

AMADOR COUNTY PLANNING COMMISSION

810 Court Street, Jackson, CA 95642
(209) 223-6380

PLEASE NOTE: All Planning Commission meetings are tape recorded.

- Anyone who wishes to address the Planning Commission must speak from the podium and should print their name on the speaker list located on the podium and identify themselves for the record.
- Public hearing items will commence no sooner than the times listed on the agenda.
- All proceedings are conducted in English.
- In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the Planning Department at (209) 223-6380 or (209) 257-5002 (fax). Requests must be made as early as possible and at least one-full business day before the start of the meeting.

AGENDA

DATE: Tuesday, September 13, 2016

TIME: 7:00 p.m.

LOCATION: County Administration Center, 810 Court St., Jackson, CA

- A. Pledge of Allegiance**
- B. Approval of Agenda**
- C. Minutes:** August 23, 2016
- D. Correspondence:**
- E. Public Matters not on the Agenda:** Discussion items only, no action may be taken. Any person may address the Commission on any subject within the jurisdiction of the Commission.
- F. Recent Board Actions:**

Meeting materials are available for public review at the Planning Department, 810 Court St, Jackson and posted to the County's website at www.amadorgov.org under the Agendas and Minutes section (generally the Friday prior to the Planning Commission meeting). The staff report will denote staff's recommendations and list proposed conditions for the project if the project is approved.

AGENDA ITEMS

- Item 1 – Request for a six year extension of Tentative Parcel Map No. 2793 proposing the division of 3.93 acres into two parcels of 1.03 and 2.88 acres in size (APN 023-520-009-000).**

Applicant: Peggy and Lenore Andre

Supervisorial District: 3

Location: North of State Highway 88 on the north side of Sugar Pine Drive at the end of Woodcrest Drive in Pioneer.

PUBLIC HEARINGS

Item 2 – Request for zone change for 0.32-acre portions of two parcels involved in a Boundary Line Adjustment. The request seeks rezoning of 0.32 acres of APN 042-080-035 from the “RE-5,” Residential Estates zoning district to the “R1A,” Single Family Residential and Agricultural zoning district, and 0.32 acres of APN 042-080-036 from the “R1A,” Single Family Residential and Agricultural zoning district to the “RE-5,” Residential Estates district.

Applicants: Jeanne E. Posey Trust and Allan M. Posey Family Trust

Supervisorial District: 4

Location: 16979 Ridge Road and 13860 Surrey Junction Lane, at the intersection of Ridge Road and Surrey Junction Lane

Item 3 – Request by Camanche Community Church for a Use Permit (UP-16;7-10) to allow the conversion of the Camanche Hills Sportsman Restaurant building for church activities including Sunday church services, Sunday children’s church, Bible studies, weekly prayer and counseling meetings, and monthly men’s breakfast meetings. (APN 003-730-010).

Applicant: Camanche Community Church (Ed Edmonds, Board Chairman)

Supervisorial District: 2

Location: 4216 Camanche Parkway, Lone, CA 95640

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: SEPTEMBER 13, 2016**

Item 1 - Request for Extension of Time for Parcel Map No. 2793 by Peggy and Lenore Andre proposing the division of 3.93 acres into two parcels of 1.03 and 2.88 acres in size (APN 023-520-009-000).

**Applicant: Peggy and Lenore Andre
Supervisorial District: 3**

Location: North of State Highway 88 on the north side of Sugar Pine Drive at the end of Woodcrest Drive in Pioneer.

BACKGROUND: This map project, consisting of the division of 3.93 acres into two residential parcels of 1.03 and 2.88 acres was approved by the Planning Commission on October 13, 2009. The original expiration date was October 13, 2012.

The project has been the beneficiary of two legislative extensions:

AB208 extended the expiration date to October 13, 2014;
AB116 extended the expiration date to October 13, 2016.

