

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: JUNE 14, 2016

Item 1 - Request for a Use Permit (UP-16;5-1) to allow a 480 square-foot temporary office trailer adjacent to the U. S. Forest Service offices in Pioneer. The duration of the project is a minimum of four years.

Applicant: Gregory Perry

Supervisory District III

Location: 26820 Silver Drive, Pioneer, CA, just east of the intersection with Highway 88 (APN 033-582-016)

A. General Plan Designation of Area: SP, Special Planning Area

B. Present Zoning: "PD," Planned Development

C. Acreage Involved: 2.82 acres

D. Description: The applicant is requesting a Use Permit to place a temporary office trailer adjacent to the U. S. Forest Service / Amador Ranger Station offices in Pioneer. The purpose of the temporary building is to provide office space for up to 12 seasonal employees associated with ecological restoration projects related to the 2004 Power Fire in the Eldorado National Forest. The site is zoned "PD," Planned Development, which necessitates a Use Permit for project Modifications (attached).

E. TAC Review and Recommendations: The Amador County Technical Advisory Committee (TAC) met on this proposal at their May 31, 2016 meeting. The TAC members have no technical objections to the Planning Commission approving this Use Permit subject to the findings and conditions included in the staff report.

F. Planning Commission Action and Findings: If the Planning Commission chooses to approve the Use Permit request, the following findings are recommended for adoption:

1. The granting of this Use Permit is sanctioned by County Code Section 19.24.038 (PD district regulations and procedures) and is consistent with County Code Section 19.56.040 (Use Permit Findings) in that the project proposed, with conditions, will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County; and
2. A review of the Use Permit was conducted by staff and found the project will not have a significant adverse effect on the environment and is therefore exempt according to Section 15301 (Existing Facilities) of the State CEQA Guidelines and a Notice of Exemption will be adopted and filed with the County Recorder.

PROPOSED
USE PERMIT CONDITIONS OF APPROVAL FOR
TEMPORARY OFFICE TRAILER AT USFS AMADOR RANGER STATION

APPLICANT: Gregory Perry

USE PERMIT NO.: U.P.-16;5-1

LOCATION: 26820 Silver Drive
Pioneer, CA 95666

APN(S): 033-582-016

PROJECT DESCRIPTION AND LOCATION: Use Permit to allow the a 480 square-foot temporary office trailer to provide office space for up to 12 seasonal employees associated with the USFS Power Fire ecological restoration projects.

PLANNING COMMISSION APPROVAL DATE:

CONDITIONS OF APPROVAL:

1. *This Use Permit shall not become valid, nor shall any uses commence until such time as the Permittee is either found to be in compliance with or has agreed, in writing, to a program of compliance acceptable to the County. At that time the permit shall be signed by the Planning Department and the use may commence. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*
2. *The issuance of this Use Permit is expressly conditioned upon the permittee’s compliance with all the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*
3. *The project shall be substantially the same as approved (e.g., sign design and locations). Any substantial changes must be submitted for approval by the Amador County Planning Commission. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*

AESTHETICS

4. To preserve the night sky and reduce light pollution, all future outdoor lighting shall be shielded and directed downward and away from any neighboring properties and roadways preventing light and glare from impacting adjacent properties and vehicular traffic. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

PERMITS:

5. Prior to issuance of the Use Permit, the permittee shall obtain any applicable permits from the Building Department, Environmental Health Department, and Department of Transportation and Public Works. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT IN CONJUNCTION WITH THE BUILDING, ENVIRONMENTAL HEALTH, AND PUBLIC WORKS DEPARTMENTS.

SIGNS:

6. No additional signs shall be permitted in association with land uses authorized by this Use Permit. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

FIRE PROTECTION:

7. Fire apparatus access shall be 20 feet in width to within 150 feet of all structures and parking. *Section 503.1.1 California Fire Code*
8. One portable fire extinguisher shall be provided inside the office.
9. Exit door shall be openable from the inside without special knowledge or tools.

DRAFT



VINCENT T. MARTINEZ
TODD C. HUNT

RECEIVED
Amador County

JUN - 7 2016

PLANNING DEPARTMENT

Thomas Preisker (1849-1944)
Charles "Leo" Preisker (1885-1966)
T.A. Twitchell (1902-1955)
William C. Rice (1914-1980)
Burton J. Twitchell (1933-2000)
Maurice F. Twitchell (1930-2000)
W. Kenneth Rice (1946-2005)

June 2, 2016

Amador Community Development Agency
Planning Department
County Administration Department
810 Court Street
Jackson, CA 95642-2132

Via U.S. Mail/Facsimile/E-mail

Re: **Notice of Public Hearing (Hearing Date - June 14, 2016)**
26820 Silver Drive, Pioneer, California 95666(APN 033-582-016)

Amador County Planning Department:

I am the attorney for MOEN Properties, LLC, and in this capacity I write you in response to the above referenced Notice of Public Hearing (attached for ease of reference as Attachment "A").

Please be informed of the following facts:

- (1) MOEN Properties, LLC, is the owner of a 50% interest in the above referenced property. (See attached Property Report - Attachment "B").
- (2) Greg Perry is not the manager of the above referenced real property. See Attachment "C".
- (3) Greg Perry has no authority to represent the interests of MOEN Properties, LLC. See Attachment "C".
- (4) MOEN Properties, LLC objects to the proposed actions included in the above referenced Notice of Public Hearing. See Attachment "D".
- (5) MOEN Properties, LLC, has informed Mr. Greg Perry that it objects to any placement of modular units or expansion on the above referenced real property. See Attachment "D".

