MARIPOSA AVE
JACKSON, CA 95642

WALSH ANDA LARRY & PATSY
16 VOGAN TOLL RD
JACKSON, CA 95642

WEINER MARK & NANCY
PO BOX 736
SHINGLE SPRINGS, CA 95682

WHITE BRUCE & PEGGY
PO BOX 772
JACKSON, CA 95642

WILLIAMS GERALD & BURNS
TRUST
1573 MARIPOSA AVE
JACKSON, CA 95642

WILSON DAVID A LEASEE
PO BOX 798
VALLEY FORGE, PA 194829908

WOOLDRIDGE RAY & KAREN
10556 ARGONAUT LN
JACKSON, CA 95642

WOOTEN JAMES & AUDREY
9531 MARIPOSA AVE
JACKSON, CA 95642

YACK JOHN R; HILF LISA E
18981 GOLDEN OAKS CT
JACKSON, CA 95642

YELARGAN RICHARD F &
GEORGETTE M
PO BOX 1464
PIONEER, CA 95666

PUBLIC WORKS AGENCY • Roads • Waste Management • Water Resources

500 ARGONAUT LANE • JACKSON, CA 95642-9534 • PHONE (209) 223-6429 • FAX (209) 223-6395



April 10, 2003

To All Properties in the Rock Creek Watershed

SUBJECT: ROCK CREEK DRAINAGE ORDINANCE

Dear Property Owner:

Enclosed is the map of the properties in the Rock Creek watershed area that was inadvertently left out of the previous mailing. Please accept our apology.

Very truly yours,

A handwritten signature in cursive script that reads "Roderick E. Schuler". The signature is written in dark ink and includes a small "P.E." monogram at the end.

Roderick E. Schuler, P.E.
Director

RES:mh

Chapter 7.88 MITIGATIONS FOR NEW DEVELOPMENT PROJECTS IN THE ROCK CREEK DRAINAGE BASIN

Sections:

- 7.88.010 Definitions.
- 7.88.020 Transmittal of application to public works agency.
- 7.88.030 Imposition of mitigation measures.
- 7.88.040 Requirement that fee be paid before permit is issued.

7.88.010 Definitions.

For the purpose of this chapter, the words set out in this section shall have the following meanings:

"Agency" means any county officer, department, body, commission or board approving a development project. "Development project" means any new residential, commercial, agricultural or industrial development which requires the issuance of a permit (except encroachment permits) or approval in any form from the county, including, but not limited to, subdivision maps, parcel maps, conditional use permits and building permits for new construction.

"Fee" means the amount charged by the public works agency to an applicant in connection with the review and/or approval of a development project which amount shall be calculated in the manner set forth in Section 17.40.010 of this code.

"Rock Creek drainage basin" means that area in Martell which drains into Rock Creek drainage facilities at the Amador Plaza filed with the county building department.

"Reasonable mitigation measures" shall consist of an engineered drainage study identifying pre- and post-development runoff and methods to detain the increased flow on site and the improvements approved by the county consistent therewith. (Ord. 1567 (part), 2003).

7.88.020 Transmittal of application to public works agency.

At the time any application for a development project subject to this chapter is submitted to the agency, the agency shall transmit the application to the public works agency for review of the proposed development project for its drainage impacts and advise the applicant of the requirements of the chapter. (Ord. 1567 (part), 2003).

7.88.030 Imposition of mitigation measures.

Whenever a development project within the Rock Creek drainage basin is approved by any agency, the public works agency shall impose on said development project mitigation measures sufficient to mitigate the development project's potential to flood Amador Plaza in the event of a one hundred-year flood event. (Ord. 1567 (part), 2003).

7.88.040 Requirement that fee be paid before permit is issued.

No building, grading or other permit (excluding encroachment permit) shall be issued by any agency, including the county building department or public works agency, until the fee imposed on the

development project by the public works agency (and any other county fee) has been paid. No final permit or permit to occupy shall be issued until all mitigation measures approved by the public works agency have been completed and approved. (Ord. 1567 (part), 2003).

**The Amador County Code is current through Ordinance
1727, passed April 9, 2013.**

Disclaimer: The Clerk of the Board's Office has the official version of the Amador County Code. Users should contact the Clerk of the Board's Office for ordinances passed subsequent to the ordinance cited above.

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION FOR MEETING OF FEBRUARY 11, 2014.

ITEM - PUBLIC HEARING – REQUEST FOR ZONE CHANGE FROM THE “R1,” SINGLE FAMILY RESIDENTIAL DISTRICT TO THE “C-2,” HEAVY COMMERCIAL DISTRICT (APN: 044-030-005).

APPLICANT: Marques Family Trust
SUPERVISORIAL DISTRICT I

LOCATION: on the north side of Martell Rd, approximately 150 west of the Hwy 49 intersection in the Martell area, being 12391 Martell Road.

- A. DESCRIPTION:** This application is a request for a Zone Change to allow for expanded, by-right uses consistent with development in the Martell commercial area. The proposed zoning district is supported by the current General Plan designation of I – Industrial as well as the proposed General Plan designation as a Regional Service Center. The property is currently developed with two single-family homes and is surrounded by high-density commercial development, most of which is already zoned “C-2.”
- B. STAFF/TAC REVIEW:** This project was reviewed by County departments and the Technical Advisory Committee which found no technical objections to the Planning Commission recommending approval of the Zone Change to the Board of Supervisors along with the adoption of a Notice of Exemption.
- C. PLANNING COMMISSION ACTION:** The first action of the Planning Commission should be a decision on the adequacy of the environmental document, proposed to be a Notice of Exemption (Categorically Exempt per Section 15183) because the zone change is consistent with the current and proposed General Plan designations for the area. Next, the Commission must make a recommendation on the requested Zone Change to the Board of Supervisors.
- D. FINDINGS:** If the Planning Commission recommends approval of this project, the following findings are recommended for adoption:
1. The Zone Change is consistent with the surrounding land uses and the Amador County General Plan, Land Use Element at this location; and,
 2. A review of the proposal was conducted by staff who, through their own research, found that the Zone Change will not have a significant effect on the environment and is Categorically Exempt from CEQA per Section 15183. Therefore, a Notice of Exemption will be adopted and filed with the County Recorder.