County Code is consistent with the Subdivision Map Act time periods, which allows for a maximum of six years of requested extensions. The project proponents are requesting all six years, which would extend the expiration date, if approved, to **October 13, 2022**.

STAFF RECOMMENDATION: Staff recommends approval of the requested parcel map time extension.

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August 16, 2016

RE: Andre, Lenore M, Peggy L Andre

We are asking for a ^{six} (6) year extension
Lenore M Andre has Alzheimers in the
late stages. If you have any questions
please call [REDACTED] ask for
Peggy L Andre
[REDACTED]

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: September 9, 2016.

ITEM 2 - PUBLIC HEARING – Request for zone change for 0.32-acre portions of two parcels involved in an Boundary Line Adjustment. The request seeks rezoning of 0.32 acres of APN 042-080-035 from the “RE-5,” Residential Estates zoning district to the “R1A,” Single Family Residential and Agricultural zoning district, and 0.32 acres of APN 042-080-036 from the “R1A,” Single Family Residential and Agricultural zoning district to the “RE-5,” Residential Estates district.

APPLICANTS: Jeanne E. Posey Trust and Allan M. Posey Family Trust

SUPERVISORIAL DISTRICT: 4

LOCATION: 16979 Ridge Road and 13860 Surrey Junction Lane, at the intersection of Ridge Road and Surrey Junction Lane

A. DESCRIPTION: This application is a request for a Zone Change to accommodate a Boundary Line Adjustment. The current property line separating the two parcels is also a boundary between the “R1A” and “RE-5” zone districts. The boundary was established in the late 1970s as part of the Climax Road Association series of rezonings whereby numerous parcels in the area were zoned “RE-5.” Parcels that were occupied with non-residential land uses were excluded from the rezonings to prevent the creation of non-conforming uses, and remained in the “U,” Unclassified district which later became “R1A.” APN 042-080-036 was one of the parcels that was excluded from the “RE-5” zone changes.

The proposed zoned change requested by the applicants will allow the zoning boundaries to remain consistent with the property lines upon recording of the Boundary Line Adjustment. Both parcels are included in the A-T, Agricultural-Transition General Plan designation, which requires a five-acre minimum parcel size.

B. STAFF/TAC REVIEW: A review of the Zone Change was conducted by staff who found the project will not have a significant effect on the environment and is Categorically Exempt according to Appendix B subsection (c)(9) of the Amador County CEQA Guidelines and Section 15305, Class 5 (Minor Alterations in Land Use Limitations) of the State CEQA Guidelines and a Notice of Exemption will be filed with the County Recorder.

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. 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 (1-2) 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, through their own research who found that the Zone Change will not have a significant effect on the environment and is Categorically Exempt according to Appendix B subsection (c)(9) of the Amador County CEQA Guidelines and Section 15305, Class 5 (Minor Alterations in Land Use Limitations) of the State CEQA Guidelines and a Notice of Exemption will be filed with the County Recorder.



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CIVIL ENGINEERING
WATER
WASTEWATER
DRAINAGE STUDIES
GRADING PLANS
LAND DEVELOPMENT
SOIL TESTING

August 25, 2016

Amador County Planning Department
810 Court Street
Jackson, CA 95642

RE: Zone change application and project description for B.L.A. for APN 042-080-035
and APN 042-080-036

To Whom It May Concern,

Our firm, Cal State Engineering, Inc. (along with Terra Firma Land Survey), has been hired to complete a B.L.A. for Allan Posey and his mother, Jeanne Posey. The B.L.A. survey map has been checked by the Amador County Surveying Department and is ready for final approval pending a zone change for one of the two parcels to conform to requirements by the County. Both properties are existing residential uses and no special future uses are intended. The applicant is applying for a zone change to complete his B.L.A. process. This project is a B.L.A. for APN 042-080-035 & APN 042-080-036. The project does not constitute any planned new development. The B.L.A. does not affect resources of any kind: cultural, environmental, plant and animal, etc. There are no known mining facilities on the properties (see attached plot plan map).