Page 2
June 2, 2016

The above facts are a true representation of MOEN Properties, LLC's position regarding issues included in the Notice of Public Hearing, and MOEN Properties, LLC, respectfully requests that its position and documents included herein be considered should this matter proceed to hearing. MOEN Properties, LLC, in order to assure its objection will be heard by the commission will have a representative present if deemed necessary.

If you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,

TWITCHELL AND RICE, LLP



Vincent T. Martinez

cc MOEN Properties, LLC



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

NOTICE OF PUBLIC HEARING

Notice is hereby given the Planning Commission of the County of Amador, State of California, has received an application for the project described in this notice.

PROJECT NAME, DESCRIPTION AND LOCATION: Request from Gregory Perry for a Use Permit (UP-16;5-1) to allow a 480 square-foot temporary office trailer to house seasonal employees associated with the Power Fire ecological restoration. The anticipated duration of the project is four years. **LOCATION:** 26820 Silver Drive, Pioneer, CA 95666 (APN 033-582-016). SEE MAP ON BACK OF NOTICE.

Notice is hereby given said Planning Commission will hold a public hearing on this application at the County Administration Center, 810 Court St., Jackson, California, on Tuesday, June 14, 2016 at 7:00 p.m. or as soon thereafter as can be heard. The Staff Report will be available online (typically the Friday prior to the meeting) for viewing at <http://www.co.amador.ca.us/> in the "Agendas and Minutes" section.

Department staff is recommending the Planning Commission adopt a finding that this project is Categorically Exempt according to Section 15303, Class 3 (New construction or conversion of small structures) of the CEQA Guidelines. Anyone having comments may attend and be heard thereon.

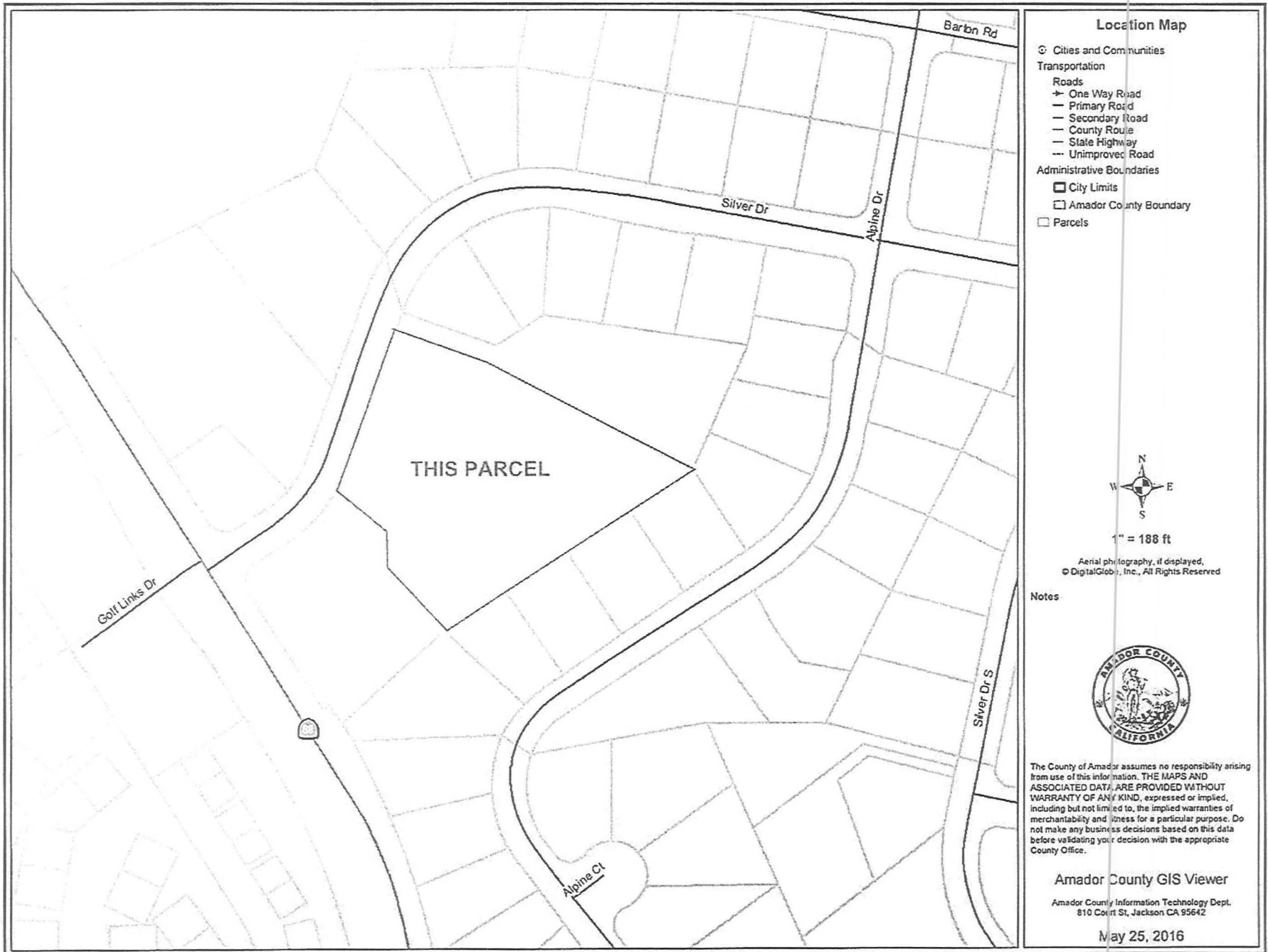
Letters of comment regarding this matter received by the County prior to the preparation of the Staff Report (generally the Tuesday prior to the meeting) will be mailed to each Planning Commissioner as part of the Staff Report. Letters received after the Staff Report has been mailed will be copied and circulated to each Commissioner just prior to the Public Hearing. However, be advised the Commissioners may not, due to time constraints, be able to give those letters submitted after the Staff Report is prepared, as detailed a review as those received earlier and it may be to your benefit to attend the hearing and summarize your concerns orally. Letters will not be read aloud at the Public Hearing.

