

AMADOR COUNTY PLANNING COMMISSION

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

PLEASE NOTE: All Planning Commission meetings are audio 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) 223-6254 (fax). Requests must be made at least one full business day before the start of the meeting.

Meeting materials are available for public review at the Planning Department, 810 Court St, Jackson, CA, 95642 and posted on the County's website at www.amadorgov.org under the Agendas and Minutes section (generally the Thursday prior to the Planning Commission meeting). The staff report will denote staff's recommendations and any proposed conditions for the project if the project is approved.

AGENDA

DATE: Tuesday, February 12, 2019

TIME: 7:00 p.m.

LOCATION: County Administration Center, 810 Court St., Jackson, CA, 95642

- A. Pledge of Allegiance**
- B. Approval of Agenda**
- C. Minutes:** January 9, 2019
- D. Correspondence:** Any correspondence received prior to publication of the Agenda Packet has been included with the corresponding item.
- 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:**
- G. Agenda Items**

Item 1 - Election of Chair and Vice-Chair for 2019

Item 2 - Appointment of Agricultural Advisory Committee Member and Alternate for 2019

Item 3 - Appointment of the Recording Secretary for 2019

Public Hearings

Item 4 - Request for Use Permit for a 115' monopole wireless communication tower. The tower will include 12 antenna panels and related ancillary equipment.

Applicant: Epic Wireless Group, LLC, on behalf AT&T Mobility

Supervisorial District: 5

Location: 3902 Highway 16 (Plymouth Sand & Gravel) south of the intersection of Highway 16 and Old Sacramento Road (APN 001-150-015)

NOTE: ITEM #4 HAS BEEN WITHDRAWN BY THE APPLICANT.

Item 5 - Request for a Use Permit (UP-18; 2-2) to construct a residential apartment on the second floor of an existing dental practice office. The parcel is located in a "C1," Retail/Commercial/Office zoning district which allows a single-family dwelling in the same structure as a commercial use, subject to an approved Use Permit.

Applicant: Sukhjeet Kaur, DDS
Supervisorial District 4

Location: 19751 State Highway 88, Pine Grove, approximately 500 feet west of the intersection of Highway 88 and Berry Street (APN 030-160-033)

Item 6 - Request for Tentative Parcel Map #2854, proposing a commercial land division of 9.69± acres into eight parcels ranging in size from 0.6± to 2.0± acres.

Applicant: Gerry Ninnis and Sean Edward Lyons, Trustee of the Kenneth H. Deaver and Mary Jane Deaver Trust I

Supervisorial District 5

Location: 17705 Highway 49, Plymouth, at the SW corner of the intersection with Randolph Drive (APN 008-100-019)

Item 7 - Appeal of the Planning Department's denial of a Use Permit request for an outdoor Collection of collector vehicles pursuant to County code Section 10.32.030.

Appellant: Dale Schaefer
Supervisorial District 3

Location: 15790 Schaefer Ranch Road, Pioneer, west of the intersection of Pioneer Creek Road and Schaefer Ranch Road (APN 031-030-002)

Item 8 - Appeal of the Planning Department's determination that the use of the appellants' property is commercial in nature and violates County Code 19.24.040, Residential Estates zoning district permitted uses.

Appellant: Bill & Bernadette Cramer
Supervisorial District 4

Location: 17042 Robinson Road, Sutter Creek, immediately opposite the intersection of Ridge Road and Surrey Junction Lane (APN 042-080-015)

**AMADOR COUNTY PLANNING COMMISSION MINUTES
SUMMARY MINUTES OF TAPE RECORDED MEETING
January 8, 2019 – 7:00 P.M.**

The Planning Commission of the County of Amador met on Tuesday, January 8, 2019 in the Board of Supervisors Chambers at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:00 p.m. by Vice Chair Byrne.

THOSE PRESENT WERE:

Planning Commissioners: Keith DesVoignes, District 1
Dave Wardall, District 2
Andy Byrne, Vice Chair, District 4
Ray Ryan, District 5

Staff: Chuck Beatty, Planning Director
Ruslan Bratan, Planner I
Krista Ruesel, Planner I
Mary Ann Manges, Recording Secretary

THOSE ABSENT WERE: None

NOTE: The Staff Report packet prepared for the Planning Commission is hereby incorporated into these minutes by reference as though set forth in full. Any Staff Report, recommended findings, mitigation measures, conditions or recommendations which are referred to by Commissioners in their action motions on project decisions which are contained in the Staff Reports are part of these minutes. Any written material, petitions, packets, or comments received at the hearing also become a part of these minutes. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the Amador County Planning Department.

A. Pledge of Allegiance.

B. Approval of Agenda:

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner DesVoignes and carried to approve the agenda as presented.

C. Minutes: December 11, 2018

MOTION: It was moved by Commissioner DesVoignes, seconded by Commissioner Wardall, and carried to approve the amended minutes of December 11, 2018 with the following requested change.

1) Page 1 of 5, correct **MOTION:** It was moved by Commissioner Ryan Commissioner Byrne, seconded by Commissioner Wardall and carried to approve the agenda as presented.

AYES: DesVoignes, Wardall, Byrne

NOES: None

ABSENT: None

ABSTAIN: Ryan

D. Correspondence: Letter received by Commissioner DesVoignes from EBI Consulting regarding a proposed cell tower at Jackson Rancheria. Commissioner DesVoignes shared that it was desired by them to sponsor the cell tower, but he declined.

Vice Chair Byrne asked Chuck Beatty, Planning Director, if this should be put into the record or held onto it until legal counsel is available.

Chuck Beatty replied that the Planning Department would keep the letter until guidance could be obtained from County Counsel.

Vice Chair Byrne acknowledged Mr. Beatty's reply.

Commissioner Wardall shared concern with the Foothill Conservancy's letter submitted concerning agenda item #1. Specifically, Mr. Wardall took issue with the Foothill Conservancy advocating to make cell towers invisible. He added that making cell towers invisible is a very dangerous thing to do.

Vice Chair Byrne suggested Mr. Wardall's concerns with addressed with the agenda item.

Commissioner Wardall stated that he wanted his comments on record and suggested that all cell towers follow the FAA advisory for obstacles and cell towers with alternating orange and white markings and repeating lights.

Vice Chair Byrne asked if anyone else wanted to address the correspondence items. There were no other comments.

- E. **Public Matters not on the Agenda:** Vice Chair Byrne advised that anyone may address the Commission on any matter in the Commission's jurisdiction, but no action may be taken.

Vice Chair Byrne asked if anyone else wanted to speak. There were no comments.

- F. **Recent Board Actions:** Chuck Beatty, Planning Director, stated that the Board of Supervisors approved the cannabis ordinance that was recommended for approval by the Planning Commission. He commented that the Board added a prohibition from screening marijuana grows with plastic sheeting and tarps.

Vice Chair Byrne asked for clarification.

Chuck Beatty, Planning Director, added that marijuana grows were previously required to be screened, but that there were no specifics about the screening itself.

Vice Chair Byrne reiterated that they got more specific.

Mr. Beatty concurred.

Commissioner Ryan asked if the election of officers is postponed until the fifth member is seated.

Mr. Beatty replied that election of officers is postponed until the District 3 member is approved by the Board of Supervisors, and added that it has been previous practice that the new member is appointed by the Planning Commission as their member of the Agricultural Advisory Committee.

Vice Chair Byrne and Commissioner Ryan both commented that it was a good idea.

Public Hearing

Item 1 - Request for Use Permit for a 115' monopole wireless communication tower. The tower will include 12 antenna panels and related ancillary equipment.

Applicant: Epic Wireless Group, LLC, on behalf AT&T Mobility
Supervisory District: 5
Location: 3902 Highway 16 (Plymouth Sand & Gravel location)
APN 001-150-015

Vice Chair Byrne introduced the item.

Chuck Beatty, Planning Director, stated that the Applicant requested that the hearing be continued until February 12th and asked the Commission if they wanted to hear the Staff Report or wait until February 12th. Mr. Beatty shared that comments on the project could be heard by anyone.

Commissioner Byrne confirmed with the Commissioners and responded to Mr. Beatty that the Staff Report could be heard when the hearing is continued. He asked if there would be anymore notifications.

Mr. Beatty stated that there would be no additional advertising or mail notifications, but that the hearing notice would be placed on the County calendar.

Vice Chair Byrne added that since no public came to the meeting that the Staff Report at this time would not be missed and stated that a motion could be entertained.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Wardall, and carried to open the public hearing and continue it until February 12, 2019 at 7:00 p.m.

AYES: DesVoignes, Wardall, Byrne, Ryan
NOES: None
ABSENT: None
ABSTAIN: None

Mr. Beatty stated that the Planning Commission has continued the public hearing for Plymouth Sand & Gravel until 7:00 p.m. on February 12th, 2019.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner DesVoignes, and carried to adjourn the meeting.

Adjournment: At 7:07 p.m. Vice Chair Byrne adjourned this meeting of the Planning Commission, to meet again on February 12, 2019.