PLANNING DEPARTMENT
LAND USE AGENCY
COUNTY ADMINISTRATION CENTER

810 Court Street • Jackson, CA 95642-2132
Telephone: (209) 223-6380

website: www.co.amador.ca.us
e-mail: planning@co.amador.ca.us

APPLICATION FOR ZONE CHANGE

RECEIVED
Amador County

OCT - 3 2013

Application for a zoning change shall include the following:

PLANNING DEPARTMENT

1. A. Name of Property Owner JOLYN MARQUES
Mailing Address 10476 MARIPOSA AVE.
JACKSON, CA 95642
Phone Number 209-223-1861
- B. Name of Applicant JOLYN MARQUES
Mailing Address 10476 MARIPOSA AVE.
JACKSON, CA 95642
Phone Number 209-223-1861
- C. Name of Representative JOHN MARK HARDY SR.
Mailing Address P.O. BOX 1765
SUTTER CREEK, CA 95685
Phone Number 209-601-6479
2. Assessor Parcel Number(s) APN 044-030-005-000
3. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. **Note: It is to your benefit to be as specific as possible with your application information.**
4. Letter of authorization if landowner is being represented by another party.
5. Submit a plot plan of parcel showing location of project in relation to property lines and any existing structures/improvements (roads, parking areas, etc.) on the property as well as all proposed structures/improvements (may wish to make separate maps). **NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department (500 Argonaut Lane, Jackson, CA) for the purpose of aiding in drawing of the plot plan.**
6. Copy of deed(s) to property.
7. Completed Environmental Information Form and Indemnification Agreement.
8. Filing fee of \$ 1034 (see attached schedule of fees).
9. Application Form to be signed at the time of project presentation in the Planning Department.

INDEMNIFICATION

Project: _____

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:

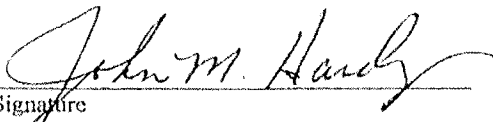
1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent 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 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:



Signature

Owner (if different than Applicant):



Signature

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: MARQUES ZONE CHANGE "R1" TO "C2"

Date Filed: 10-3-13 File No. 2C-13, 10-1

Applicant/ Developer JOHN M. HARDY
Address Box 1765
SUTTER CREEK, CA 95685
Phone No. 209-601-6479

Landowner JOLYN MARQUES
Address 10476 HARIPOSA AVE.
JACKSON, CA 95042
Phone No. 209-223-1861

Assessor Parcel Number(s) 044-030-018-000
Existing Zoning District "R1"
Existing General Plan I

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: PLANNING DEPT. (AMADOR CO.) ZONING CHANGE.

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 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 or 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, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

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 10-3-13

John M. Hardy
(Signature)
For Jolynn McGuire

RECEIVED
Amador County

OCT -3 2013

PLANNING DEPARTMENT

Jolyn Marques
10476 Mariposa Ave.
Jackson, CA 95642

October 1, 2013

RE. 12391 Martell Rd.
Martell, CA
APN 044-030-018-000

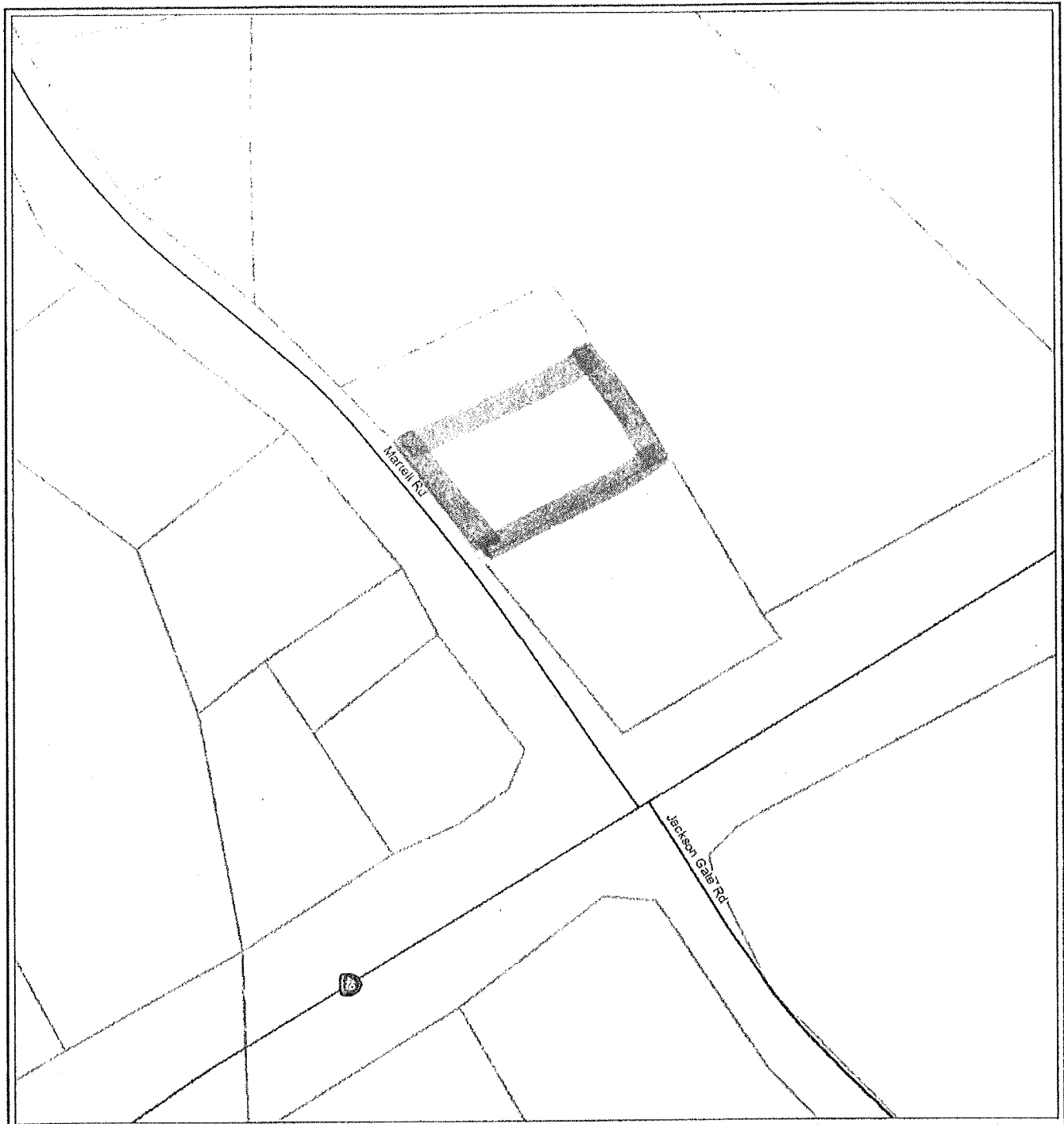
Amador County California
Planning Department/Land Use Agency
810 Court Street
Jackson, CA 95642

To Whom It May Concern:

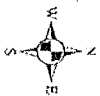
The intent of this application is for the purpose of changing the zoning from residential to commercial property. The property has two pre-existing buildings, a two bedroom rental with a garage and an unoccupied one bedroom building with a garage, the remainder of the property is undeveloped. The surrounding properties are already commercial sites; the north and west side is occupied by Meek's Hardware, the east side is owned by me, Jolyn Marques, the south is parallel with the Martell Rd.