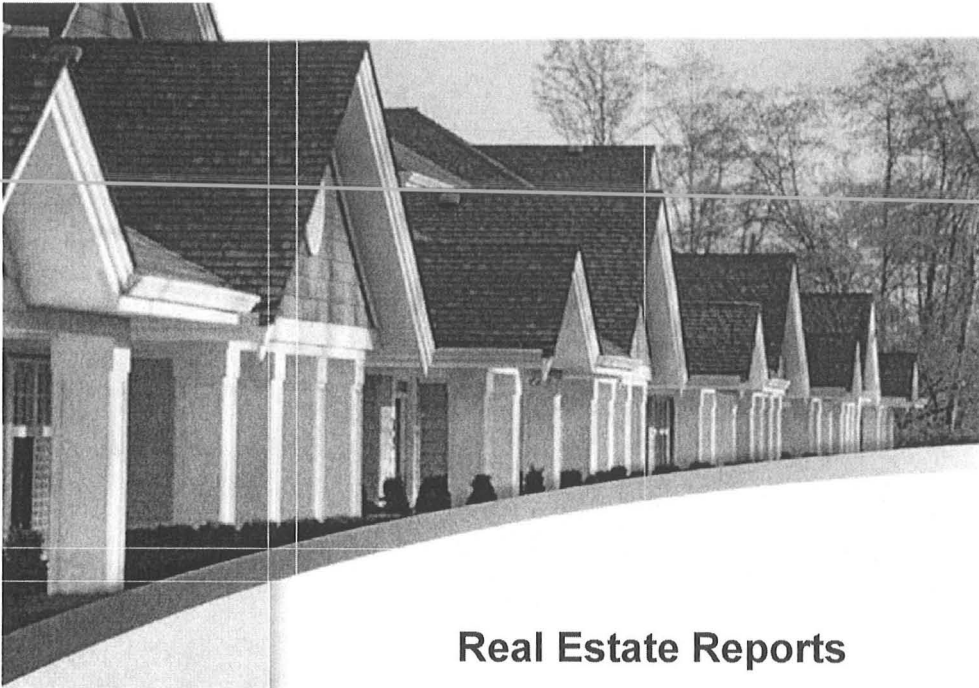
AMADOR COUNTY PLANNING DEPARTMENT

Date of this Notice: May 25, 2016

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

ATTACHMENT "A"





Real Estate Reports

Property:
26820 Silver Dr
Pioneer, CA 95666
APN: 033-582-016

Data deemed reliable, but not guaranteed. LPS Data Services 2009.
Copyright 2009 AgentPro247.com LoanPro247.com TitlePro247.com

ATTACHMENT "B"



Property Details

Moen Properties Llc & Perry G A & Schlegel-Perry L
26820 Silver Dr, Pioneer, CA 95666

APN: 033-582-016
Amador County

Owner Information

Primary Owner: MOEN PROPERTIES LLC &
PERRY G A & SCHLEGEL-
PERRY L

Secondary Owner:

Mail Address: 4300 HEATHER CIR
SANTA MARIA CA 93455

Site Address: 26820 SILVER DR
PIONEER CA 95666

Assessor Parcel Number: 033-582-016

Census Tract: 0001.02

Housing Tract Number:

Lot Number:

Legal description: Abbreviated Description: 40M47 PARCEL B

Sale Information

Sale Date:	Document #:	Sale Amount: N/A
Seller:	Sale Type:	Cost/SF: N/A

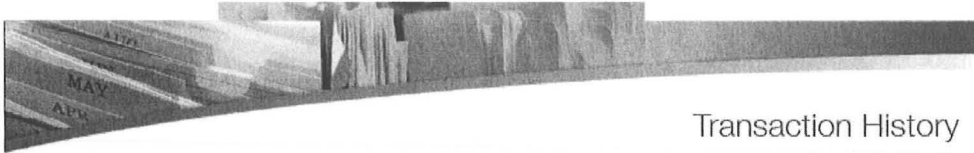
Assessment & Tax Information

Assessed Value: \$811,865	Land Value: \$190,457	Imp. Value: \$621,408
Homeowner Exemption:	% Improvement: 76.54%	
Tax Amount: \$8,600.38	Tax Status: Current	Tax Year: 2015
Tax Rate Area: 52-009	Tax Account ID:	

Property Characteristics

Bedrooms:	Year Built: 1980	Pool:
Bathrooms:	Square Feet: 6,240 SF	Lot Size: 2.82 AC
Partial Baths:	Number of Units: 0	No of Stories: 1
Total Rooms:	Garage:	Fire Place:
Property Type: Commercial		Building Style:
		Owner Exclusions:
Use Code: Commercial (General)		Zoning:

ATTACHMENT "B"



Transaction History

Moen Properties Llc & Perry G A & Schlegel-Perry L
26820 Silver Dr, Pioneer, CA 95666

APN: 033-582-016
Amador County

Mortgage Record

Recording Date: 01/03/2014
Loan Amount: \$174,000
TD Due Date:
Interest Rate:
Lender Name: DAVID E & BETTY A SCHLEGEL REVOCABLE LIV
Lender Type: Private Party
Borrowers Name: PERRY, GREGORY A; SCHLEGEL PERRY, LYNDE E
Vesting: Joint Tenants

Document #: 2014-0000040
Loan Type: Unknown Loan Type
Type of Financing:

Prior Transfer

Recording Date: 12/18/2013
Price: N/A
First TD: N/A
Mortgage Doc #:
Lender Name:
Buyer Name: MOEN PROPERTIES LLC
Buyer Vesting:
Seller Name: PITCHER, JUAN D; THE MOORE ELAINE LYLA REVOCABLE TRUST
Legal description: Lot: B Map Ref: PM2080 MAP40 PG47
City/Muni/Twp: UNINCORPORATED

Document #: 2013-0010729
Document Type: Quit Claim Deed
Type of Sale: Non-Arms Length Transfer
Interest Rate:

Mortgage Release

Recording Date: 11/22/2013
Loan Amount: N/A
Original Lender: UMPQUA BANK
Borrowers Name: GREGORY A PERRY AND LYNDE E SCHLEGEL-PERRY AND ELAINE MOORE AND ROBERT L MOEN, ADMINISTRATORS OF THE ESTATE OF CAROL ANN PERRY
Origination Recording Date: 08/18/2009
Current Lender: UMPQUA BANK

Document #: 2013-0010191
Document Type: Substitution Of Trustee And Full Reconveyance
Origination Doc #: 2009-0005070
Effective Date: 11/21/2013

Prior Transfer

Recording Date: 11/13/2013
Price: N/A
First TD: N/A
Mortgage Doc #:
Lender Name:
Buyer Name: MOEN PROPERTIES LLC
Buyer Vesting:
Seller Name: MOEN, ROBERT
Legal description: Lot: B Map Ref: PM2080 MAP40 PG47
City/Muni/Twp: UNINCORPORATED

Document #: 2013-0009913
Document Type: Intra-Family Transfer Or Dissolution
Type of Sale: Non-Arms Length Transfer
Interest Rate:

Prior Transfer

Recording Date: 11/13/2013
Price: N/A
First TD: N/A
Mortgage Doc #:
Lender Name:
Buyer Name: MOEN PROPERTIES LLC
Buyer Vesting:
Seller Name: MCKINLEY, CHRISTINE
Legal description: Lot: B Map Ref: PM2080 MAP40 PG47
City/Muni/Twp: UNINCORPORATED

Document #: 2013-0009912
Document Type: Quit Claim Deed
Type of Sale: Non-Arms Length Transfer
Interest Rate:

ATTACHMENT "B"

Prior Transfer

Recording Date: 11/13/2013	Document #: 2013-0009911
Price: N/A	Document Type: Quit Claim Deed
First TD: N/A	Type of Sale: Non-Arms Length Transfer
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: MOEN PROPERTIES LLC	
Buyer Vesting:	
Seller Name: WRIGHT, BARBARA	
Legal description: Lot: B Map Ref: PM2080 MAP40 PG47	
City/Muni/Twp: UNINCORPORATED	

Prior Transfer

Recording Date: 11/13/2013	Document #: 2013-0009910
Price: N/A	Document Type: Quit Claim Deed
First TD: N/A	Type of Sale: Non-Arms Length Transfer
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: MOEN PROPERTIES LLC	
Buyer Vesting:	
Seller Name: HICKEY, JANE	
Legal description: Lot: B Map Ref: PM2080 MAP40 PG47	
City/Muni/Twp: UNINCORPORATED	

Prior Transfer

Recording Date: 11/13/2013	Document #: 2013-0009909
Price: N/A	Document Type: Quit Claim Deed
First TD: N/A	Type of Sale: Non-Arms Length Transfer
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: MOEN PROPERTIES LLC	
Buyer Vesting:	
Seller Name: CARLSON, HARRIET	
Legal description: Lot: B Map Ref: PM2080 MAP40 PG47	
City/Muni/Twp: UNINCORPORATED	

Prior Transfer

Recording Date: 11/13/2013	Document #: 2013-0009908
Price: N/A	Document Type: Intra-Family Transfer Or Dissolution
First TD: N/A	Type of Sale: Non-Arms Length Transfer
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: MOEN PROPERTIES LLC	
Buyer Vesting:	
Seller Name: MOEN, IRVIN	
Legal description: Lot: B Map Ref: PM2080 MAP40 PG47	
City/Muni/Twp: UNINCORPORATED	

Prior Transfer

Recording Date: 11/13/2013	Document #: 2013-0009907
Price: N/A	Document Type: Quit Claim Deed
First TD: N/A	Type of Sale: Non-Arms Length Transfer
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: MOEN PROPERTIES LLC	
Buyer Vesting:	
Seller Name: SLY, PATRICIA	
Legal description: Lot: B Map Ref: PM2080 MB40 PG47	
City/Muni/Twp: UNINCORPORATED	