Andy Byrne, Vice Chair
Amador County Planning Commission

Mary Ann Manges, Recording Secretary
Amador County Planning Department

Chuck Beatty, Planning Director
Amador County Planning Department

PLANNING COMMISSION HISTORY FOR CHAIR AND VICE CHAIR POSITIONS					
NAME:	POSITION:	DATE ELECTED:	NAME:	POSITION:	DATE ELECTED:
CARYL CALLESEN	Chair	01/09/2018	ANDY BYRNE	Vice Chair	01/09/2018
DAVE WARDALL	Chair	03/14/2017	CARYL CALLESEN	Vice Chair	03/14/2017
RAY LINDSTROM	Chair	01/05/2016	ANDY BYRNE	Vice Chair	01/05/2016
RAY RYAN	Chair	01/13/2015	RAY LINDSTROM	Vice Chair	01/13/2015
DENISE TOBER	Chair	01/14/2014	RAY RYAN	Vice Chair	01/14/2014
ANDY BYRNE	Chair	02/12/2013	DENISE TOBER	Vice Chair	02/12/2013
DAVE WARDALL	Chair	01/10/2012	ANDY BYRNE	Vice Chair	01/10/2012

AGRICULTURAL ADVISORY COMMITTEE HISTORY FOR MEMBER AND ALTERNATE POSITIONS					
NAME:	POSITION:	DATE ELECTED:	NAME:	POSITION:	DATE ELECTED:
KEITH DESVOIGNES	Member	01/09/2018	ANDY BYRNE	Alternate	01/09/2018
KEITH DESVOIGNES	Member	03/14/2017	CARYL CALLESEN	Alternate	03/14/2017
CARYL CALLESEN	Member	01/05/2016	ANDY BYRNE	Alternate	01/05/2016
CARYL CALLESEN	Member	01/13/2015	ANDY BYRNE	Alternate	01/13/2015
RAY LINDSTROM	Member	01/14/2014	ANDY BYRNE	Alternate	01/14/2014
DENISE TOBER	Member	02/12/2013	RAY RYAN	Alternate	02/12/2013
DENISE TOBER	Member	01/10/2012	RAY LINDSTROM	Alternate	01/10/2012

Item 4
Withdrawn

Item 5

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF FEBRUARY 12, 2019**

Item 5 - Request for a Use Permit (UP-18; 2-2) to construct a residential apartment on the second floor of an existing dental practice office. The parcel is located in a “C1,” Retail/Commercial/Office zoning district which allows a single-family dwelling in the same structure as a commercial use, subject to an approved Use Permit.

Applicant: Sukhjeet Kaur, DDS and Paritpal Singh
Supervisory District 4

Location: 19751 State Highway 88, Pine Grove, (APN 030-160-033)

A. General Plan Designation: TC, Local Service Center

B. Present Zoning: “C1,” Retail Commercial and Office

C. Acreage Involved: 1.82 acres

D. Background. Property owner Sukhjeet Kaur wishes to construct a residential apartment on the second floor of an existing dental practice office. The apartment will be used by staff for after-hours dental emergencies and/or building caretaking.

The property is zoned “C1,” Retail, Commercial, and Office. The uses allowed are:

Permitted

1. Retail, office and business and personal service uses, conducted within a building, and mini-warehouses. Emergency shelters and transitional/supportive housing.

Conditional

2. Service stations
3. Drive-in uses, including theaters
4. Outdoor areas, nurseries, boat docks and boat repairs
5. **Single-family dwelling when combined in the same structure as a commercial use**

E. Staff Recommendation: This project was reviewed by the Technical Advisory Committee on January 9, 2019. The Technical Advisory Committee has no technical objections to the Planning Commission approving the Use Permit subject to the findings included in the staff report. Staff also recommends the Commission find this project is not subject to CEQA per Section 15061(b)(3), and is Categorical Exempt per Section 15303(c) of the CEQA guidelines.

F. Planning Commission Action: Following the public hearing, a decision to either grant or deny the Use Permit can be made. If the Planning Commission moves to approve the Use Permit, the following findings are recommended:

G. Findings: If the Planning Commission approves this Use Permit, the following findings are recommended for adoption:

1. The project, as proposed, is consistent with the Amador County General Plan and the “C1” zoning district at this location.
2. The project is not subject to CEQA pursuant to Section 15061(b)3 of the CEQA Guidelines in that the project is covered by the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment; and is Categorical Exempt from CEQA pursuant to Section 15303(c) in that the project is a conversion of a portion of an existing structure. Therefore a Notice of Exemption will be filed with the Amador County Recorder.

**USE PERMIT CONDITIONS OF APPROVAL FOR A
SINGLE FAMILY RESIDENCE IN THE C-1 COMMERCIAL ZONING DISTRICT**

PERMITTEE: Sukhjeet Kaur

ADDRESS: 9735 Vintage Park Drive, Sacramento, CA 95829


PROJECT DESCRIPTION: Use Permit for the construction of a single-family dwelling second floor of an existing dental practice office. The parcel is located in a "C1," Retail/Commercial/Office zoning district which allows a single-family dwelling in the same structure as a commercial use, subject to securing a Use Permit.

PROJECT LOCATION: 19751 State Highway 88, Pine Grove, CA

ASSESSOR PARCEL NUMBER: 030-160-033

USE PERMIT NO.: UP-18;2-2

PLANNING COMMISSION APPROVAL DATE:

- 
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 permittee shall acquire a building permit for all necessary construction. Construction and location shall be substantially the same as shown on the project plans. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
 4. Any new security lighting for the ground facilities shall be shielded and directed in such a manner so as not to direct light onto neighboring properties/buildings/roadways. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
 5. The permittee shall pay the regional and local transportation fee in effect at the time a building permit is issued. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
 6. The permittee shall secure the necessary permits and pay associated fees for connecting the single-family dwelling to a public water and sewer system. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.



**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:

- ✓ RMR 1. Complete the following:

Name of Applicant Sukhjeet Kaur, DDS + Paritpal Singh
 Mailing Address 9735 Vintage Park Dr., Sacramento, CA 95829
 Phone Number (516) 603 9071 - SKaurDDS@gmail.com
 Assessor Parcel Number 030 160 033 000 / 19751 S1 HWY 88
 Representative: PINE GROVE, CA 95865
Sean Hindsey, CAL Builders
8120 Lobata St.
Citrus Heights, CA. 95610
sean@CAL-Builders.com
916-320-7448
- ✓ RMR 2. Use Permit Applied For:

Excessive Height
 ** Bed and Breakfast Inn
 ** Temporary Caretaker Mobile Home
 ** Mobile Home for Farm Labor Quarters
 ** Other _____
- ✓ RMR 3. Attach a letter explaining the purpose and need for the Use Permit.
- ✓ RMR 4. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
- ✓ RMR 5. If Applicant is not the property owner, a consent letter must be attached.
- ✓ RMR 6. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- ✓ RMR 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.
- ✓ RMR 8. Planning Department Filing Fee: \$ 575.00
 Public Works Agency Review Fee: \$ 500.00
 Environmental Health Review Fee: \$ 192.00
9. If necessary, complete an Environmental Information Form (ask Planning Department Staff).
- ✓ RMR 10. Proposed floor plan (Guest House applications only).
 Per Susan G. - Need to provide.

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

TO WHOM IT MAY CONCERN

I SUKHEET KAUR GIVE PRITPAL, SINGH
PREMISSION TO SUBMIT APPLICATION PROCEDURE
FOR USE PERMIT ON MY BEHALF.

I'N ADDITION I'M ASKING TO ADD A SECOND
FLOOR APARTMENT TO MY BUILDING LOCATED
AT 19751 HWY 88 PINE GROVE CA-95665.
THE APARTMENT WILL BE USED BY ME OR
MY EMPLOYEES TO BE ABLE TO TAKE CARE OF
THE BUILDING OR ANY ~~ME~~ DENTAL EMERGENCIES
THAT MAY COME UP DURING THE OFF HOURS.

SUKHEET KAUR DDS

Sukheet Kaur

2/11/18



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



1" = 118 ft

Aerial photography, if displayed,
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Notes