Sincerely,


Jolyn Marques



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



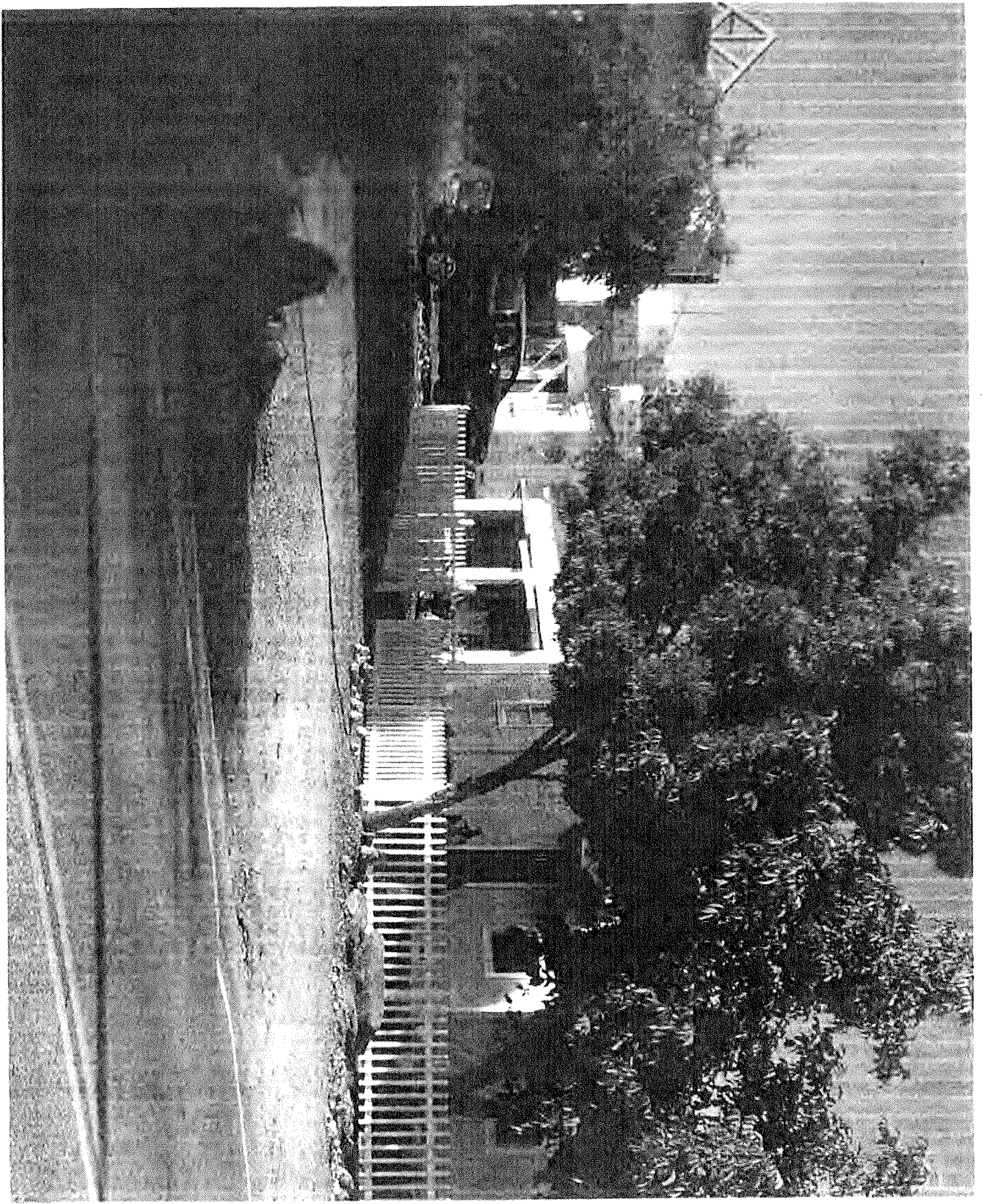
1" = 95 ft

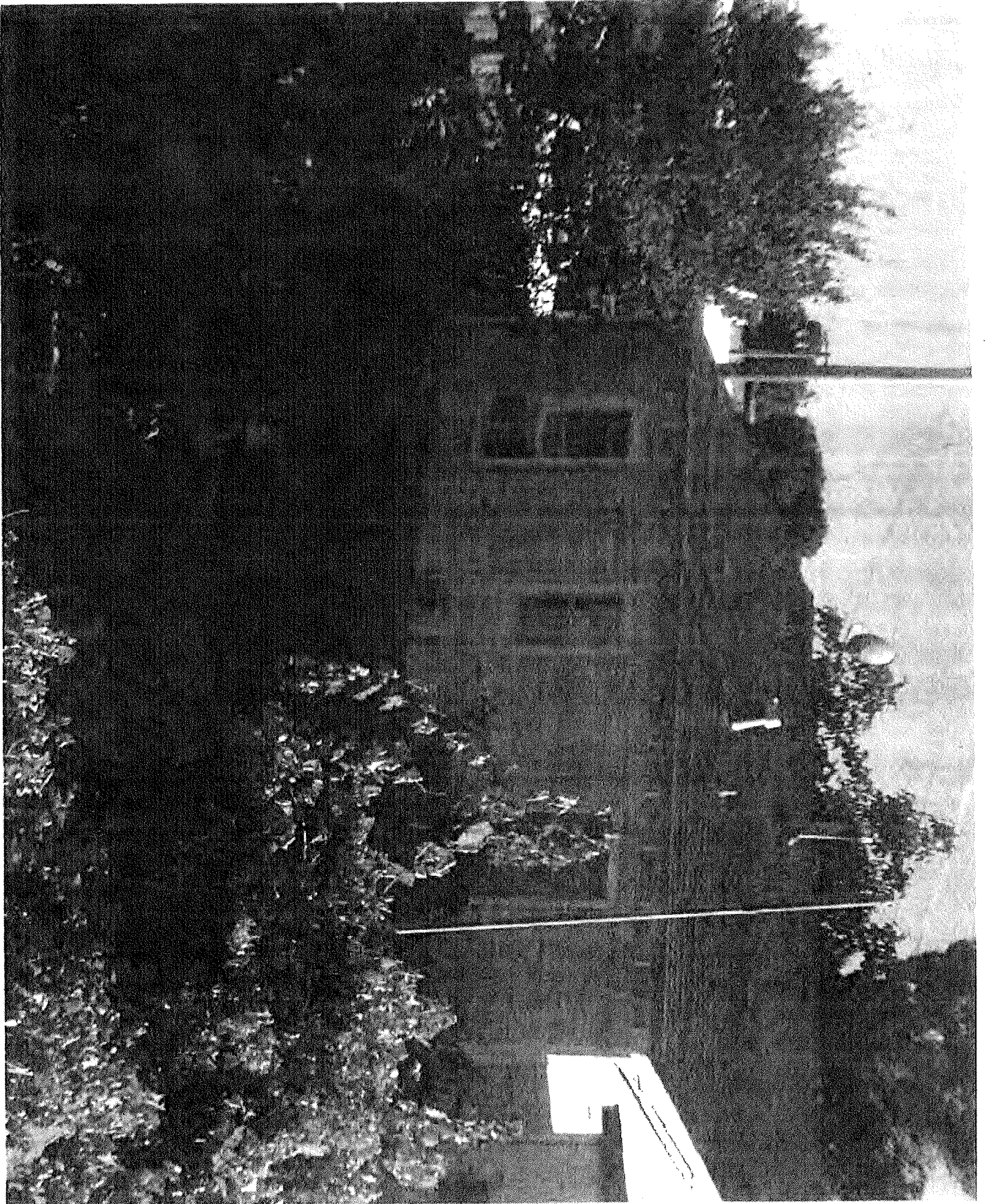
Notes
 Aerial photography, if displayed,
 © DigitalGlobe, Inc. All Rights Reserved