Mortgage Record

Recording Date: 06/18/2009	Document #: 2009-0005070
Loan Amount: \$275,000	Loan Type: Non Purchase Money (Misc)
TD Due Date:	Type of Financing:

ATTACHMENT "B"

Interest Rate:
 Lender Name: UMPQUA BANK
 Lender Type: Bank
 Borrowers Name: PERRY, GREGORY A; SCHLEGEL PERRY, LYNDE E
 Vesting: Estate

Prior Transfer

Recording Date: 06/18/2009	Document #: 2009-0005069
Price: N/A	Document Type: Intra-Family Transfer Or Dissolution
First TD: \$275,000	Type of Sale: Non-Arms Length Transfer
Mortgage Doc #: 2009-0005070	Interest Rate:
Lender Name: UMPQUA BANK	
Buyer Name: PERRY, GREGORY A; SCHLEGEL PERRY, LYNDE E; ESTATE OF CAROL ANN PERRY; MOORE, ELAINE; MOEN, ROBERT L	
Buyer Vesting: Estate	
Seller Name: PERRY, GREGORY A; MOORE, ELAINE; ESTATE OF CAROL ANN PERRY; MOEN, ROBERT L	
Legal description: Lot: B Map Ref: PM2080 MB40 PG47	
City/Muni/Twp: UNINCORPORATED	

Mortgage Record

Recording Date: 07/31/2002	Document #: 2002-0009155
Loan Amount: \$40,000	Loan Type: Unknown Loan Type
TD Due Date:	Type of Financing:
Interest Rate:	
Lender Name: CENTRAL SIERRA BANK	
Lender Type: Bank	
Borrowers Name: PERRY, GREGORY A; PERRY, CAROL A	
Vesting: Tenants In Common	



 VINCENT T. MARTINEZ

TODD C. HUNT

Thomas Preisker
 (1849-1944)
 Charles "Leo" Preisker
 (1885-1966)
 T.A. Twitchell
 (1902-1955)
 William C. Rice
 (1914-1960)
 Burton J. Twitchell
 (1933-2000)
 Maurice F. Twitchell
 (1930-2000)
 W. Kenneth Rice
 (1946-2005)

January 22, 2016

Mr. Gregory Perry
 14300 N. Alpine Road
 Lodi, CA 95420-9421

Re: **Lease Amendment No. 7 (26820 Silver Drive, Pioneer, CA)**

Dear Mr. Perry:

I am the attorney for Moen Properties, LLC, and in this capacity I write you in response to your December 31, 2015, email to my client (enclosed for your reference). Your suggestion of charging a management fee is not authorized, and any such action will constitute a conversion of my client's property. As you have been informed in the past, my client has requested the following:

In light of the fact that Moen Properties, LLC has become a recognized Lessor of Lease No. 57-91S8-7-1C13, the managers of Moen Properties, LLC are directing the Lessee to pay its 50% share of the rents directly to Moen Properties, LLC. You have continued to fail to cooperate with this request.

To further clarify, you are not authorized to act in any capacity on behalf Moen Properties, LLC, in particular manager, and any expenditure of Moen Properties, LLC's property/assets/rent is not authorized unless confirmed henceforth in writing by the managers of Moen Properties, LLC.

Sincerely,

TWITCHELL AND RICE, LLP

Vincent T. Martinez

cc Mr. Trenton M. Diehl
 Snider, Diefl & Rasmussen, LLP
 MOEN Properties, LLC

ATTACHMENT "C"



 VINCENT T. MARTINEZ

TODD C. HUNT

Thomas Preisker
 (1849-1944)
Charles "Leo" Preisker
 (1885-1966)
T.A. Twitchell
 (1902-1955)
William C. Rice
 (1914-1960)
Burton J. Twitchell
 (1933-2000)
Maurice F. Twitchell
 (1930-2000)
W. Kenneth Rice
 (1946-2005)

May 24, 2016

Mr. Gregory Perry
 14300 N. Alpine Road
 Lodi, CA 95420-9421

Re: 26820 Silver Drive, Pioneer, California

Dear Mr. Perry:

As the attorney for Moen Properties, LLC, I write you on behalf of my client to inform you that my client does not consent to any of your proposed actions included within your recent letters. In particular, my client does not consent to the purchase of a modular unit and placing it on the real property, and your intentions regarding the retention of rents and expenditures of the same. Again, my client has never authorized you to act as its manager of the real property or to determine how and when to distribute collected or accrued rent. If you proceed with your intentions, as described in your recent letters, my client will seek legal redress. Therefore, please immediately turn over to my client its 50% of the collected and accrued rent. Again, you are not authorized to use or expend any part of my client's portion of the rent.

Sincerely,

TWITCHELL AND RICE, LLP

Vincent T. Martinez

cc Mr. Trenton M. Diehl

ATTACHMENT "D"



**PLANNING DEPARTMENT
LAND USE AGENCY**

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

APPLICATION REFERRAL

TO: Randy Yonemura, Ione Band of Miwok Indians
Darrel Cruz, Washoe Tribe of Nevada and California
Mike Israel, Environmental Health Department
Jered Reinking, Department of Transportation and Public Works
Steve Stokes, Building Department
David Bellerive, Amador Fire Protection District
Jim McHargue, Waste Management/Air District
Steve Zanetta, Surveying Department
Greg Gillott, County Counsel
Jim Wegner, Undersheriff
Carla Meyer, Amador Transit
Caltrans, District 10
Darin McFarlin, Cal Fire
John Gedney, ACTC
CDFW, Region 2

DATE: May 26, 2016

FROM:  Chuck Beatty, Planner III

PROJECT: Request from Gregory Perry for a Use Permit (UP-16;5-1) to allow a 480 square-foot temporary office trailer to house seasonal employees associated with the Power Fire ecological restoration. The anticipated duration of the project is four years. The site is zoned "PD," Planned Development, which necessitates a Use Permit for project modifications.