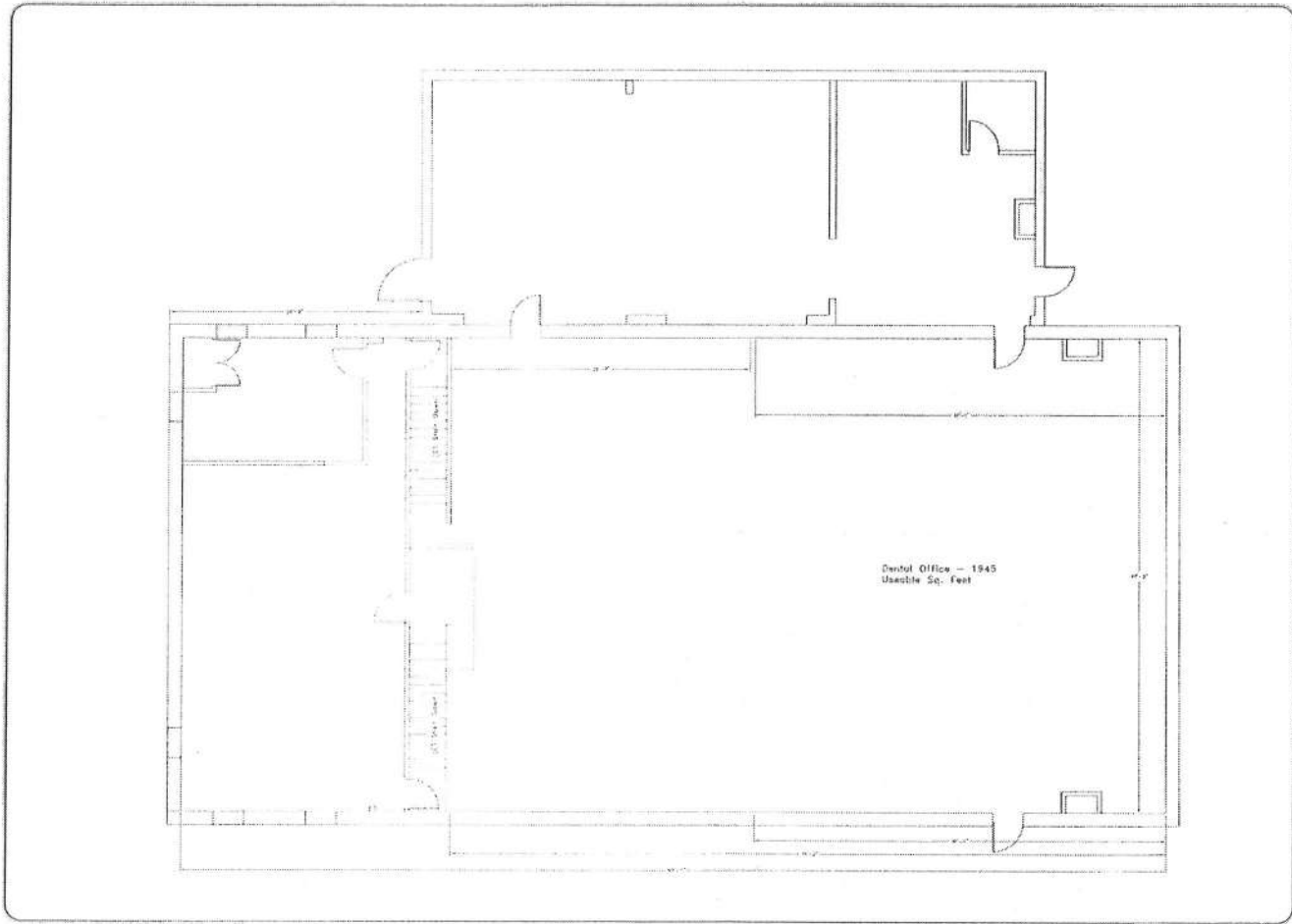


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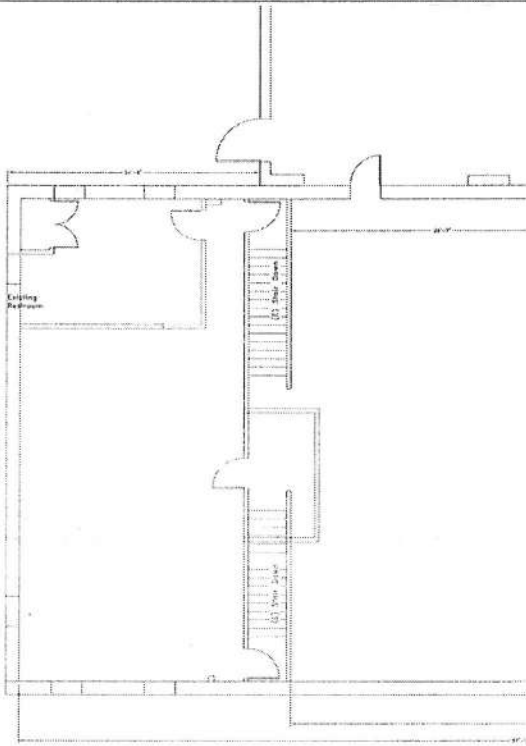
Amador County GIS Viewer

Amador County Information Technology Dept.
810 Court St, Jackson CA 95842

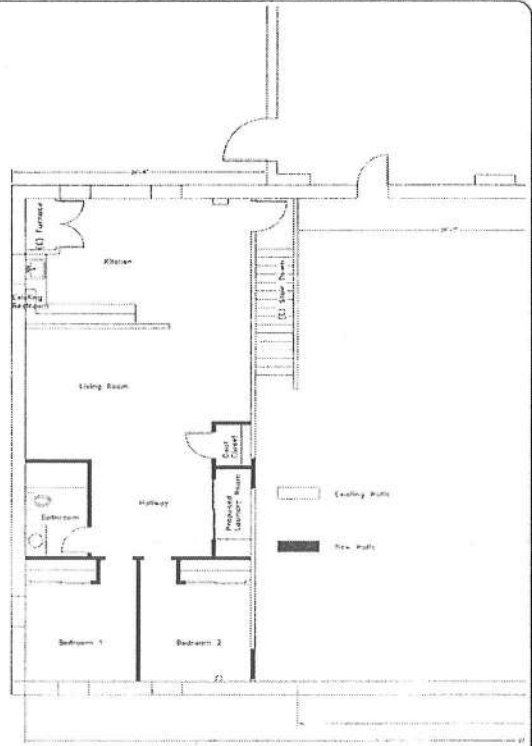
February 6, 2019



DR. KAUF
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 2027 - 2028
 2029 - 2030



APARTMENT 201 - EXISTING FLOOR PLAN



APARTMENT 201 - PROPOSED FLOOR PLAN

KAL BUILDERS
 1500 14th St
 San Francisco, CA 94103
 Tel: 415.774.1111
 Fax: 415.774.1112
 www.kalbuilders.com

DR. KAUR
 8751 Highway CA 98
 Pine Grove, CA 95665

NO.	REVISION	DATE

APPROVED BY: _____
 DATE: _____

Item 6

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: FEBRUARY 12, 2019

Item 6 - Environmental document determination and possible project decision for Tentative Parcel Map No. 2854 proposing the division of 9.96+/- acres into 8 parcels ranging from .06+/- acres to 2.0+/- acres.

Applicant: Gerry Ninnis and Sean Edward Lyons, Trustee of the Kenneth H. Deaver and Mary Jane Deaver Trust I

Supervisorial District: 5

Location: 17705 Highway 49, Plymouth, at the SW corner of the intersection with Randolph Drive (APN 008-100-019). The site is adjacent to the City of Plymouth corporate limits and located within the city's Sphere of Influence.

A. Current Zoning Designation: "C-2," Heavy Commercial

B. Current General Plan Designation: I, Industrial

C. Source of Water: Public water system (proposed)

D. Sewage Disposal: Public sewage system (proposed)

E. Description: The applicant is requesting to divide 9.69 acres into eight commercial parcels ranging in size from 0.6 acres to 2.0 acres. The project will not increase the potential development density of the site which is currently zoned C-2, Heavy Commercial, with a General Plan land use designation of Industrial. Should future development on the project site be subject to CEQA review, potential environmental impacts will be evaluated accordingly at that time.

F. TAC Review & Recommendation: The Amador County Technical Advisory Committee (TAC) reviewed this project on October 19, 2015 and December 12, 2018. TAC has no technical objection to the Planning Commission approving the project subject to the conditions, mitigation measures, and findings included in the staff report and adopting a Mitigated Negative Declaration.

G. Planning Commission Action: The action of the Planning Commission should first include a decision on the adequacy of the environmental document, proposed as a Mitigated Negative Declaration. A decision on the tentative map with the proposed conditions (attached) can then be made.

H. Findings: Section 66474 of the California Subdivision Map Act requires a County to deny approval of a Tentative Map if it makes any of the following findings:

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.

- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: If the Planning Commission approves this Tentative Map, the following findings are recommended for adoption. The above Findings (a) through (g) do not apply to this project in that:

- a. The proposed map (Tentative Parcel Map No. 2854) is consistent with the Amador County General Plan;
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and Amador County development standards;
- c. The site is physically suitable for residential development and is compatible with surrounding residential uses;
- d. The site is physically suitable for the proposed density of development;
- e. The Environmental Document prepared for Tentative Parcel Map 2854 (Mitigated Negative Declaration) determined that potential environmental impacts from the design of the parcel map or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval – see attached conditions/mitigation measures;
- f. The Mitigated Negative Declaration prepared for Tentative Parcel Map 2854 determined that no potentially serious health problems were identified from the project; and
- g. No conflicts with easements acquired by the public at large for access through or use of property within the proposed subdivision have been identified.
- h. The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any application regulations adopted by the State Board of Forestry and Fire protections pursuant to Sections 4290 and 4291 of the Public Resources Code.
- i. Structural fire protection and suppression services will be available for the subdivision through any of the following entities:
 - A county, city, special district, political subdivision of the state, or other entity organized solely to provide fire protection services that it monitored and funded by a county or other public entity; or
 - The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.
- j. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.

**CONDITIONS OF APPROVAL
AND MITIGATION MONITORING PROGRAM**

PROJECT: Tentative Parcel Map No. 2854

SUBDIVIDER: Gerry Ninnis and Sean Edward Lyons, Trustee of the Kenneth H. Deaver and Mary Jean Deaver Trust I (Kenneth H. Deaver, representative)

DESCRIPTION: Tentative Parcel Map No. 2854, proposing the division of 9.69 acres into 8 parcels ranging from 0.6 to 2 acres. The project is located at 17705 State Hwy 49 Plymouth, CA, immediately south of the intersection with Randolph Drive (APN 008-100-019).

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration.

PLANNING COMMISSION APPROVAL DATE:

TENTATIVE PARCEL MAP EXPIRATION DATE:

LEAD AGENCY EXTENSION OF EXPIRATION DATE:

IMPORTANT NOTES:

NOTE A: It is suggested the subdivider contact the Environmental Health, Public Works, and Planning Departments and any other agencies involved prior to commencing the preceding conditions. Improvement work shall not begin prior to the review of the plans and the issuance of a permit by the respective Department. The Inspector must have a minimum of 48 hours notice prior to the start of any construction.

NOTE B: An extension of time for completion of this tentative map is possible, provided said extension is applied for by the applicant, to the Planning Department, in writing, prior to the expiration date of the tentative map.

NOTE C: Information concerning this map can be obtained through the Amador County Planning Department, 810 Court Street, Jackson, CA 95642 (209) 223-6380.

FISH AND GAME FEES:

- 1. No permits shall be issued, fees paid, or activity commence, as they relate to this project, until such time as the Permittee has provided the Planning Department with the Department of Fish and Wildlife Filing Fee for a Notice of Determination or a No Effect Determination from Fish and Wildlife. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.*

PARCEL MAP RECORDATION CONDITIONS:

- 2. Prepare and submit Parcel Map. THE SURVEYOR’S OFFICE SHALL MONITOR THIS CONDITION.
- 3. Submit Preliminary Title Report as evidence of ownership. A Parcel Map Guaranty must accompany the map at the time of recording. THE SURVEYOR’S OFFICE SHALL MONITOR THIS CONDITION.
- 4. A Registered Civil Engineer or Licensed Land Surveyor must survey all parcels. Monuments are to be set, reset, or verified (if existing) according to County Standards. THE SURVEYOR’S OFFICE SHALL MONITOR THIS CONDITION.
- 5. Pursuant to Section 66463.1 of the Government Code (Subdivision Map Act) multiple Parcel Map(s) may be filed prior to the expiration of the tentative map. Any multiple Parcel Map(s) so filed shall be reviewed as to submittal to the Board of Supervisors for Parcel Map approval. The shape and size and development of any single unit or multiple units will be subject to Public Works Agency and Environmental Health Department review of traffic circulation and sewage disposal. MONITORED BY THE SURVEYOR'S OFFICE, PUBLIC WORKS AGENCY, AND ENVIRONMENTAL HEALTH DEPARTMENT.

SOILS:

- 6. Preliminary Soils Report:
 _____ Submit Preliminary Soils Report by a Registered Civil Engineer required in Section 17.28.240 of the County Ordinance Code.
 X Waived as defined in Government Code Section 66491 (a).
 NO MONITORING NECESSARY.