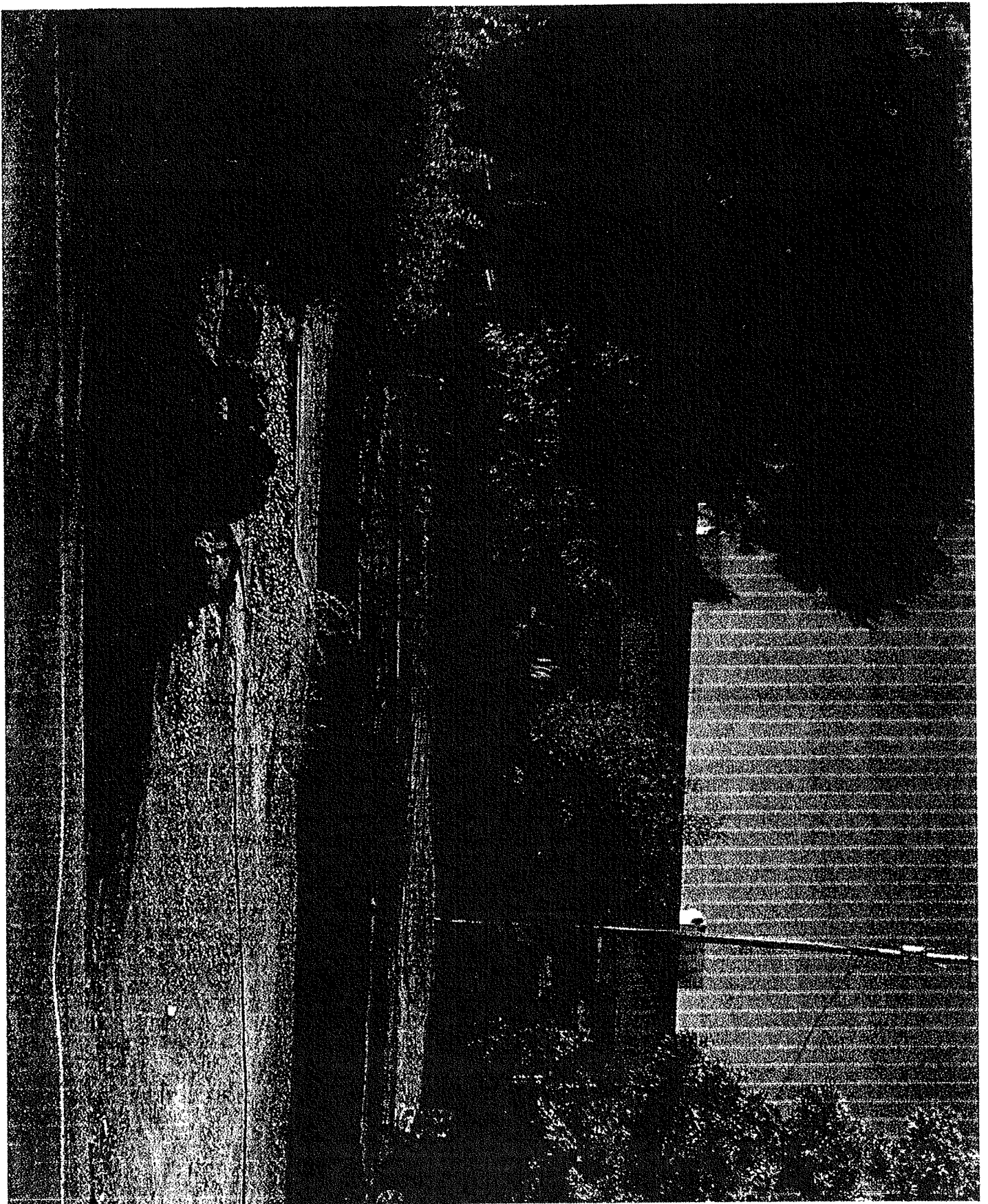


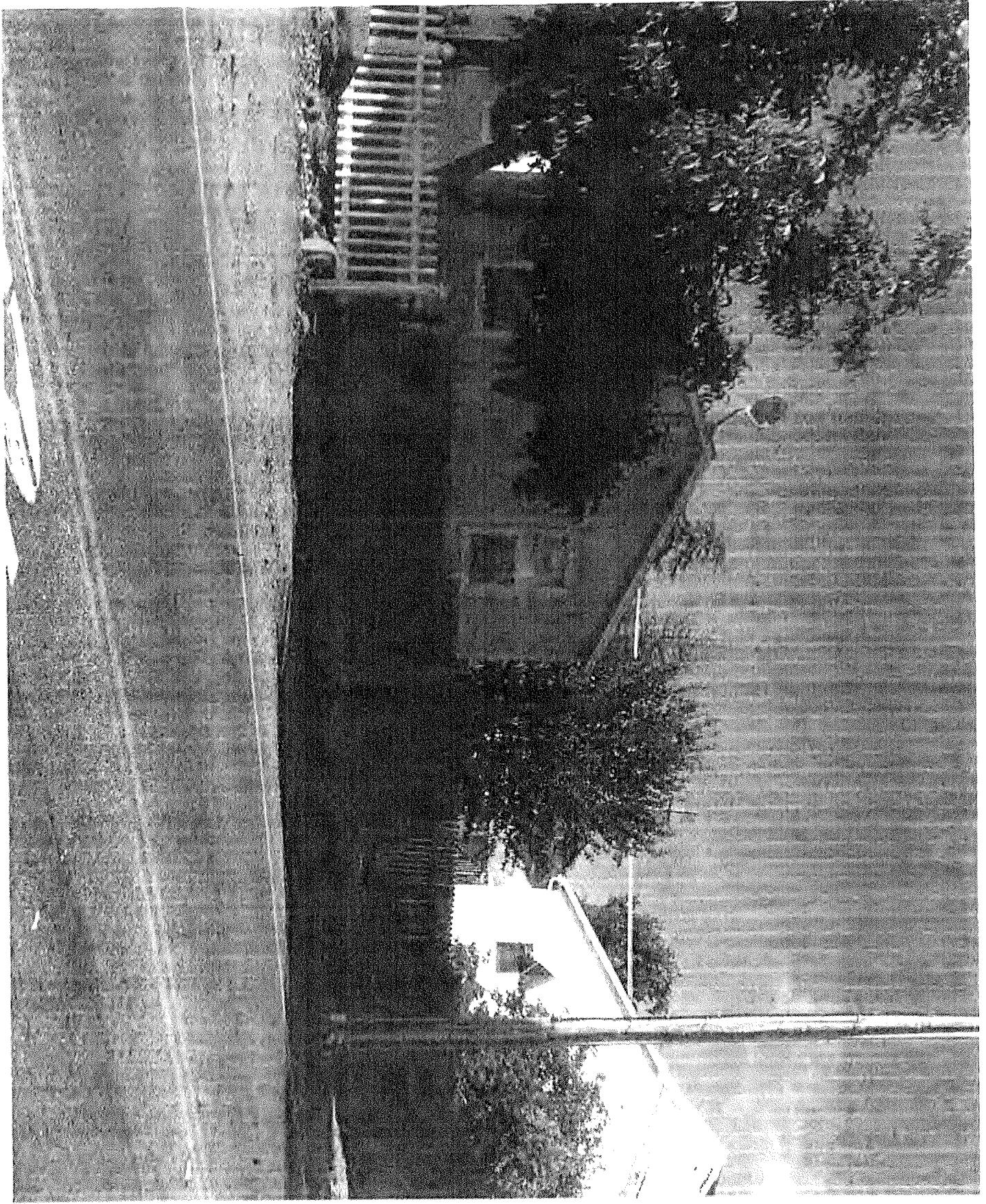
The County of Amador assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make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

Amador County GIS Viewer
 Amador County Information Technology Dept
 810 Court St, Jackson CA 95842
 October 25, 2013









AGENDA TRANSMITTAL FORM

<input checked="" type="checkbox"/>	Regular Agenda
<input type="checkbox"/>	Consent Agenda
<input type="checkbox"/>	Blue Slip
<input type="checkbox"/>	Closed Session
Meeting Date Requested:	
03/11/14	

To: Board of Supervisors

Date: February 21, 2014

From: Susan Grijalva

Phone Ext. 380

(Department Head - please type)

Department Head Signature *Susan C. Grijalva*

Agenda Title: Public Hearing - Merryman Family Trust zone change from "R1A," Residential Single Family and Agricultural District to "A," Agricultural District.

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)
 Consideration of Planning Commission's recommendation to approve a request for a zone change from "R1A," Residential Single Family and Agricultural District to "A," Agricultural District for 29.93 acres located at 13608 Shenandoah Road.

Recommendation/Requested Action:
Adopt an ordinance approving the zone change from "R1A" to "A" for the 29.93-acre parcel.

Fiscal Impacts (attach budget transfer form if appropriate)

Staffing Impacts

Is a 4/5ths vote required? Yes No

Contract Attached: Yes No N/A
 Resolution Attached: Yes No N/A
 Ordinance Attached: Yes No N/A

Committee Review? N/A

Name Planning Commission

Committee Recommendation:
Approval

Comments: _____

Request Reviewed by:

Chairman _____ Counsel GG

Auditor _____ GSA Director HOP

CAO _____ Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

Planning, Assessor

FOR CLERK USE ONLY

Meeting Date 3-11-14 Time _____ Item # 16

Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___

Ayes: _____ Resolution _____ Ordinance _____ Other: _____

Noes: _____ Resolution _____ Ordinance _____

Absent: _____ Comments: _____

Distributed on _____

Completed by _____

A new ATF is required from _____ Department For meeting of _____

I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors.

ATTEST: _____
 Clerk or Deputy Board Clerk

STAFF REPORT TO: AMADOR COUNTY BOARD OF SUPERVISORS
FOR MEETING OF: MARCH 11, 2014.