LOCATION: 26820 Silver Drive, Pioneer, CA 95666 (APN 033-582-016)

REVIEW: As part of the preliminary review process, this project is being sent to State, tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the project for completeness during its regular meeting on **Tuesday, May 31, 2016, at 10:00 a.m.** in Conference Room "A" at the County Administration Building, 810 Court Street, Jackson, California.

At this time staff anticipates that a ***Notice of Exemption*** will be adopted for the project per CEQA Guidelines. Additional TAC meetings may be scheduled to review a CEQA Initial Study, prepare mitigation measures and/or conditions of approval, and make recommendations to the Planning Commission at a later date. Notification of TAC meetings and agendas will be made via the TAC email distribution list.



**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 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:

1. Complete the following:
 Name of Applicant GREGORY PERRY
 Mailing Address 14300 ALPINE RD, LODI, 95240
 Phone [REDACTED]
 Assessor Parcel Number 033-582-016-000
SITE LOCATION 26820 SILVER DRIVE PIONEER, CA 95666
2. Use Permit Applied For:
 Excessive Height [REDACTED]
 ** Bed and Breakfast Inn
 ** Temporary Caretaker Mobile Home
 ** Mobile Home for Farm Labor Quarters
 ** Other 12x40 OFFICE TRAILER
3. Attach a letter explaining the purpose and need for the Use Permit.
4. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
5. If Applicant is not the property owner, a consent letter must be attached.
6. Assessor Plat Map (can be obtained from the County Surveyor's Office).
7. 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.
8. Planning Department Filing Fee: \$ [REDACTED]
 Public Works Agency Review Fee: \$ [REDACTED]
 Environmental Health Review Fee: \$ [REDACTED]
9. If necessary, complete an Environmental Information Form (ask Planning Department Staff).
10. Proposed floor plan (Guest House applications only).

** Environmental Health and Public Works Fee's apply.

RECEIVED
Amador County

MAY 24 2016

PLANNING DEPARTMENT
Page 16 of 23

MAY 24 2016

PLANNING DEPARTMENT

Greg Perry
14300 Alpine Road
Lodi, Cal 95240

Purpose and need for a Use Permit for the property located at 26820 Silver Drive in Pioneer, ASMT Number 033-582-016-000

The property is located at the interchange of Silver Dr. and Hwy. 88. It currently houses office, shop and storage space for the Amador County Headquarters of the U.S. Forest Service. The property now has 10,296 Sq. Ft. of improvements (structures).

The Forest Service is asking for an additional 480 S.F. in the way of a temporary trailer to support an additional eight to twelve seasonal employees associated with the Power Fire Settlement and Regional Direction to increase the pace the scale of ecological restoration.

The trailer will only support seasonal employees, but the cost associated with moving a trailer in and out during the summer months outweighs the cost of having the trailer on site for the entire period of time it will be needed.

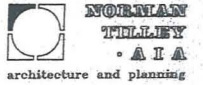
While the lease for the trailer is on a year by year term they plan to keep it on site for a minimum of four years. At such time they will remove the trailer.

I hope this will answer all questions regarding the need for the temporary trailer, if you have any additional concerns please let me know.

Greg Perry

JOB TITLE - FOREST SERVICE TEMP. TRAILER

PLOT PLAN



320 Court Street Suite 3 Jackson, CA 95642

Phone: (209) 228-1248 Fax: (209) 228-1386

INCUBATOR 572 #
Pump 336 #
Storage 297 #
Office 2416 #

PRE-FINAL

- LIST OF DRAWINGS
- 1 SITE PLAN
 - 1 LEASING PLANS
 - 1 DEMOLITION PLAN
 - 1 WORK LIST FLOOR PLANS
 - 2 DETAILS
 - 1 LIGHTING FLOOR PLANS
 - 2 MECHANICAL PLAN (REV 6/18/97)



© - KEY-NOTE ON SHEET A-1



AMADOR RANGER STATION
 UPGRADING FOR ADA & NEW PROGRAM
 28820 SILVER DRIVE
 PIONEER, CA 95666
 G. & C. PERRY
 OWNERS

SITE PLAN
 3/8" = 10' APPROX.
 0 5 15 30 40 Feet
 scale: 1/16" = 1'-0" by

mark	date	revision	by

project number: 9897.00
 date: 18 August 1997
 sheet number:

RECEIVED Amador County

MAY 24 2016

C-1

total sheets in set

PLANNING DEPARTMENT

2

"OWNERSHIP CHANGE RECEIVED"
RECORDED AT REQUEST OF
AMADOR TITLE COMPANY
at 4:17 Min. Past 2 P.M.