EASEMENTS:

- 7. Prior to recordation of any Parcel Map, provide easements as required for utilities by County Code Section 17.28.030. THE SURVEYOR’S OFFICE SHALL MONITOR THIS CONDITION.

TAXES:

- 8. All current and delinquent taxes must be paid. Security, in the form of a cash deposit, must be posted for estimated taxes, and special assessment collected as taxes, which are a lien against the subject property, but which are not yet payable. The Tax Collector shall draw upon this cash deposit to pay the taxes, and special assessments collected as taxes when they become payable. When all current and/or delinquent taxes have been paid, and any required security has been posted with the County Tax Collector, the Tax Collector will submit a letter to the County Surveyor's

Office stating that this condition has been satisfied. (Note: Please refer to Amador County Code Sections 17.72.120, 17.72.130 and 17.72.140 {amended May 15, 2007}, and Government Code Sections 66492 and 66493). THE SURVEYOR’S OFFICE SHALL MONITOR THIS CONDITION.

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Parcel Map No. 2854 – Deaver-Ninnis

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PUBLIC REPORT:

9. Complete the form for the Subdivision Public Report for recording--must be notarized. THE SURVEYOR'S OFFICE SHALL MONITOR THIS CONDITION.

WATER SUPPLY

10. Prior to recordation of any final map, the developer shall provide to the Environmental Health Department a written commitment from an approved public entity to provide domestic water service to every parcel created by that map. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

SEWAGE DISPOSAL:

11. Prior to recordation of any final map, the developer shall provide to the Environmental Health Department a written commitment from an approved public entity to provide sanitary sewer service to every parcel created by that map. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THESE CONDITIONS.

EROSION CONTROL:

12. Construction activities are subject to State of California requirements for storm water discharges associated with construction and land disturbance activities. Prior to construction activities, submit evidence of compliance with such requirements to the Department of Transportation and Public Works for approval. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION SHALL MONITOR THIS CONDITION.

DRIVEWAY MAINTENANCE AGREEMENT:

13. Concurrently with the recordation of any final map, the developer shall record a Driveway Maintenance Agreement to include all lots within the subdivision that will be served by the common access private driveway from Lot 1 through Lot 7 as shown on the Vesting Tentative Parcel Map No. 2854. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION SHALL MONITOR THIS CONDITION.

PUBLIC ROAD IMPACT FEE:

14. Prior to issuance of a Building Permit, the developer shall pay the Regional Traffic Mitigation Fee and Local Traffic Impact Fee in accordance with County Code Chapter 7.84 at the rate(s) in effect at the time of payment. THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION SHALL MONITOR THIS CONDITION.

SOLID WASTE:

26. Prior to recordation of any Final Map(s), provide evidence that the Transfer Station has sufficient capacity to serve the proposed project. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

FIRE PROTECTION:

27. To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640, the developer shall participate in the formation of, or annexation to the County's proposed Community Facilities District No. 2006-1 (Fire Protection Services), including

CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

Project: Parcel Map No. 2854 – Deaver-Ninnis

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execution of a "waiver and consent" to the expedited election procedure, the successful completion of a landowner-vote election authorizing an annual special tax for fire protection services, to be levied on the subject property by means of the County's secured property tax roll, and payment of the County's cost in conduction the procedure. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS CONDITION.

ARCHAEOLOGICAL, CULTURAL, HISTORICAL MITIGATION:

28. Prior to the recording of any Final Map(s) or issuance of any building permit, the applicant shall provide a statement, for the review and approval of the Planning Department, that if historic, archaeological, and/or paleontological resources are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the developer shall immediately notify the Planning Department of the discovery. In such case, the developer shall, at their expense, retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the Planning Department for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding steps have been taken. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

AESTHETICS:

29. All new lighting shall be shielded and downward directed, utilizing light sources that are the best available technology for eliminating light bleed and reflectance into surrounding areas to the maximum extent possible. Light fixtures, light sources, and illuminated signs that are of unusually high intensity or brightness or that blink or flash are prohibited.

Chairman
Amador County Planning Commission

- | | |
|-------------------------------------|---------------------------------------|
| (1) Applicant | (6) Surveying Office |
| (2) Preparer of Map | (7) Amador Fire Protection District |
| (3) Building Department | (8) Fish and Wildlife |
| (4) Environmental Health Department | (9) California Department of Forestry |
| (5) Public Works Agency | |

MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY

Project Title: Tentative Parcel Map No. 2854

Lead Agency Name and Address: Amador County Planning Department
810 Court St., Jackson, CA 95642

Contact Person/Phone Number: Chuck Beatty, Planning Director
(209)233-6380

Project Location: 17705 State Hwy 49 Plymouth, CA, immediately south of the intersection with Randolph Drive (APN 008-100-019)

Project Sponsor's Name and Address: Kenneth Deaver
21624 Shenandoah School Rd.
Plymouth, CA 95669
(209)245-6661

General Plan Designation(s): I - Industrial

Zoning: C2 – Heavy Commercial

Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.) Commercial land division of 9.69 acres into 8 parcels ranging from 0.6 to 2 acres. The project will not increase the potential development density of the site which is current zoned C2, Heavy Commercial. Should future development on the project site be subject to CEQA review, potential environmental impacts will be evaluated accordingly at that time.

Surrounding land uses and setting: Briefly describe the project's surroundings: The subject property is located adjacent to the Plymouth city limits within the city's Sphere of Influence, and is surrounded by a mix of commercial, residential, and agricultural land uses. Adjoining parcel sizes range from 0.60 to 25 acres.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature – Name

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Chapter 1. AESTHETICS – Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

Scenic Vistas and Visual Character: For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Scenic vistas are often designated by a public agency. A substantial adverse impact to a scenic vista would be one that degrades the view from such a designated location. No governmentally designated scenic vista has been identified within the project area. In addition, no specific scenic view spot has been identified in the project area.

While there are no officially designated scenic vistas in the project area, certain short-range views would change for nearby property owners and members of the traveling public. However, since these are not designated scenic vistas, and because the changes would be limited to commercial buildings typically found in the vicinity, the **impacts are considered less than significant.**

Scenic Highways: The project is not located along a scenic highway. Therefore, there is **no impact.**

Light and Glare: The potential commercial development of the site inherently incorporates the necessity of increased outdoor lighting during the nighttime for safety and navigation as well as intermittently throughout day times depending on season, weather, and use. Impacts due to light and glare are considered to be **less than significant with the incorporation of Mitigation Measures 1.1 and 1.2, below.**

Mitigation:

Mitigation Measure 1.1 - All new lighting shall be shielded and downward directed, utilizing light sources that are the best available technology for eliminating light bleed and reflectance into surrounding areas to the maximum extent possible.

Mitigation Measure 1.2 - Light fixtures, light sources, and illuminated signs that are of unusually high intensity or brightness or that blink or flash are prohibited.

Source: Amador County Planning Department, Amador County General Plan

<p>Chapter 2. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the CA Dept. of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant Impact with Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA Resources Agency, to non-agricultural use?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC §12220(g)), timberland (as defined in PRC §4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>

Discussion/Conclusion/Mitigation:

Farmland Conversion: The project will not result in the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance. The project site is located in an area designated as Grazing Land on the Amador County Important Farmland 2014 map, published by the California Department of Conservation, Division of Land Resource Protection. There is **no impact** to farmland.

Williamson Act: The tract is not subject to a Williamson Act contract. Therefore, there is **no impact**.

Timberland Zoning and Zoning for Forest Lands: The project site is located within the Industrial General Plan land use designation and Heavy Commercial zoning district. The potential commercial uses are not in conflict with forest or timberland zoning. Therefore, there is **no impact** to timberland zoning or zoning for forest lands.

Loss or Conversion of Forest Lands: The project site is located in an area developed with residential, commercial, and agricultural uses and does not include timber or forest resources. Future development of the project site would not affect forest lands. There is **no impact**.

Other Changes Resulting in Farmland or Forest Conversion: The project site currently includes 15,000+/- square feet of buildings, 2.75+/- acres of paved/gravel parking, with the remainder covered in native grasses described as Grazing Land on the Amador County Important Farmland 2014 map. The current zoning and General Plan designation of the site would allow future commercial uses in areas that would not result in farmland or forest conversion to other land uses. **There is no impact.**

Mitigation: None required.

Source: Amador County Important Farmland Map, 2014; Amador County General Plan; Planning Department; CA Public Resources Code.

Chapter 3. AIR QUALITY – Where available, the significance criteria established by the applicable air pollution control district may be relied upon to make the following determinations. Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing/projected AQ violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Air Quality Plan: Amador County does not have an air quality plan. There is **no impact**.

Air Quality Standards: The Parcel Map will not cause a violation of an air quality standard or contribute substantially to an existing air quality violation. Conditions to control fugitive dust emissions may be imposed at the time any building permits are issued. Outdoor fires ignited on the property must comply with the rules and regulations of this District. All air contaminants that may be generated by activities on this property must comply with the Rules and Regulations of the Amador Air District. There is **no impact**.

Increase in Criteria Pollutant: Amador County is a Non-attainment area for the State of California's 1-Hour Ozone Standard (0.09 ppm) and the US EPA's 8-Hour Ozone Standard (0.08 ppm). Construction activities and fires occurring on this property would be of short duration. No net cumulative increase in ozone precursor emissions is expected from this action. All air contaminants generated by activities on this property must comply with the Rules and Regulations of the Amador Air District. There is **no impact**.

Sensitive Receptors: Substantial air pollutant concentrations will not be generated by construction activities on this property related to this project. This project will not expose sensitive receptors to substantial pollutant concentrations. There is **no impact**.

Objectionable Odors: Substantial quantities of objectionable odor should not be generated by the current activities on the property, or by the uses allowed under this Tentative Parcel Map. All air contaminants generated by activities on this property must comply with the Rules and Regulations of the Air District. There is **no impact**.

Mitigation: None required.

Source: Amador Air District, Amador Planning Department.