PUBLIC HEARING – REQUEST FOR ZONE CHANGE FROM THE “R1A,” SINGLE FAMILY RESIDENTIAL AND AGRICULTURAL DISTRICT TO THE “A,” AGRICULTURAL DISTRICT TO ALLOW ANCILLARY WINERY USES (APN: 014-140-026).

APPLICANT: Merryman Family Revocable Trust
SUPERVISORIAL DISTRICT V

LOCATION: 13608 Shenandoah Road, approximately 200 feet west of Ostrom Road.

- A. GENERAL PLAN DESIGNATION:** A-G, Agricultural-General
- B. CURRENT ZONING:** “R1A,” Single Family Residential and Agricultural
- C. DESCRIPTION:** This application is a request for a Zone Change to allow for expanded, allowed by-right uses associated with a winery. The current and proposed zoning districts are consistent with the General Plan designation of A-G, Agricultural-General (1 family per 40 acre population density). The property is bordered by “R1A” zoning to the east, west, and south and is bordered by “AG” zoning to the north. The existing winery consists of approximately 15 acres of vineyards, and a wine production facility is under construction. Rezoning the property to “A” will increase the uses permitted by-right to include additional winery operations involving a tasting room, on-site retail wine sales, and special events/social gatherings without the need for Use Permits.
- D. STAFF REVIEW:** This project was reviewed by County departments which found no technical objections to the Planning Commission recommending approval of the Zone Change to the Board of Supervisors along with the adoption of a Notice of Exemption.
- E. PLANNING COMMISSION ACTION:** At their February 11, 2014 meeting, the Planning Commission unanimously recommended approval of the zone change with the following findings to the Board of Supervisors. (see attached draft minutes)
- F. FINDINGS:** If the Board of Supervisors approves this project, the following findings are recommended for adoption:
 - 1. The Zone Change is consistent with the surrounding land uses and the Amador County General Plan, Land Use Element at this location; and,
 - 2. A review of the proposal was conducted by staff who, through their own research, found that the Zone Change is Categorically Excluded from CEQA per Section 15183. Therefore, a Notice of Exemption will be adopted and filed with the County Recorder.

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING SECTIONAL ZONING DISTRICT MAP NO. I-113 PURSUANT TO SECTION 19.20.020 OF THE AMADOR COUNTY CODE BY REZONING CERTAIN REAL PROPERTY FROM THE "R1A," SINGLE FAMILY RESIDENTIAL AND AGRICULTURAL DISTRICT TO "A" AGRICULTURAL DISTRICT.