Please refer to the attachments with this letter. If you have any questions, please call.

Very truly yours,

Jeff K. Morlan, P.E.

JKM:jh

Attachments

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August 25, 2016


Amador County Planning Department
810 Court Street
Jackson, CA 95642

RE: Letter of authorization for consultant representation for zone change matter
before the Amador County Board of Supervisors

To Whom It May Concern:

I, Alan Posey, hereby authorize Jeff K. Morlan, P.E. of Cal State Engineering, Inc. to
represent me regarding the zone change entitlement process before the Amador
County Board of Supervisors.

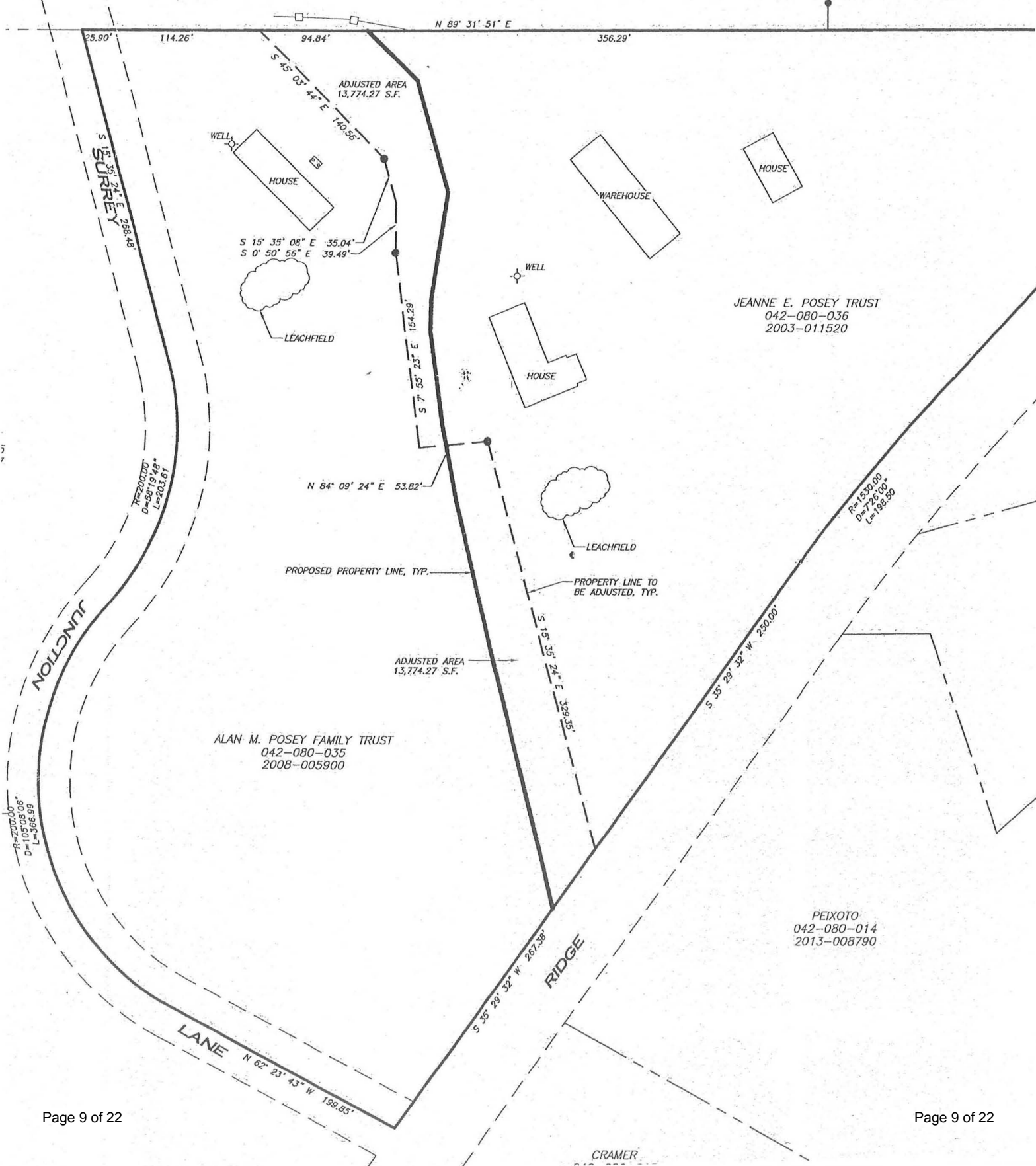
Signed:


Alan Posey Date: 8-30-16



OWNER:
 Alan Posey - Trustee
 13860 Surrey Junction Road
 Sutter Creek, CA 95685
 (209) 296-2533

PREPARED BY
 Cal State Engineering Inc.
 Jeff K. Morlan, RCE No. 4
 427 Broadway
 Jackson, CA 95642
 (209) 223-1441



ADJUSTED AREA
 13,774.27 S.F.

ADJUSTED AREA
 13,774.27 S.F.

ALAN M. POSEY FAMILY TRUST
 042-080-035
 2008-005900

JEANNE E. POSEY TRUST
 042-080-036
 2003-011520

PEIXOTO
 042-080-014
 2013-008790

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: SEPTEMBER 13, 2016

Item 3 - Public Hearing - Request by Camanche Community Church for a Use Permit (UP-16;7-10) to allow the conversion of the Camanche Hills Sportsman Restaurant building for church activities including Sunday church services, Sunday children's church, Bible studies, weekly prayer and counseling meetings, and monthly men's breakfast meetings. (APN 003-730-010).

Applicant: Camanche Community Church (Ed Edmonds, Board Chairman)

Supervisory District: 2

Location: 4216 Camanche Parkway, Ione, CA 95640

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

B. Present Zoning: "C1," Retail, Commercial, and Office District

C. Acreage Involved: 0.58 acres.

D. Description: Amador County Code Section 19.28.020.F (attached) allows for a church in any zoning district provided that a Use Permit is first obtained. This application is a request for a Use Permit to allow the conversion of the Camanche Hills Sportsman Restaurant building for church activities including Sunday church services, Sunday children's church, Bible studies, weekly prayer and counseling meetings, and monthly men's breakfast meetings. Parking for 24 vehicles exists on-site, which would accommodate up to 144 members at the code requirement of one parking space for each 6 seats.

E. TAC Review and Recommendations: The Amador County Technical Advisory Committee (TAC) met on this proposal at their August 24, 2016 meetings. 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 (see attached).

F. Planning Commission Action and Findings: If the Planning Commission moves 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 19.28.020 (Permitted with Use Permit) 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 15061(General Rule) of the State CEQA Guidelines and a Notice of Exemption will be adopted and filed with the County Recorder.

**USE PERMIT CONDITIONS OF APPROVAL FOR
CAMANCHE COMMUNITY CHURCH**

ADDRESS: 4216 Camanche Parkway, Ione, CA, 95640

PHONE: (209) 763-2650

APN: 003-730-010

USE PERMIT NO.: UP-16;7-10

PLANNING COMMISSION DATE OF APPROVAL:

PROJECT DESCRIPTION AND LOCATION: Use Permit to the conversion of the Camanche Hills Sportsman Restaurant building for church activities including Sunday church services, Sunday children's church, Bible studies, weekly prayer and counseling meetings, and monthly men's breakfast meetings.

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 shall commence. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.*
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 CONDITION.*
3. *The project shall be substantially the same as approved. Any substantial changes must be submitted for approval by the Amador County Planning Commission. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.*
4. Adequate paved, off street parking shall be provided for a minimum of 24 vehicles (one for each six attendees). THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
5. Obtain all necessary Building Permits and Certificates of Occupancy from the Building Department and Amador Fire Protection District as required for the change in occupancy status from retail to assembly use. THE BUILDING DEPARTMENT AND AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.
7. There shall be no events conducted outdoors. Events conducted indoors may not exceed 144 persons in attendance. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.