Chapter 4. BIOLOGICAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CA Dept. of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the CA Dept. of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Candidate, Sensitive, or Special Status Species: There are no known records of any candidate, sensitive, or special status species on the project site. However, there is potential habitat within the 9 quadrangle area surrounding the project site that may be suitable for several such species. Birds which may be suited to the habitat found within the project area include the Bald Eagle (*Haliaeetus leucocephalus*), California Thrasher (*Toxostoma redivium*), Common Yellowthroat (*Geothlypis trichas sinuosa*), Golden Eagle (*Aquila chrysaetos*), Lawrence's Goldfinch (*Carduelis lawrencei*), Lewis's Woodpecker (*Melanerpes lewis*), Nuttall's Woodpecker (*Picoides nuttallii*), Oak Titmouse (*Baeolophus inornatus*), Rufous Hummingbird (*Selasphorus rufus*), Song Sparrow (*Melospiza melodia*), Spotted Towhee (*Pipilo maculatus clementae*), Tricolored Blackbird (*Agelaius tricolor*), Wrentit (*Chamaea fasciata*), and Yellow-billed Magpie (*Pica nuttalli*). Additionally, amphibians including the California Red-legged Frog (*Rana draytonii*), Foothill yellow-legged frog, and California Tiger Salamander (*Ambystoma californiense*) as well as the reptilian Northwestern Pond Turtle (*Emys Marmorata*), all of whom utilize aquatic, riparian, and/or upland habitat areas. Delta Smelt (*Hypomesus transpacificus*) also are found to populate similar

habitats. Due to lack of substantial habitat within the project area, the impact is found to be **less than significant**.

Riparian Habitat and other Sensitive Natural Communities: The natural community is a combination of herbaceous, shrub/scrub, medium intensity developed, and developed open space categorization. There are two ponds found onsite which are in many ways analogous to riparian or wetland habitat. Development plans preserve these ponds; therefore there is **a less than significant impact**.

Federally Protected Wetlands: There is no noted species from the National Wetland Inventory located in the project site, therefore there is **no impact**.

Movement of Fish and Wildlife: There is no major impact on the migratory thoroughfare of any fish and wildlife. Candidate, sensitive, and/or special status species have potential suitable habitat area within the 9-quadrangle area surrounding the project, but the site is small enough as to not greatly affect movement of these species. Therefore, there is a **less significant impact**.

Biological Resource Policies and Natural Community Conservation Plan: Amador County did not have any local policies or ordinances protecting biological resources in place when the project application was submitted. **There is no impact**.

Habitat Conservation Plan and Natural Community Conservation Plan: Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. There is **no impact**.

Mitigation: None.

Source: California Department of Fish and Wildlife BIOS, U.S. Fish and Wildlife Service IPAC, California Department of Fish and Wildlife Habitat Conservation Planning

Chapter 5. CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or unique geological feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Historical and Archaeological Resources: It is anticipated implementation of the project and potential development densities would not affect historical resources. However, implementation of Mitigation Measure 5.1, below, would reduce any potential impacts to unknown resources to less than significant. Therefore, the impact is **less than significant with mitigation incorporated**.

Paleontological Resources and Geological Features: There are no known unique paleontological or geological resources associated with this project site. It is anticipated implementation of the project would not affect paleontological or geological resources. However, implementation of Mitigation Measure 5.1, below, will reduce any potential impacts to unknown resources to less than significant. Therefore, the impact is **less than significant with mitigation incorporated**.

Human Remains: This site is not a known burial site or formal cemetery. In the event of an accidental discovery or recognition of any human remains, California State Health and Safety Code §7050.5 dictates all work shall stop in the vicinity of the find and the Amador County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission who shall notify, pursuant to PRC § 5097.98, the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. Additional work shall not take place within the immediate vicinity of the find until the identified appropriate actions have been implemented. Per Mitigation Measure 5.1, below, the impact is reduced to a **less than significant level with mitigation incorporated**.

Mitigation: Mitigation Measure 5.1 - Prior to the recording of any Final Map(s) or issuance of any building permit, the applicant shall provide a statement, for the review and approval of the Planning Department, that if historic, archaeological, and/or paleontological resources are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the developer shall immediately notify the Planning Department of the discovery. In such case, the developer shall, at their expense, retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the Planning Department for review

and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding steps have been taken.

Source: Planning Department; Amador County General Plan.

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Chapter 6. GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Risk of Loss Injury or Death due to Geologic Hazards: Pursuant to Division 2, Chapter 7.5, Section 2622 of the Public Resources Code (Alquist-Priolo Earthquake Fault Zoning Act), the State Geologist has determined there are no sufficiently active, or well defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures from surface faulting or fault creep. The impact is considered **less than significant**.

Soil Erosion and Loss of Topsoil: Grading Permits are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40), and conditions/requirements are applied to minimize potential erosion. The issuance of a grading permit, along with implementation of Erosion Control requirements during construction and the stabilized landscaped impervious areas, will minimize potential erosion resulting to a **less than significant** impact.

Potential Subsidence or Liquefaction: The State Geologist has determined there are no sufficiently active or well-defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures from surface faulting or fault creep. Therefore, the impact **is less than significant**.

Soils Capable of Sewage Disposal: The project proposes expansion of an existing onsite wastewater system to serve all resultant parcels. Such a system would be defined as a community system and must be accepted and operated by an approved public entity. The developer has provided the Department a written statement from an approved public entity indicating that the entity is willing to operate and maintain water and/or wastewater facilities serving parcels proposed by this land division, subject to terms and conditions to be identified in the service agreement. **The impact is less than significant with the incorporation of Mitigation Measure 6.1, below.**

Mitigation:

Mitigation Measure 6.1 – Prior to recordation of any final map, the developer shall provide to the Environmental Health Department a written commitment from an approved public entity to provide sanitary sewer service to every parcel created by that map.

Sources: Soil Survey-Amador County; Planning Department; Environmental Health Department; National Cooperative Soil Survey; Amador County General Plan EIR, California Geologic Survey; Alquist-Priolo Earthquake Fault Zones Maps.

Chapter 7. GREENHOUSE GAS EMISSIONS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Generation of Greenhouse Gas Emissions: Greenhouse gas emissions include carbon dioxide, methane, and nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride. The most common form of greenhouse gas emissions from this project would be CO2 emissions from vehicles traveling to and from the site, and limited emissions from equipment on site during development and construction. The project has the potential to increase vehicle trips to the site attributed to commercial uses. However, the 9.69-acre project site is currently zoned for commercial use and the creation of smaller parcels will not contribute significantly to greenhouse gas levels within Amador County. The impact is **less than significant**.

Plans and Policies for Greenhouse Gas Emissions: New structures that may be built in the future will be required to meet CCR Title 24, Part 6, Building Energy Efficiency Standards, and would therefore be consistent with the Assembly Bill 32 Scoping Plan. It is anticipated that the project will have a **less than significant** impact to any plans and/or policies regulating Greenhouse Gas Emissions.

Mitigation: None required.

Sources: Amador County General Plan, Amador County Municipal Codes, Assembly Bill 32 Scoping Plan.

Chapter 8. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Hazardous Materials Transport and Handling: The project will not significantly increase the potential for transport, use, or disposal of hazardous materials. Therefore, the impact is **less than significant**.

Hazardous Materials Upset and Release: The project does not significantly increase the risk of accident or upset conditions resulting in the release of hazardous materials into the environment. Therefore, the impact is **less than significant**.

Hazardous Emissions and Acutely Hazardous Materials Near Schools: The project is located just over one half mile from Plymouth Elementary School and is not likely to emit hazardous emissions

or handle hazardous, acutely hazardous materials, substances or wastes near the school. There is **no impact**.

Hazardous Materials Sites: Per General Plan Mitigation Measure 4.8-3a, the County will consult the hazardous sites list to evaluate and condition future development applications and projects, as necessary, to protect environmental and public health. For applications submitted to the County involving construction activities at Cortese-listed sites, project applicant(s) shall comply with requirements of the California Department of Toxic Substances Control, the Central Valley Regional Water Quality Control Board, and/or other applicable agencies regulating the investigation and cleanup of the site. The project is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5. There is **no impact**.

Hazards and Airports (Public and Private): The project is not located within two miles of a public or private airport. Therefore, there is **no impact**.

Emergency Response Plan and Emergency Evacuation Plan: The project does not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; therefore, there is **no impact**.

Wildland Fire Hazards: According to the California Department of Forestry and Fire Protection, the project is located in the State Responsibility Area for wildland fire protection and is within the Moderate Fire Hazard Severity Zones. Any future construction is required to comply with the Wildland-Urban Interface Building Codes (adopted by reference by Amador County in Chapter 15.04 of County Codes). Future discretionary projects will be evaluated for compliance with the General Plan mitigation measures and additional CEQA analysis, as necessary. Implementation of existing General Plan Mitigation Measures on future development makes the impact to wildland fire hazards **less than significant**.

Mitigation: None required.

Sources: Amador County Environmental Health Department and Planning Department; California Department of Forestry and Fire Protection; Amador County Code; Amador County General Plan and General Plan EIR, Amador County Local Hazard Mitigation Plan.

Chapter 9. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate or pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Water Quality Standards and Waste Discharge Requirements: The project may be served by a wastewater system that is subject to waste discharge requirements, however the potential for contributions from this project to result in significant impacts to water quality standards or violation of waste discharge requirements is minimal. The impact is **less than significant**.

Groundwater Supplies: The project is unlikely to significantly impact groundwater supplies via extraction or the creation of extensive hard surfaces which pose a barrier to recharge. The impact is **less than significant**.

Drainage Patterns and Erosion/Siltation/Flooding: The project will not substantially alter the course of surface water drainage patterns of the area, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site. The **impact is less than significant**.

Storm water system capacity/polluted runoff: The existing stormwater system consists of natural overland flow into on-site ponds and into existing ditches along the west side of Highway 49. No planned stormwater drainage systems are proposed by the project. The **impact is less than significant**.

Water quality: The project will have **no impact** on the quality of surface water or ground water supplies or resources, as indicated above.

Flood Hazard: The project site is not located in a Flood Hazard Area (100-year floodplain) as identified on the most recent FEMA Flood Insurance Rate Maps dated May 20, 2010. There is **no impact**.