The Board of Supervisors of the County of Amador, State of California, do ordain:

SECTION I. Recitals of Fact.

WHEREAS, Chapter 19.68 (Amendments) of the Amador County Code provides for a procedure to amend Title 19 (Zoning) or to rezone property in Amador County; and

WHEREAS, rezoning requires an ordinance amending Sectional Zoning District Maps established in accordance with Section 19.20.020 of Title 19 (Zoning); and

WHEREAS, all notices and public hearings mandated by the State Planning Law and Title 19 (Zoning) of the Amador County Code have been adhered to by the Amador County Planning Commission and Board of Supervisors; and

WHEREAS, the Board of Supervisors adopts this ordinance with the findings contained in the pertinent Board minutes and because the public necessity, convenience, and general welfare require such an amendment.

SECTION II. Section 19.20.020 of the Amador County Code is amended by amending Sectional Zoning District Map No. I-113 (Z.C. No. 13;11-1) to change the zoning from the "R1A," Single Family Residential and Agricultural District to the "A," Agricultural District, on that certain real property being approximately 29.93 acres located at 13608 Shenandoah Road, approximately 200 feet west of Ostrom Road, and specifically described in Attachment A, which is attached hereto.

SECTION III. This ordinance or a summary thereof shall be published in the manner prescribed in Government Code Section 25124 and shall become effective upon recordation of the California Land Conservation Act contract on the subject parcel or thirty days after the date hereof, whichever period is greater.

The foregoing ordinance was duly passed and adopted at a regular session of the Board of Supervisors of the County of Amador, held on the 11th day of March, 2014, by the following vote:

AYES:

NOES:

ABSENT:

CHAIRMAN, Board of Supervisors

ATTEST:

JENNIFER BURNS, Clerk of the
Board of Supervisors, Amador County,
California

By _____

(ORDINANCE NO. XXXX)

(XX/XX/XX)

EXHIBIT "A"

PARCEL 1

The so-called "Walsh Placer Mining Claim", embracing and being the North ½ of the Northwest ¼ of the Southeast ¼ of Section 21, and the so-called "Buckeye Placer Mining Claim", embracing and being the South ½ of the Northwest ¼ of the Southeast ¼ of said Section 21, Township 8 North, Range 11 East, M.D.B.&M.

EXCEPTING THEREFROM all that portion lying Northerly of the centerline of the old Plymouth-Aukum County Road (now "Shenandoah Road"), and all those portions thereof lying Westerly of courses numbered (5) and (6), as described in that certain Boundary Line Agreement executed by Simone Shaw and Marcel Tiquet, et ux., dated February 10, 1983, recorded February 14, 1983, in Book 422 at page 489 of Amador County Official Records.

ALSO EXCEPTING THEREFROM all those certain rights and interest as described in deed executed by Philip McKibbin, Successor Trustee of The Simone V. Shaw Revocable Trust to John D. and Dorothy O. Tiquet, husband and wife, for a term of 10 years recorded February 16, 1999 Inst No. 1999/001565 of Amador County Official Records.

PARCEL 2

All that portion of the property known as the guest cabin and the surrounding yard, together with the right to use the water supply from the Casino Mine Ranch for domestic purposes only, of the so-called "Walsh Placer Mining Claim", embracing the North ½ of the Northwest ¼ of the Southeast ¼ of Section 21, and the so-called "Buckeye Placer Mining Claim", embracing the South ½ of the Northwest ¼ of the Southeast ¼ of said Section 21, Township 8 North, Range 11 East, M.D.B &M.

EXCEPTING THEREFROM all that portion lying Northerly of the centerline of the old Plymouth-Aukum County Road (now "Shenandoah Road"), and all those portions thereof lying Westerly of courses numbered (5) and (6), as described in that certain Boundary Line Agreement executed by Simone Shaw and Marcel Tiquet, et ux., dated February 10, 1983, recorded February 14, 1983 in Book 422 at page 489 of Amador County Official Records.

PARCEL 3 (We note but do not insure)

TOGETHER WITH that certain easement private road known as the Casino Mine Road, as described and reserved in Boundary Line Agreement and Grant of Easement document recorded February 14, 1983 in Book 422 page 489 of Amador County Official Records.

"END OF DOCUMENT"

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION FOR MEETING OF FEBRUARY 11, 2014.

ITEM - PUBLIC HEARING – REQUEST FOR ZONE CHANGE FROM THE “R1A,” SINGLE FAMILY RESIDENTIAL AND AGRICULTURAL DISTRICT TO THE “A,” AGRICULTURAL DISTRICT TO ALLOW ANCILLARY WINERY USES (APN: 014-140-026).

APPLICANT: Merryman Family Revocable Trust
SUPERVISORIAL DISTRICT V

LOCATION: 13068 Shenandoah Road, approximately 200 feet west of Ostrom Road.

- A. DESCRIPTION:** This application is a request for a Zone Change to allow for expanded, allowed by-right uses associated with a winery. The current and proposed zoning districts are consistent with the General Plan designation of A-G, Agricultural-General (1 family per 40 acre population density). The property is bordered by “R1A” zoning to the east, west, and south and is bordered by “AG” zoning to the north. The existing winery consists of approximately 15 acres of vineyards, and a wine production facility is under construction. Rezoning the property to “A” will increase the uses permitted by-right to include additional winery operations involving a tasting room, on-site retail wine sales, and special events/social gatherings without the need for Use Permits.
- B. STAFF REVIEW:** This project was reviewed by County departments which found no technical objections to the Planning Commission recommending approval of the Zone Change to the Board of Supervisors along with the adoption of a Notice of Exemption.
- C. PLANNING COMMISSION ACTION:** The first action of the Planning Commission should be a decision on the adequacy of the environmental document, proposed to be a Notice of Exemption (Categorically Exempt per Section 15183) because the zone change is consistent with the current and proposed General Plan designations for the area. Next, the Commission must make a recommendation on the requested Zone Change to the Board of Supervisors.
- D. FINDINGS:** If the Planning Commission recommends approval of this project, the following findings are recommended for adoption:
 - 1. The Zone Change is consistent with the surrounding land uses and the Amador County General Plan, Land Use Element at this location; and,
 - 2. A review of the proposal was conducted by staff who, through their own research, found that the Zone Change will not have a significant effect on the environment and is Categorically Exempt from CEQA per Section 15183. Therefore, a Notice of Exemption will be adopted and filed with the County Recorder.