PLANNING DEPARTMENT
LAND USE AGENCY

Page 12 of 22
 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**
 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
 Amador Water Agency
 Caltrans, District 10
 Darin McFarlin, Cal Fire
 John Gedney, ACTC
 CDFW, Region 2

DATE: August 16, 2016

FROM:  Chuck Beatty, Planner III

PROJECT: Use Permit request from Camanche Community Church to allow the conversion of the Camanche Hills Sportsman Restaurant building for church activities including Sunday church services, Sunday children's church, Bible studies, weekly prayer and counseling meetings, and monthly men's breakfast meetings.

LOCATION: 4216 Camanche Parkway North, Ione, CA, approximately 200 feet south of the intersection with Curran Road (APN 003-730-010)

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 **Wednesday, August 24, 2016, at 2:00 p.m.** in Conference Room "A" of 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 as necessary 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, and posted online at <http://www.amadorgov.org/about/county-calendar>.

**In accordance with Public Resources Code Section 21080.3.1, this notice constitutes formal notification to those tribes requesting project notification. This notification begins the 30-day time period in which California Native American tribes have to request consultation.



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:

1. Complete the following:

Name of Applicant CAMANACHE COMMUNITY CHURCH

Mailing Address PO BOX 4222
LOVE, CA. 95640

Phone Number [REDACTED]

Assessor Parcel Number 003-730-010-000

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 _____

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- 2. Attach a letter explaining the purpose and need for the Use Permit.
- 3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
- 4. If Applicant is not the property owner, a consent letter must be attached.
- 5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- 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.
- 7. Planning Department Filing Fee: \$ _____
Environmental Health Review Fee: \$ _____
Public Works Agency Review Fee: \$ _____
- 8. Complete an Environmental Information Form.
- 9. Sign Indemnification Form.

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ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: CAMANCHE COMMUNITY CHURCH @ CAMANCHE HILLS SPORTSMAN RESTAURANT 4216 CAMANCHE PKET NO.

Date Filed: 8-5-2016 File No. _____

Applicant/ Developer: CAMANCHE COMMUNITY CHURCH Landowner: LARRY L. & JOYCE A. SKINNER SKINNER TRUST

Address: PO BOX 4222 IONE CA 95640 Address: 2951 CURRAN RD. IONE, CA. 95640

Phone No. [REDACTED] Phone No. [REDACTED]

Assessor Parcel Number(s) 003-730-010-000

Existing Zoning District C-1

Existing General Plan SP

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

- 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. *FRONT TO REAR*
- 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 8-5-2016

[Signature]
(Signature)

For CAMANOTE COMMUNITY CHURCH.