RECORDING REQUESTED BY
Amador Title Company

AND WHEN RECORDED MAIL THIS DEED AND
TAX STATEMENTS TO:

AMADOR TITLE COMPANY
P.O. BOX 1123
JACKSON, CALIFORNIA 95642

JUL 02 1997

Official Records
Amador County, California

Title Order No.: Escrow No.: 971615-JM

\$ 9.00 Recorder

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$none

unincorporated area City of _____

Parcel No. 33-582-016

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gregory A. Perry, an unmarried man and Carol Perry, an unmarried woman

hereby GRANT(S) to

Gregory A. Perry, a married man as his sole and separate property and Carol Perry, an unmarried woman, as tenants in common

the following described real property in the unincorporated area, County of Amador, State of California:

Parcel B of Parcel Map No. 2080 for Gregory A. Perry, et ux, filed for record May 14, 1986 in Book 40 of Maps and Plats at Page 47.

Dated: June 30, 1997

STATE OF CALIFORNIA
COUNTY OF Amador

On June 30, 1997 before me,
Rhonda Hudson Notary Public personally appeared
Gregory A. Perry

Gregory A. Perry

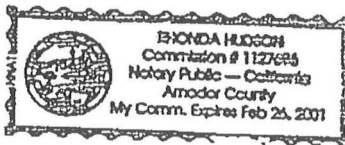
Gregory A. Perry
Carol Perry

Carol Perry

~~XXXXXXXXXXXX~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Rhonda Hudson



AMADOR COUNTY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No 5907

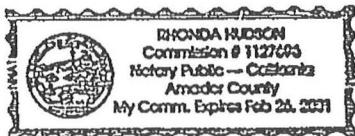
State of California

County of Amador

On July 1, 1997 before me, Rhonda Hudson Notary Public

personally appeared Carol Perry

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Rhonda Hudson SIGNATURE OF NOTARY

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- INDIVIDUAL
CORPORATE OFFICER

- PARTNER(S) LIMITED GENERAL
ATTORNEY-IN-FACT
TRUSTEE(S)
GUARDIAN/CONSERVATOR
OTHER:

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING: NAME OF PERSON(S) OR ENTITY(ES)

SIGNER(S) OTHER THAN NAMED ABOVE

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"END OF DOCUMENT"

AMADOR COUNTY

RECORDING REQUESTED BY

When Recorded Mail To:

Twitchell and Rice, LLP
215 North Lincoln St.
Santa Maria, CA 93458



Amador County Recorder
Kimberly L. Grady
DOC- 2013-0010729-00

Check Number 34083
REQD BY TWITCHELL & RICE LLP
Wednesday, DEC 18, 2013 09:38

Ttl Pd \$7.00 Nbr-0000248394
CT2/R1/1-1

(space above for recorder's use only)

QUITCLAIM DEED

The undersigned Grantor(s) Declare(s)

DOCUMENTARY TRANSFER TAX is \$ 0.00 (R&T Code Section 11911) (change in manner in which title held)
Assessor's Parcel No. 033-582-016-000
 unincorporated area City of _____
 computed on full value of property conveyed, or
 computed on full value less value of liens or
encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JUAN D. PITCHER, SUCCESSOR TRUSTEE OF THE MOORE, ELAINE LYLA REVOCABLE TRUST

hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to

MOEN PROPERTIES, LLC, a California limited liability company

its interest in the following described real property in the unincorporated area of the County of Amador, State of California:

PARCEL B OF PARCEL MAP NO. 2080 FOR GREGORY A. PERRY, ET UX, FILED FOR RECORD
MAY 14, 1986 IN BOOK 40 OF MAPS AND PLATS AT PAGE 47, RECORDS OF AMADOR
COUNTY. APN: 033-582-016-000.

Dated: November 25, 2013

STATE OF OREGON }
COUNTY OF DOUGLAS }

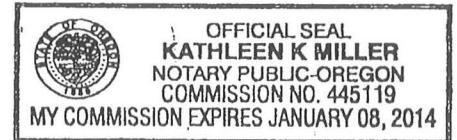
Juan D. Pitcher, Successor Trustee of the Moore, Elaine
Lyla Revocable Trust

On November 25, 2013, before me,
~~Kathleen K. Miller~~ Public, personally appeared JUAN D.
PITCHER, who proved to me on the basis of satisfactory evidence to be the
person whose name is ~~are~~ subscribed to the within instrument and
acknowledged to me that ~~he~~ ~~she~~ ~~they~~ executed the same in ~~his~~ ~~her~~ their
authorized capacity(ies); and that by ~~his~~ ~~her~~ their signature ~~(s)~~
on the instrument the person ~~(s)~~, or the entity upon behalf of which the person ~~(s)~~
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kathleen K. Miller (Seal)



Mail Tax Statements to: Moen Properties, LLC, 4300 Heather Circle, Santa Maria, CA 93455

END OF DOCUMENT

Property Detail

Amador, CA JAMES B. ROONEY, ASSESSOR

Parcel # (APN): **033-582-016-000** Use Description: **COMMERCIAL**

Parcel Status: **ACTIVE**

Owner Name: **MOEN PROPERTIES LLC & PERRY G A & SCHLEGEL-PERRY L**

Mailing Address: **4300 HEATHER CIR SANTA MARIA CA 93455**

Situs Address: **26820 SILVER DR PIONEER CA 95666-9630 H004**

Legal

Description: **40M47 PARCEL B**

ASSESSMENT

Total Value: \$811,865	Use Code: CI	Zoning:
Land Value: \$190,457	Tax Rate Area: 052009	Census Tract: 1.02/2
Impr Value: \$621,408	Year Assd: 2015	Improve Type:
Other Value:	Property Tax: \$8,600.37	Price/SqFt:
% Improved 76%	Delinquent Yr	
Exempt Amt:	HO Exempt?: N	