Dam/Levee Failure: There is no know dam or levee upstream that could affect the project site. There is **no impact**.

Seiche/tsunami/mudflow: The project site would not be affected by seiche, tsunami, or mudflow; therefore, there is **no impact**.

Mitigation: None required.

Source: Amador County Department of Transportation and Public Works; Environmental Health Department; and Planning Department.

Chapter 10. LAND USE AND PLANNING – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Divide an Established Community: The surrounding parcels range in size from .64 acres to over 25 acres. The project is located adjacent to existing residential, commercial, and agricultural land uses as well as CA Highway 49. No adjoining land use is accessed through the project site. This project will not result in any physical barriers that will divide the existing community. There is **no impact**.

General Plan and Zoning Consistency: The General Plan designation for the area is I, Industrial, and is zoned C2, Heavy Commercial. The project will result in parcels that are consistent with these land use codes. There is **no impact**.

Habitat Conservation Plan or Natural Community Conservation Plan: Amador County does not have an adopted habitat conservation plan or natural community conservation plan; therefore, there is **no impact**.

Mitigation: None required.

Source: Amador County Code, Title 19 (Zoning); Planning Department.

Chapter 11. MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Loss of Availability of Mineral Resources and Mineral Resource Recovery Sites: Review of the State Department of Mines and Geology Placer Deposits Map indicates this project area is not located within a known or identified mineral resource zone. It can be reasonably concluded that the project will not result in **no impact** to mineral resources.

Mitigation: None required.

Source: Amador County General Plan, Land Use Element; State Department of Mines & Geology, Mineral Resource Zone Maps.

Chapter 12. NOISE – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Noise Levels in Excess of Standards: The project's ultimate build-out of a commercial shopping center would create noise levels within the expected standards for the area, consistent with its zoning of C2, Heavy Commercial. The impact is **less than significant**.

Ground borne vibrations and noise levels: The project will not increase ground borne vibrations or noise levels beyond that of increased traffic in the lot, which is less than or comparable to the nearby highway traffic, therefore, there is **no impact**.

Substantial Permanent Increase in Noise Levels: The project densities and uses are consistent with the applicable zoning and general plan designations. The use of the property for future commercial development would have a **less than significant** increase in permanent noise levels.

Substantial Temporary or Periodic Increase in Ambient Noise Levels: There is the potential, during construction of potential future structures, for noise levels to increase temporarily or periodically. This increase is anticipated and considered to be a **less than significant impact**.

Noise Levels and Public and Private Airports/Airstrips: The project is not located within two miles of a public or private airport. There is **no impact**.

Mitigation: None Required

Source: Planning Department; Amador County General Plan; Westover Field Airport Land Use Plan.

Chapter 13. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Induce Substantial Population Growth: There no potential for residential development off-site beyond what currently exists. Should future development be subject to CEQA review, potential impacts related to population growth will be evaluated accordingly at that time. Due to close proximity of available infrastructure, any extensions to the project site are unlikely to induce population growth. For these reasons, the impact is considered **less than significant**.

Displace Existing Housing or People: The project will not result in the displacement of existing housing or people; therefore, there is **no impact**.

Mitigation: None required.

Source: Amador County General Plan, Amador County Planning Department

Chapter 14. PUBLIC SERVICES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
• Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Fire Protection: Government Code Section 66474.02 requires the following findings when approving a Parcel or Subdivision Map that is located in a state responsibility area (SRA) or a very high fire hazard severity zone (VHFHSZ):

- 1) The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any application regulations adopted by the State Board of Forestry and Fire protections pursuant to Sections 4290 and 4291 of the Public Resources Code.
- 2) Structural fire protection and suppression services will be available for the subdivision through any of the following entities:
 - (A) A county, city, special district, political subdivision of the state, or other entity organized solely to provide fire protection services that it monitored and funded by a county or other public entity.
 - (B) The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.
- 3) To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.

The Amador Fire Protection District has reviewed this project and has determined that no new or altered fire facilities or access improvements are required. The impact on fire protection services is considered **less than significant with the incorporation of Mitigation Measure 14.1, below.**

Police Protection: The project's maximum development potential includes subdivision of the property into separate commercial entities. The Amador County Facility Fee is collected at the time building permits are issued for new construction to help offset the impacts on police facilities. Therefore, the impact is **less than significant.**

Schools: Implementation of the project will not cause a significant increase in the number of students attending a school within Amador County. Therefore, the impact is **less than significant**.

Parks: No new or improved parks are required as a result of this project. There is **no impact**.

Other Public Facilities: The project is consistent with the General Plan and the project is not anticipated to require new or physically altered governmental facilities to the extent that would cause significant environmental impacts in order to maintain acceptable levels of service. Impact fees in addition to those outlined above may apply at the time of construction. The impact is considered to be **less than significant**.

Mitigation: Mitigation Measure 14.1 – To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640, the project proponent shall participate in the annexation to the County's Community Facilities District No. 2006-1 (Fire Protection Services) including execution of a "waiver and consent" to the expedited election procedure, the successful completion of a landowner-vote election authorizing an annual special tax for fire protection services, to be levied on the subject property by means of the County's secured property tax roll, and payment of the County's cost in conducting the procedure.

Sources: Amador County Code; Planning Department, Amador Fire Protection District.

Chapter 15. RECREATION – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Increased Use of Parks & Construction or Expansion of Recreation Facilities: The project is consistent with the General Plan and is not anticipated to have a significant impact on recreation facilities. No new or improved parks are planned or required as a result of this project. The impact is anticipated to be **less than significant**.

Mitigation: None required.

Source: Amador County Planning Department, Amador County General Plan.

Chapter 16. TRANSPORTATION / TRAFFIC – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Measurement of Circulation System Effectiveness: The effectiveness of the County circulation element is measured by a project's impact to the Level of Service (LOS) criteria adopted for roadways and transportation methods within Amador County. The project's impacts to LOS are discussed below. There is **no impact** to the effectiveness of the County's circulation system.

Level of Service Standards: The LOS Standard criteria was the established congestion management program to evaluate discretionary projects at the time the application for this project was submitted. The creation of additional parcels with no increase in potential development density under the current General Plan and zoning schemes would have **a less than significant impact** on traffic volumes for Highway 49 and Randolph Drive.

Change in Air Traffic Patterns: There are no nearby airports or established air traffic patterns. There is **no impact**.

Hazards due to Design Features / Incompatible Uses: The project proposes to access Highway 49 via Randolph Drive. No new road design features are proposed or anticipated on Highway 49. New encroachments to Randolph Drive will have to comply with effective design and construction requirements at the time of application. The **impact is less than significant.**

Emergency Access: Compliance with standard commercial driveway encroachment requirements will result in the project having **no impact** on the adequacy of access for emergency vehicles or the adequacy of emergency ingress or egress to or from the resulting parcels.

Public Transit, Bicycle, and Pedestrian Facilities: The project does not conflict with the adopted policies and programs for public transit, bicycle, or pedestrian facilities. There is **no impact.**

Mitigation: None required.

Sources: Caltrans, Amador County Department of Transportation and Public Works.

Chapter 17. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Exceed Wastewater Treatment Requirements: Depending on specific uses on each resultant parcel, pretreatment of the wastewater stream may be required to meet acceptance criteria established by the wastewater service provider. Grease interceptors or similar pretreatment units are commonly used to this end. The impact is **less than significant**.

Construction of New Water or Wastewater Treatment Facilities: This project may result in the construction of onsite wastewater treatment or recycling units to produce a discharge compatible with the sewerage agency. Such construction is relatively limited in scope. The impact is **less than significant**.

Stormwater facilities: The project will not substantially alter the course of surface water drainage patterns of the area, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site. The existing stormwater system consists of natural overland flow into on-site ponds and into existing ditches along the west side of Highway 49. No planned stormwater drainage systems are proposed by the project. The impact is **less than significant**.

Sufficient Water Supplies Available: The project is unlikely to demand unusually high amounts of water. The developer has provided the Department a written statement from an approved public entity indicating that the entity is willing to operate and maintain water and/or wastewater facilities serving parcels proposed by this land division, subject to terms and conditions to be identified in the service agreement. The impact is **less than significant with the incorporation of Mitigation Measure 17.1, below.**

Wastewater Treatment Provider Capacity: The project will be served by an approved public entity. The developer has provided the Department a written statement from an approved public entity indicating that the entity is willing to operate and maintain water and/or wastewater facilities serving parcels proposed by this land division, subject to terms and conditions to be identified in the service agreement. The impact is **less than significant with the incorporation of Mitigation Measure 17.2, below.**

Landfill Capacity: Amador County meets its mandated capacity requirements through waste hauler contracts. Provided the project utilizes the Amador County franchise waste hauler, permitted waste disposal capacity is achieved. The impact is **less than significant.**

Compliance with Solid Waste Statutes and Regulations: The project is unlikely to generate problematic volumes or types of solid waste. The impact is **less than significant.**

Mitigation:

Mitigation Measure 17.1 – Prior to recordation of any final map, the developer shall provide to the Environmental Health Department a written commitment from an approved public entity to provide domestic water service to every parcel created by that map.

Mitigation Measure 17.2 – Prior to recordation of any final map, the developer shall provide to the Environmental Health Department a written commitment from an approved public entity to provide sanitary sewer service to every parcel created by that map.

Sources: Amador County Environmental Health

Chapter 18. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively are considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Discussion/Conclusion/Mitigation:

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

POTENTIAL DEGRADATION OF THE QUALITY OF THE ENVIRONMENT:

Based on the analysis contained in this Initial Study, impacts to Agricultural Resources, Air Quality, Biological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Recreation, and Transportation would result in no impact or a less than significant impact on the environment.

Impacts to Aesthetics, Cultural Resources, Geology and Soils, Public Services, and Utility Systems would be significant unless mitigated. Therefore, Mitigation Measures 1.1, 1.2, 5.1, 6.1, 14.1, 17.1 and 17.2 are required of the project.

The implementation of the Mitigation Measures identified above would result in less than significant impacts to Aesthetics, Cultural Resources, Geology and Soils, Public Services, and Utility Systems. Therefore, the project will not degrade the quality of the environment and no habitat, wildlife populations, and plant and animal communities would be impacted. All environmental topics are either considered to have "No Impact," "Less Than Significant Impact," or "Less than Significant Impacts with Mitigation Incorporated."