AUG - 8 2016

PLANNING DEPARTMENT

.....
Camanche Community Church

AMADOR COUNTY ENVIRONMENTAL HEALTH DEPT
810 Court St.
Jackson, Ca.95642-2132

August 5, 2016

This request is to comply with Amador County regulation to have a USE PERMIT to conduct church services at the existing Camanche Hills Sportsman Restaurant for Camanche Community Church. The .58ac. 25,264sf. parcel #003-730-010-000 is located at 4216 Camanche Prky. No. (Camanche Village) Ione, Ca. 95640. The 2 story structure is 3,376sq.ft. with 27 9x20 off street parking spaces on the property, 15 including 2 Handicapped spaces are in the front of the building and 12 across the rear which is 15ft. lower than street level at front and are accessed by 15ft. wide driveways down east and west ends of building. The building is serviced by Amador Water Agency for water and sewer. This property is flanked to the east and west by vacant lots, 1 to the east and 2 to the west. To the east is Camanche Blues Market with 2 gas pumps, west across the 2 vacant lots, north across Camanche Prky.No., and to south behind property is residential. There are no known existing or planned mine shafts, tunnels, air shafts, or open hazardous excavations on the property. This parcel with structure will be used every Sunday from 9am to 1pm for adult and children's church services and will conclude the 1st Sunday of every month with a potluck lunch for all. Tuesdays for a couple hours are set aside for counseling. Wednesday evenings 7pm to 9pm 2 to 8 gather for prayer. Thursday the Worship Team practices from 7pm to 9pm. The second Saturday of every month at 8am to 10am our Men's group of approximately 16 meets for breakfast. Once a year in June or July from 6pm to 9pm we conduct Children's Vacation Bible School (with about 25 children and 15 support staff). In November we collect and distribute enough food to provide a nice Thanksgiving Dinner for the less fortunate in our community (has been for as many a 75 families). WE hope this answers all your questions for the needed Use Permit, if not please feel free to contact us at [REDACTED]

Sincerely,



Ed Edmonds
Board Chairman
Camanche Community Church
P.O. Box 4222
Ione. Ca. 95640
[REDACTED]

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Camanche Community Church

AMADOR COUNTY ENVIORNMENTAL HEALTH DEPT.
810 Court St.
Jackson, Ca.95642-2132

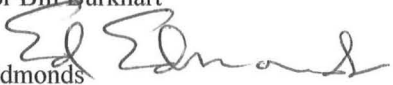
August 4, 2016

We at Camanche Community Church are applying for a use permit for the Camanche Hills Sportsman Restaurant building at 4266 Camanche Parkway No., to use for our Sunday Church Services, Sunday Children's Church , Bible Studies, Weekly Prayer Meetings, Weekly Counseling Meetings, and Monthly Men's Breakfast. We are applying for this permit to comply with County Regulations. If there is any further questions or information needed please call 2 [REDACTED]

Sincerely,



Pastor Bill Burkhardt



Ed Edmonds

Board Chairman

Camanche Community Church
P.O. Box 4222
Ione. Ca. 95640
[REDACTED]

.....

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Larry L. Skinner
2951 Curran Road
Ione, Ca. 95640
August 4, 2016

To: Amador County Planning Dept.

The Camache Hills Sportman Restaurant, located at 4216 Camanche Parkway North, Building and property is up for sale. The Camanche Community Church would like to purchase The above mentioned property, without liquor license, to conduct Church functions.

The L.L.C. owners of the building and property and myself ,as President of L.L.C., have No objections or issues with this type of operation. If there any questions, please call me at



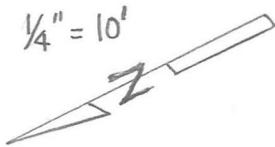
Thank you for your time and consideration in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Larry L. Skinner".