PLANNING DEPARTMENT
LAND USE AGENCY
 COUNTY ADMINISTRATION CENTER

810 Court Street • Jackson, CA 95642-213
 Telephone: (209) 223-6388

website: www.co.amador.ca.us
 e-mail: planning@co.amador.ca.us

APPLICATION FOR ZONE CHANGE

RECEIVED
 Amador County

NOV 15 2013

PLANNING DEPARTMENT

Application for a zoning change shall include the following:

1. A. Name of Property Owner RICH MERRYMAN
 Mailing Address 2754 OCTAVIA ST.
SAN FRANCISCO, CA 94123
 Phone Number 415-625-2126

- B. Name of Applicant STEVE SWASON
 Mailing Address 12800 SHENANDOAH RD
PLYMOUTH CA, 95669
 Phone Number 209-245-4376

- C. Name of Representative _____
 Mailing Address _____
 Phone Number _____

2. Assessor Parcel Number(s) 014-140-026-000
3. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. Note: It is to your benefit to be as specific as possible with your application information.
4. Letter of authorization if landowner is being represented by another party.
5. Submit a plot plan of parcel showing location of project in relation to property lines and any existing structures/improvements (roads, parking areas, etc.) on the property as well as all proposed structures/improvements (may wish to make separate maps). 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.
6. Copy of deed(s) to property.
7. Completed Environmental Information Form and Indemnification Agreement.
8. Filing fee of \$ _____ (see attached schedule of fees).
9. Application Form to be signed at the time of project presentation in the Planning Department.

ENVIRONMENTAL INFORMATION FORM

RECEIVED
Amador County

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

NOV 15 2013

GENERAL INFORMATION

Project Name: MERRYMAN PLANNING DEPARTMENT

Date Filed: _____ File No. _____

Applicant/ Developer	<u>C. STEVEN SWASON</u>	Landowner	<u>RICH MERRYMAN</u>
Address	<u>12800 SHENANDOAH RD PLYMOUTH, CA 95669</u>	Address	<u>13608 SHENANDOAH RD PLYMOUTH, CA 95669</u>
Phone No.	<u>209-245-4376</u>	Phone No.	<u>415-625-2126</u>

Assessor Parcel Number(s) 014-140-026-000

Existing Zoning District R1-A

Existing General Plan AG/GEN

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: _____

WINERY PERMIT: 35113

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 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 or 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, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

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?

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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.
30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects.
31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc.

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 11.13.13

C. Swason (Signature)

For Rich NEEDYMAN

MERRYMAN ZONING CHANGE

1. SITE SIZE: 29.93 ACRES
2. WINERY: BLDG PERM 35113
3. 2700 SQ.FT. 2 STORIES
4. PARKING: ADA ACCESSIBLE - SEE SITE PLAN
5. WATER SOURCE: WELL - SEE SITE PLAN
6. SEWAGE - SEPTIC. SEE SITE PLAN
7. PLANS - ATTACHED
8. EST. TIME OF CONSTR: SUMMER '14
9. NOT PHASED
10. ASSOC. PROJECTS
 - RESID 2180 SQ.FT. BLDG PERM 35164 UNDER CONSTRUCTION
 - " OUTBLDG: 7400 SQ.FT. UNDER PLAN CHECK REVU
11. N.A.
12. N.A.
13. WINE TASTING FACILITY: EMPLOYEES (1) OWNER
14. N.A.
15. N.A.
16. REZONING: TO ALLOW TASTING FACILITY IN WINERY
24. SITE IS MORE THAN 10% SLOPE BUT ALL NEW CONSTRUCTION ADHERES TO (2) SLOPE EXCEPT WHERE EXCAVATION OCCURS W/IN THE BLDG FOOTPRINTS.
29. OTHER EXIST'G OUTBLDG ARE ACCESSORY TO THE USE OF THE VINEYARD OPERATION. SOIL IS STABLE & NO CULTURAL, SCENIC ASPECTS ARE BEING AFFECTED.
30. ALL SURROUNDING PROPERTIES ARE AGRICULTURAL & ALMOST IDENTICAL IN ALL ASPECTS
31. AN EXIST'G MINE SHAFT EXISTS. SEE SITE PLAN. IT EXTENDS APPROXIMATELY 30' INTO THE HILLSIDE. ACCESS IS SECURE.

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c. steven swason

ARCHITECT

12800 Shenandoah Road • Plymouth, CA 95669
Phone: (209) 245-4376
Fax: (209) 245-5613
Cell: (415) 297-1946

MERRYMAN ZONING CHANGE

APPLICATION LETTER

THE INTENT OF THIS ZONING CHANGE REQUEST IS TO ALLOW A USE 'TASTING FACILITY' TO BE ALLOWED WITHIN THE EXISTING WINERY WHICH IS UNDER CONSTRUCTION.

THE REQUEST OF 'USE' IS VERY MUCH IN KEEPING WITHIN WHAT SHENANDOAH VALLEY IS AND WILL BE A VALUABLE ADDITION.

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November 12, 2013

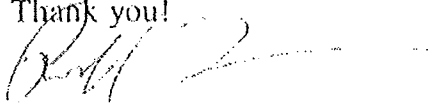
To: Amador County Planning Department
810 Court Street
Jackson, CA 95642-2132

To whom it may concern,

My Architect, Steve Swason will be acting on my behalf and as my agent for all land use matters on the project located at 13608 Shenandoah Road, Plymouth, California.