CUMULATIVELY CONSIDERABLE IMPACTS:

Based on the analysis in this Initial Study Checklist, the project is consistent with the County's General Plan land use projections. The land use and density has been considered in the overall County growth. The analysis demonstrated that the project is in compliance with all applicable regulations. In addition, the project would not produce impacts that considered with the effects of other past, present, and probable future projects, would be cumulatively considerable because potential adverse environmental impacts were determined to be less than significant with the implementation of mitigation measures identified in this Initial Study.

SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS:

As discussed in Chapters 1 through 17 of this Initial Study, the project would not expose persons to substantial adverse impacts related to Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards or Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, or Utilities and Service Systems. The effects to these environmental issues were identified to have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated. Therefore, the project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

SOURCE: Chapters 1 through 17 of this Initial Study.

REFERENCES


Amador County General Plan; Amador County General Plan EIR; Amador Air District; Amador County Municipal Codes; Fish & Wildlife's IPAC and BIOS databases; California Air Resources Board; California Department of Conservation; California Department of Forestry and Fire Protection; California Geologic Survey; Alquist-Priolo Earthquake Fault Zones; State Department of Mines & Geology; Amador County GIS; Amador County Zoning Map; Amador County Municipal Codes; Amador County Soil Survey; Amador Fire Protection District; Caltrans District 10 Office of Rural Planning; Commenting Department and Agencies. All sources cited herein are available in the public domain, and are hereby incorporated by reference.

NOTE: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal. Appl. 4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4th at 1109; *San Franciscans Upholding the Downtown Plan v. city and County of San Francisco* (2002) 102 Cal. App. 4th 656.

CITY OF PLYMOUTH

MEMORANDUM

TO: James Beggs, City Planner

FROM: Roark Weber, Associate City Engineer 

RE: Tentative Parcel Map #2854 – Deaver/Ninnis

DATE: January 4, 2019

This application is for a Vesting Tentative Parcel Map which, when approved, "...confers a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at the time the vesting tentative map...conditionally approved." [Government Code Section 66498.1(b)]

"Development" can take place any time the tentative or parcel map is valid which can extend for years. Recognition of this enforces your draft conditions 4c., d., and e. and 7 related to water and wastewater. Those City services have been and are being improved as conditions of other nearby development. Appropriate contribution to these City infrastructure improvements should be considered in proportion to benefit.

Storm water runoff from this site enters the City limits now. The adequacy of down gradient facilities to handle increased runoff, if any, must be evaluated.

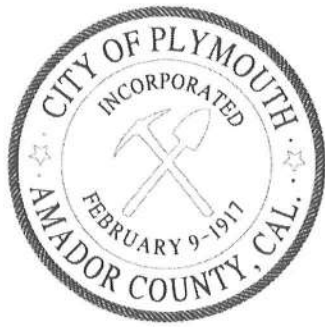
Current development activity of City indicates extension of municipal services to this and surrounding areas. Accordingly, City Standards should be applicable, subject to city processing and be annexed into the City for tentative map processing by the City of Plymouth.

The City Engineer supports the content of your draft memo to Chuck Beatty at the Amador County Planning Department regarding this project.

cc City Manager

#2032/nlm

Memo to City Planner Re Deaver TPM_2019-01-03



City of Plymouth CALIFORNIA

12/27/2018

MEMO:

RE: Tentative parcel map #2854 17705 Highway 49 Plymouth – Deaver/Ninnis

TO: County of Amador Planning Commission members and Chuck Beatty – Amador County Planning Department

FROM: James Beggs, City of Plymouth City Planner

The City of Plymouth has been notified that a tentative map has been submitted to the county. As LAFCO has noted the property is located within the Sphere of Influence for the City of Plymouth. Please see the LAFCO letter dated 11-1-18 for reference.

The City of Plymouth does have a list of substantial concerns that need to be addressed to meet the requests of the applicant and the requirements of the City. The City is considered an interested party because the property is within the City of Plymouth's sphere of influence, contiguous to City boundaries, and per county code 17.44 development must connect to a public water or sewer system when those services are available.

In past conversations with Ken Deaver he has stressed that he has no desire to construct buildings on this property currently or in the near future. The City has expressed some interest in allowing the subdivision of the property to go forward if LAFCO, the City Engineer, the City Attorney and the City Manager are all in agreement with this.

On December 13, 2018 the County of Amador held a Technical Advisory Committee (TAC) hearing. This committee reviewed the project for CEQA compliance and made recommendation to the County Planning Commission. The City of Plymouth does not have an issue with the recommendation of the TAC but does have concerns with the following mitigation measures that were approved by the TAC and are part of the Initial Study/Mitigated Negative Declaration:

- page 10 Mitigation measure 6.1
- page 23 -24 Mitigation measure 17.1 and 17.2

Although these conditions are common and normally would suffice to ensure that a building or property connect to nearby public facilities the applicant has already received two letters from AWA that state

9426 MAIN STREET • P.O. BOX 429 • PLYMOUTH, CA 95669
PHONE (209) 245-6941 • FAX (209) 245-6953
EMAIL: INFO@CITYOFPLYMOUTH.ORG

their willingness to operate the existing onsite leach fields and well facilities. These letters (attached) can be seen as satisfying both mitigation measures and then would not require future uses to connect to nearby public facilities.

Below is a list of concerns that the City of Plymouth would like addressed before any public hearing, tentative map, or land use entitlements are approved:

1. Remove building profiles from tentative map.
2. All Building and site plans must be reviewed by City of Plymouth Staff for compliance with the Auto Urban Commercial General Plan land use and the corresponding zoning of Highway Commercial.
3. Parcels must be in compliance with Auto Urban Commercial General Plan land use, the Development standards for Highway Commercial zoning and the Scenic Corridor Design Guideline.
4. At time of submittal for a change of use, building permit, planning review, entitlement, map or new construction the applicant shall:
 - a. Submit an application with Amador LAFCO for annexation into the City of Plymouth.
 - b. Submit an application for pre-zoning to the City of Plymouth.
 - c. All plans must include the abandonment of spray fields/leach fields or septic system.
 - d. All plans must include plans to connect all existing or new buildings to City sewer and water systems.
 - e. All sewer and water fees must be paid per City of Plymouth Municipal Code.
 - f. All well systems can be maintained but must be in compliance with the City of Plymouth Municipal code and used only for landscape irrigation per City of Plymouth Municipal Code.
5. City of Plymouth Staff time and materials must be paid by applicant at time of map approval.
6. Parcels must conform with title 16 of the Plymouth Municipal Code "Subdivisions."
7. Existing leach field cannot be expanded. Deny the request to expand the leach field.
8. Require dedication of public easements for future sidewalks and/or utilities as determined by the City of Plymouth Engineer.
9. Future fire hydrants must connect to City hydrant system at expense of applicant.
10. Require the applicant to receive a letter from AWA that states that its past letters are not an intent to operate the facility beyond what the current capacity of the waste water and water system is currently supplying.

If there are any questions, please feel free to contact me at any time.

Best regards,

James Beggs
City of Plymouth
Planning Director
209-245-6941 Ext: 255
Office: 916-231-2230

A Public Agency



12800 Ridge Road, Sutter Creek, CA 95685-9630 • www.amadorwater.org • Office: (209) 223-3018

November 28, 2018

Amador County Technical Advisory Committee
810 Court Street
Jackson, CA 95642

RE: Tentative Parcel Map #2854
APN: 008-100-019

To Whom It May Concern:

The Amador Water Agency (AWA) understand the above-named parcel (APN 008-100-019) is to be considered for division into eight smaller parcels ranging from 1.0 to 2.0 acres. In response, AWA requests the following conditions be placed on the Tentative Map:

1. Obtain a wholesale water Will Serve from the Amador Water Agency prior to Final Map recording.
2. Payment of all applicable wholesale water Participation Fees per the Agency's rules and regulations in force at the time of payment, final map, and/or service. Current fees are \$5,764 per EDU. Participation fees increase every July first.
3. No wholesale water service shall be initiated until the system has met all conditions above and been accepted by the Agency.

Please feel free to call with any questions.

Lucas Carthew
Assistant Engineer
Direct: (209) 257-5207
CC: File

AMADOR LAFCO



LOCAL AGENCY FORMATION COMMISSION

P.O. BOX 22-1292 ♦ SACRAMENTO, CA 95822
810 COURT STREET ♦ JACKSON, CA 95642-95334 ♦ (209) 418-9377

November 1, 2018

Chuck Beatty, Planning Director
Amador County Planning Department
810 Court Street
Jackson, CA 95642

RE: Tentative Parcel Map #2854 (Deaver/Ninnis)

Dear Mr. Beatty:

Thank you for the opportunity to review and comment on PM 2854. I have reviewed the proposed map and project details and have the following comments for your consideration:

- The project, in its entirety, is within the sphere of influence of the City of Plymouth. The territory has been in the City's sphere for many years. The sphere of influence designates the area where a government agency intends to provide service when services are needed.
- The project area is contiguous to the existing City boundaries and is eligible to annex into the City of Plymouth. To the best of my knowledge, the City is able to serve water and sewer service to the proposed uses.
- The project map shows a sewage disposal area. On-site wastewater treatment may be inappropriate given the close proximity of an existing, capable provider of public sewer service and the close proximity of other urban land uses.
- County Code 17.44 requires connection to essential City services where those services are needed for development and service is available nearby.
- Water and wastewater services will require LAFCO review, either under Government Code §56133 or through the annexation review process.

Please provide notice to Amador LAFCO for this project. I look forward to providing any additional information you may require.