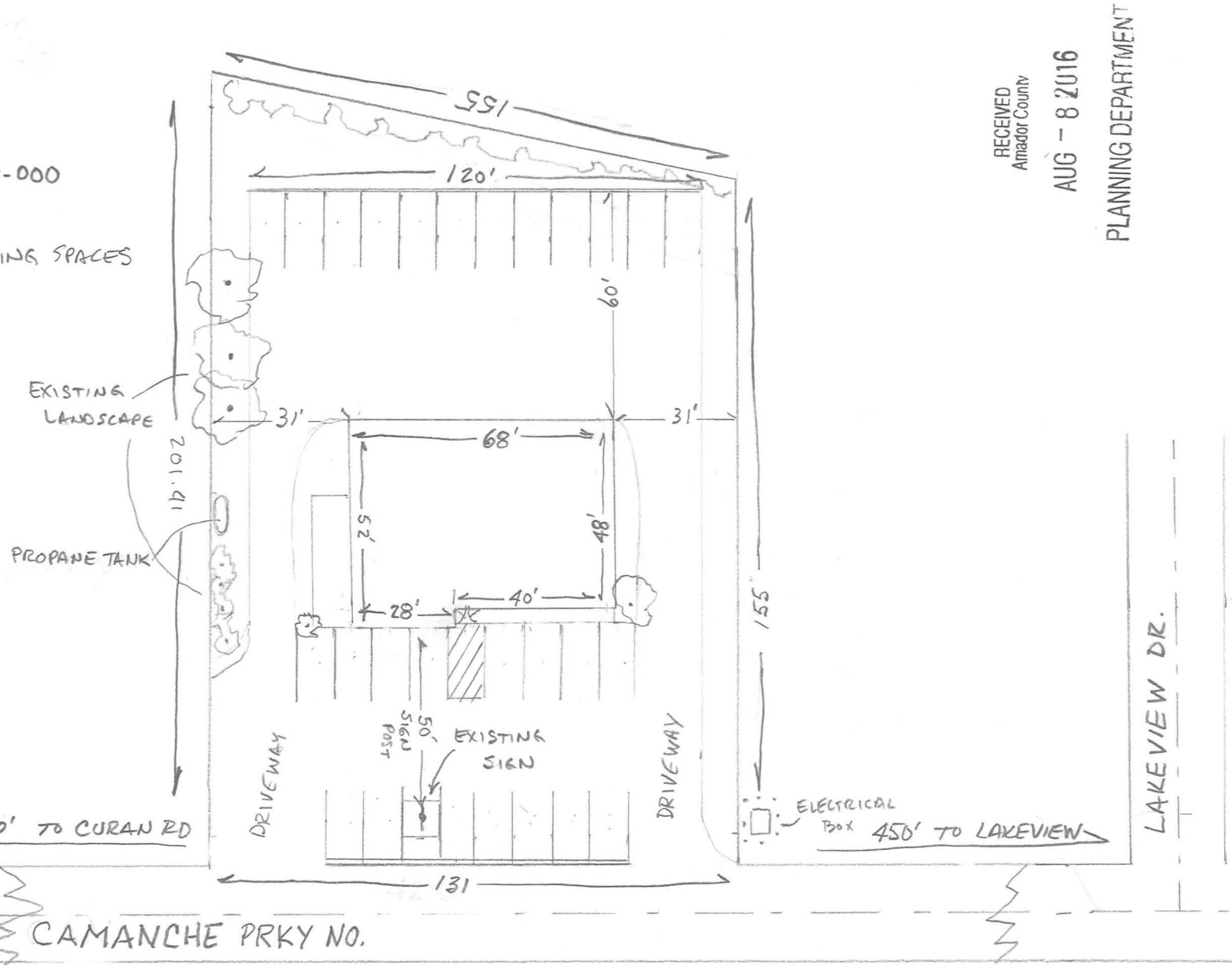
Larry L. Skinner

PROPOSED ZONE CHANGE, USE PERMIT FOR CAMANCHE COMMUNITY CHURCH @ 4216 CAMANCHE PRKY NO.



APN: 003-730-010-000

27 EXISTING PARKING SPACES



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CURAN RD

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Imagery ©2016 Google, Map data ©2016 Google 50 ft 