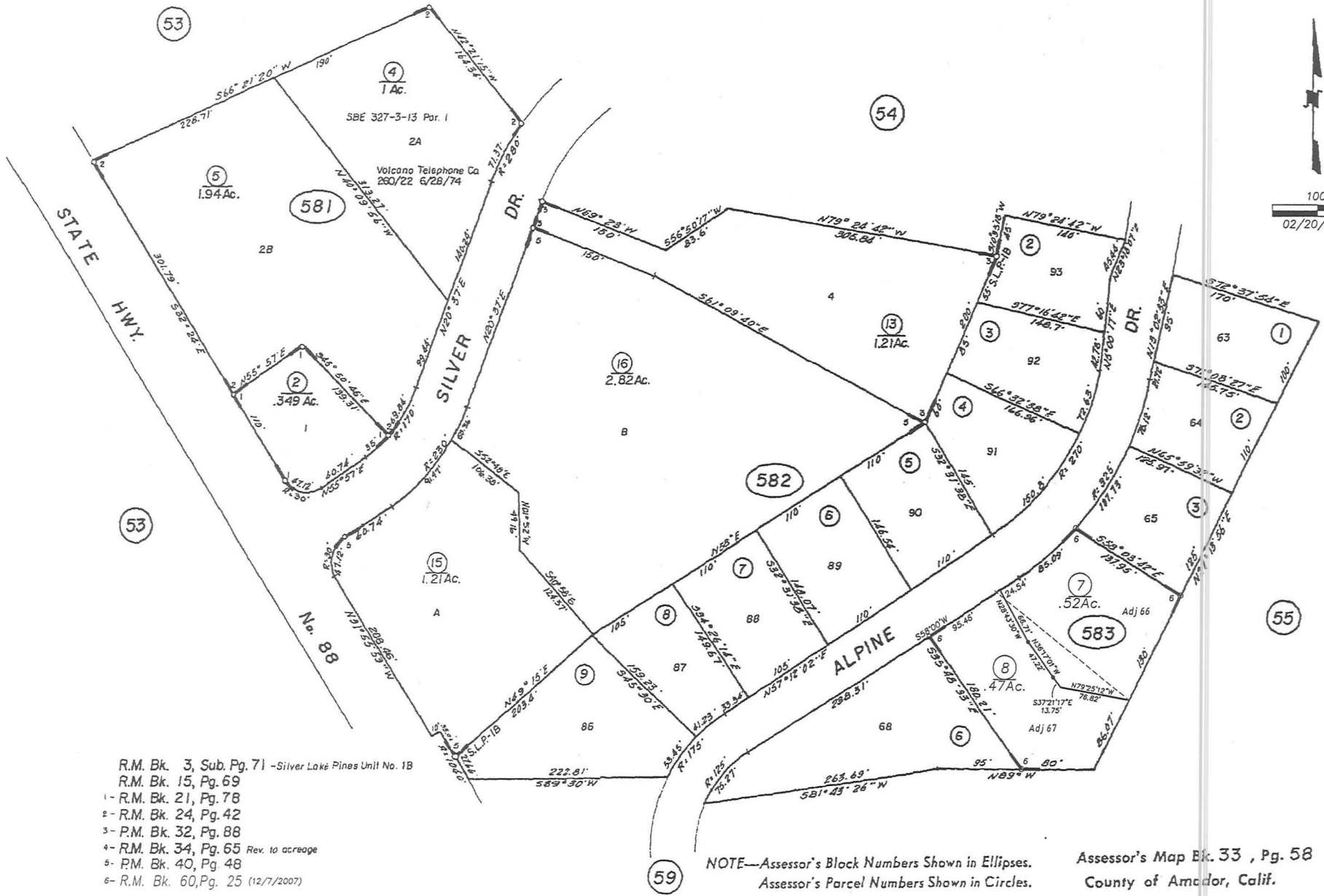
SALES HISTORY

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:	07/02/1997			12/18/2013
Recorded Doc #:	1997R0005146			2013R0010729
Recorded Doc Type:				
Transfer Amount:				
Sale 1 Seller (Grantor):				
1st Trst Dd Amt:	Code1:	2nd Trst Dd Amt:	Code2:	

PROPERTY CHARACTERISTICS

Lot Acres: 2.820	Year Built: 1980	Fireplace:
Lot SqFt: 122,839	Effective Yr: 1980	A/C:
Bldg/Liv Area: 6,240		Heating:
Units:	Total Rooms:	Pool:
Buildings:	Bedrooms:	
Stories: 1.0	Baths (Full):	Park Type:
Style:	Baths (Half):	Spaces:
Construct:		Site Inflnce:
Quality: 6.5	Garage SqFt:	
Building Class:		Timber Preserve:
Condition:		Ag Preserve:
Other Rooms:		

*** The information provided here is deemed reliable, but is not guaranteed.



- R.M. Bk. 3, Sub. Pg. 71 - Silver Lake Pines Unit No. 1B
- R.M. Bk. 15, Pg. 69
- 1- R.M. Bk. 21, Pg. 78
- 2- R.M. Bk. 24, Pg. 42
- 3- P.M. Bk. 32, Pg. 88
- 4- R.M. Bk. 34, Pg. 65 Rev. to acreage
- 5- P.M. Bk. 40, Pg. 48
- 6- R.M. Bk. 60, Pg. 25 (12/7/2007)

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

Assessor's Map Bk. 33 , Pg. 58
County of Amador, Calif.