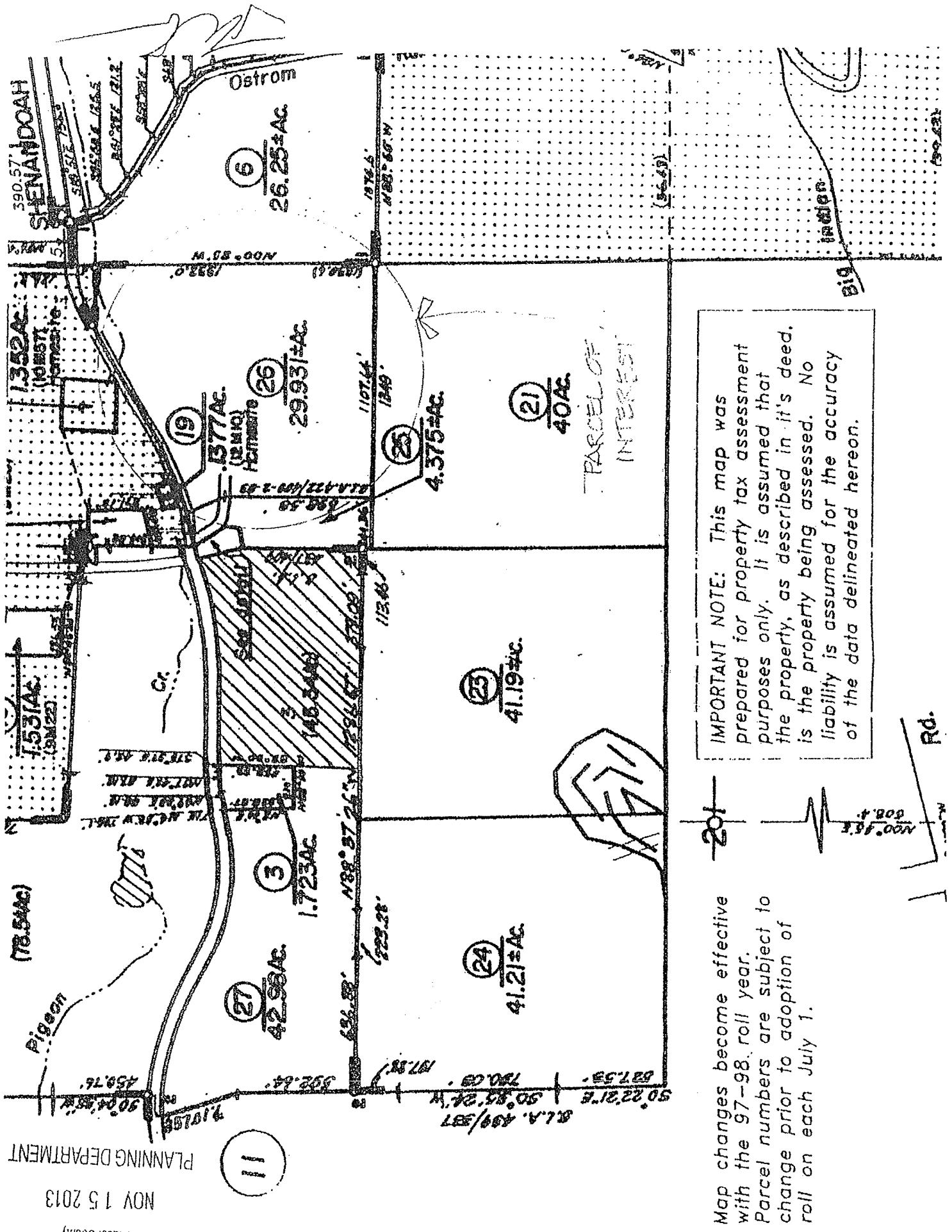
If you have any questions, please feel free to contact me directly.

Thank you!



Richard Merryman
2754 Octavia Street
San Francisco, CA 94123
(415) 625-2126
Richard.Merryman@marcunmillichap.com

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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 97-98 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

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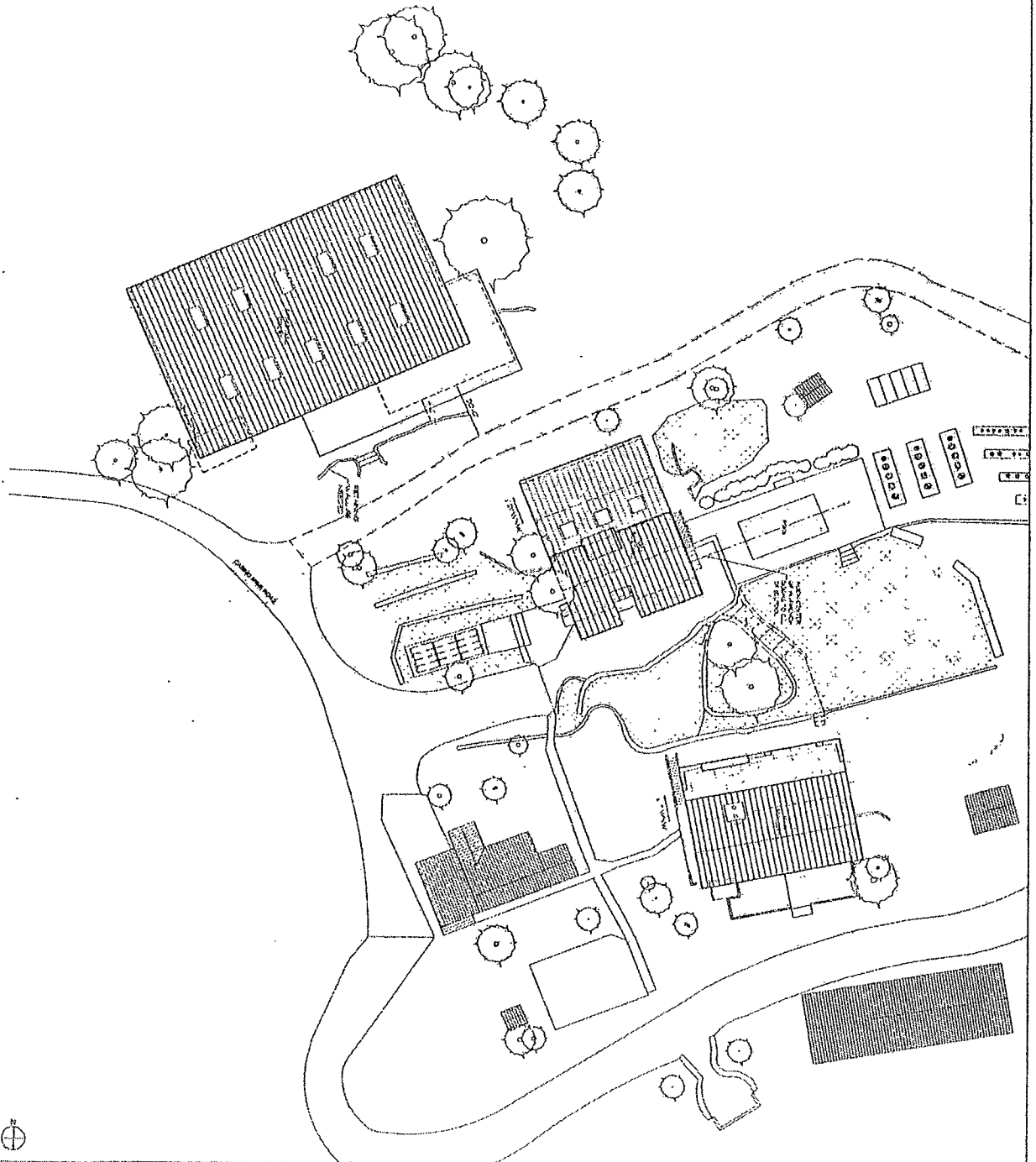
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Rd.

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© CDMP-100-17-2013 A-1.0 ARCHITECTURE

SITE PLAN



A1.0

DATE: MAY 15 2013
SCALE: 1/8" = 1'-0"
BY: ULO

Project Comments:
SITE PLAN

Morryman Project
13545 SHEPARDWAY RD
PLYMOUTH CA



AT6 Architecture
740 Nakina Street
San Francisco, CA 94103
415 502 6552 f
415 503 0868 t
www.at6.com
Jason Langhammer, AIA
License no. C-28706

Revisions
By