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Google Maps

Camanche Pkwy N

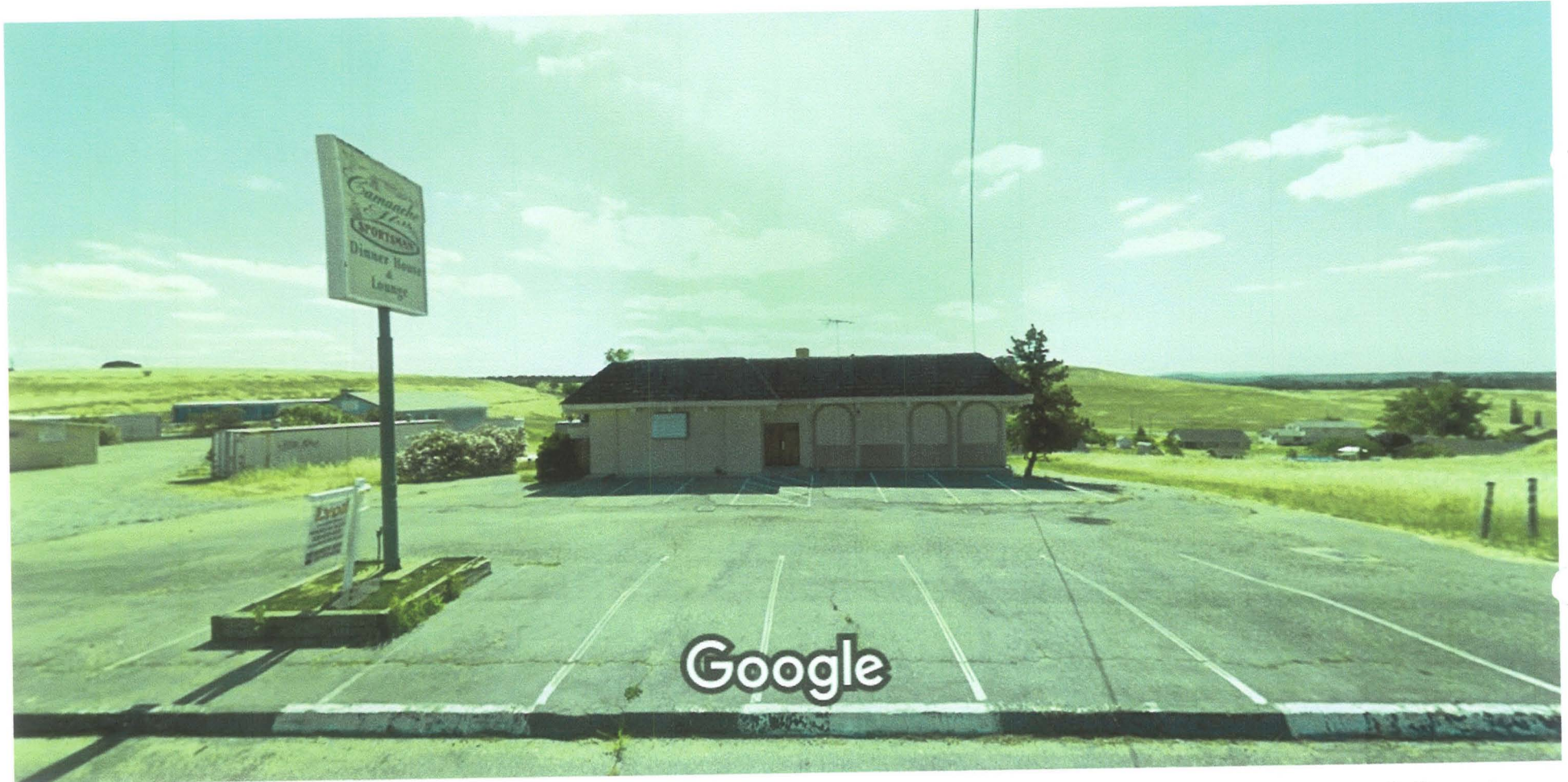


Image capture: May 2015 © 2016 Google

POR. SEC.S 35 & 36

CURRAN RD.

CAMANCHE PARKWAY

NORTH

LAKEVIEW DR.

-Lake Camanche Village Unit #6

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- 1-P.M. Bk. 38, Pg. 5
- R.M. Bk. 3, Sub. Pg. 53
-Lake Camanche Village #6
- 2-P.M. Bk. 48, Pg. 47 (6/28/94)
- 3-P.M. Bk. 53, Pg. 56 (8/24/2000)
- 4-P.M. Bk. 56, Pg. 63 (3/29/2004)

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 2005-2006 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