Sincerely,

Roseanne Chamberlain
Executive Officer



City of Plymouth CALIFORNIA

December 21, 2017

Michael W. Israel, REHS
Director of Environmental Health
810 Court Street
Jackson, CA 95642

RE: Parcel Map #2854 (Deaver Trust/Ninnis Property) Plymouth, California

I received a phone call from the County Planner/County Counsel/Mike Israel in October 2015 about this project. At the time, concerns were raised, by Environmental Health, about a commercial development utilizing a septic system as well as if there was sufficient water for commercial development and fire flow purposes from the available water source. We Scheduled a Council agenda item and Mr. Ken Deaver was in attendance. There was no scope of development brought forth in that Council meeting. The discussion was focused on whether or not the City would provide water and sewer service to the parcel. It was the City Council's position that they would require a development on that parcel to be on City water and sewer, and they would require the area to be annexed into the City. At Mr. Deaver's request, I put together a letter which listed potential fees associated with the subdivision of the property and gave him a City of Plymouth master fee schedule for 2015/16.

Fast forward to today. I received an email with an attached will serve letter from AWA (Dated December 13, 2017) to operate the water/sewer facilities on site. Additionally, a request made to the planner regarding a tentative map approval prior to annexation. Included with this was documentation for fees associated with 57,760 square feet of retail/office space including a fast food restaurant.

As a partner with AWA here in the City of Plymouth, I was surprised to see a will serve letter associated with this parcel. I met with our Water Board representative two days earlier and there was no mention of this. The parcel is contiguous with the City limits and it appears the water and sewer resources available on site are not adequate and are potentially in conflict with the County Code.

I'm sure we can find some common ground to help move this forward. If certain conditions are placed on the parcel which protect the City and the City is involved in the process, I believe the City Council would be willing to work with the applicant. That will all need to be discussed prior to moving this forward.

PLYMOUTH CITY HALL • 9426 MAIN STREET • P.O. BOX 429 • PLYMOUTH, CA 95669
PHONE (209) 245-6941 • FAX (209) 245-6953
EMAIL: INFO@CITYOFPLYMOUTH.ORG

December 21, 2017

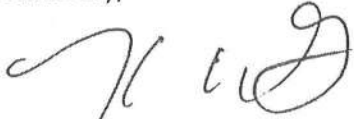
Michael W. Israel, REHS

RE: Parcel Map #2854 (Deaver Trust/Ninnis Property) Plymouth, California

Page 2

If you have any questions please contact me. We look forward to finding a workable solution to this endeavor.

Sincerely,



Jeff Gardner, City Manager
Plymouth, CA

Cc Plymouth City Council
Amador Water Agency Board
Amador County Board of Supervisors

A Public Agency



12800 Ridge Road, Sutter Creek, CA 95685-9630 • www.amadorwater.org • OFFICE: (209) 223-3018
FAX: (209) 257-5281

December 13, 2017

Mr. Ken Deaver
21643 Shenandoah School Road
Plymouth, CA 95669

Subject: water/wastewater operations Parcel Map No. 2854

Dear Mr. Deaver:

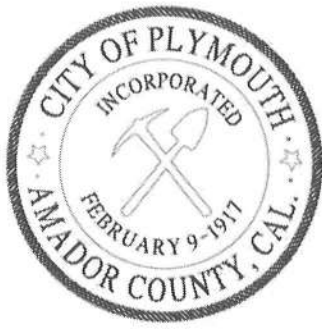
The purpose of this letter is to confirm the Amador Water Agency's willingness to operate and maintain the water and/or wastewater facilities and service for parcels designated in the Tentative Parcel Map No. 2854. Prior to the initiation of the Agency's operation of the facilities, a service agreement will be required which will specify the Agency's obligations and compensation associated with the operation and maintenance of the facilities. This service agreement is anticipated to be executed at the time of final map approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Gene Mancebo", is written over the word "Sincerely,".

Gene Mancebo
General Manager

Cc; Damon Wyckoff



City of Plymouth CALIFORNIA

December 14, 2015

Ken Deaver
21643 Shenandoah School Rd
Plymouth, CA 95669

RE: Annexation/Development/Planning Fee's for Parcel 008-100-019-000

Attached is the latest Fee Schedule updated for the 2015-16 fiscal year. As you know there are a number of issues which must be addressed in developing your parcel which is currently located in the County of Amador on the boundary of the City of Plymouth.

The City Council has provided direction for hooking up to the City's sewer and water. This would include annexing into the City and bringing the water line and sewer line to your property. The two utility lines currently extend to an area adjacent to the property on the other side of SR49. The cost for annexation would include LAFCO fees and staff time as well as Plymouth staff time. Bringing the utility lines across the highway would include working with Caltrans District 10 to get an encroachment permit and design clearance. It would also require coordination with the City's engineer and the cost of those services. Additionally there would be the cost of doing the actual work.

With respect to subdividing and/or developing the lot, again, you will need to work with the City Planner and Caltrans depending on what your plans will be. If you wish to subdivide this into seven buildable parcels as you have described this may trigger additional improvements to SR49 depending on what the anticipated development will be and the expected amount of traffic. This will be determined by Caltrans District 10 and is completely outside the scope of the City of Plymouth.

With respect to fees associated with the development of this parcel, there are numerous development impact fees based on a per square foot basis for commercial type development. There are local and regional Traffic Mitigation Fees based on trip ends and the type of development. There are local water impact fees based on the size of meter necessary for service. There are Amador Water Agency Participation Fees based on the size of meter necessary for service. There are Sewer Impact Fees based on the type of development. Most of these impact fees are due when the building permit is issued for the actual development and not when a final map on the property is issued.

Additional City fees may be incurred for planning and engineering services involved in subdividing the property and there is a small connection fee for water and sewer

December 14, 2015

Ken Deaver

RE: Annexation/Development/Planning Fee's for Parcel 008-100-019-000

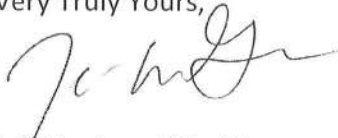
Page 2

I have highlighted the potential charges on the fee schedule. Most apply when the property is being developed. The cost to go through the annexation process is relatively small compared to the development costs.

The City of Plymouth works on a cost reimbursement basis as do most Cities these days. Services provided will be billed based on the planner and/or engineer's normal hourly rate. You will be required to sign a standard reimbursement agreement and put down a deposit based on the anticipated cost of processing your project. In the event the costs exceed this, you will be required to maintain a minimum deposit on record during this process.

If you have any questions please feel free to contact me. We look forward to working with you.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Jeff Gardner", written over a horizontal line.

Jeff Gardner, City Manager

DEAVER TRUST & GERRY NINNIS

APPLICATION AND DEVELOPMENT FEES FOR COMMERCIAL PROJECT HWY 49, PLYMOUTH, CA. January, 2016

ASSUMPTIONS:

Lot 1 Public facility	Lot 5 Retail 7,600 sf.
Lot 2 Office 14,000 sf.	Lot 6 Office 6,400 sf.
Lot 3 Public facility	Lot 7 Existing 13,960 sf
Lot 4 Retail 6,800 sf.	Lot 8 Fast food 3,000 sf & Retail 6,000 sf.

FEES AT APPLICATION

PLANNING:	
Tentative Map	\$200*
Development Plan	\$400*
Annexation	\$200*
ENGINEERING:	
Tentative Map	\$500*
Sub Total	\$1,300*

*Application fee is initial fee for preliminary review. Project processing and charges to be determined based on scope of project. Payments/reimbursements to the City to be per the terms of the project reimbursement agreement.

Does not include costs and fees for environmental document required or LAFCO processing for annexation.

FEES AT FINAL MAP FILING

Planning: final map checking	\$ 100*
Engineering: Subdivision Map check	\$1,500*
Improvement Plan checking	1.75% of estimated costs.

FEES AT BUILDING PERMIT

Long Range Planning:	9.5 ac. @ \$2,086.97/ac.	\$ 19,826
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Impact fees for new construction:

Streets:	Retail: 23,400 sf @ \$7.13/sf = \$166,842	
	Office: 20,400 sf @ \$4.42/sf = <u>90,168</u>	
	Total Streets	\$257,010
Law Enforcement:	Retail: 23,400 sf @ \$0.06/sf = \$ 1,404	
	Office: 20,400 sf @ \$0.09/sf = <u>1,836</u>	
	Total Law Enforcement	\$ 3,240
Drainage:	Retail: 23,400 sf @ \$0.61/sf = \$ 14,274	
	Office: 20,400 sf @ \$0.57/sf = <u>11,628</u>	
	Total Drainage	\$ 25,902
Parks and Recreation:		-0-
Admin. Facilities;	Retail: 23,400 sf @ \$0.62/sf = \$ 14,508	
	Office: 20,400 sf @ \$0.83/sf = <u>16,932</u>	
	Total Admin. Facilities	\$ 31,440
Fire:	Retail: 23,400 sf @ \$0.62/sf = \$ 14,508	
	Office: 20,400 sf @ \$0.83/sf = <u>16,932</u>	
	Total Fire	\$ 31,440
Library & Museum:		-0-
Corporation Yard:	Retail: 23,400 sf @ \$0.27/sf = \$ 6,318	
	Office: 20,400 sf @ \$0.34/sf = <u>6,936</u>	
	Total Corp Yard	\$ 13,254
Fee update program:	Retail: 23,400 sf @ \$0.08/sf = \$ 1,872	
	Office: 20,400 sf @ \$0.10/sf = <u>2,040</u>	
	Total Fee Update	\$ 3,912
	TOTAL CITY IMPACT FEES	\$ 386,024

REGIONAL TRAFFIC IMPACT FEES

Fast food:	3,000 sf:	3.0 x	\$26,919 =	\$ 80,757
Retail (medium)	20,400 sf:	20.4 x	2,174 =	44,350
Office (general)	20,400 sf:	20.4 x	3,344 =	<u>68,218</u>

TOTAL REGIONAL TRAFFIC FEES \$ 193,325

WATER:

Fast food	1 ½ service	\$ 35,588
Bldg. #2	" "	35,588
All others (8)	1" service @ \$17,848 =	142,784
Connection charge	10 @ \$125 =	1,250
Equalization charge	1 ½ service: 2 @ \$2,914 =	5,828
	1" service: 8 @ \$1,461 =	11,688
Arroyo Ditch	1 ½ service: 2 @ \$13,320 =	26,640
	1" service: 8 @ \$6,680 =	53,440
AWA Participation	1 ½ service: 2 @ \$44,563 =	89,126
	1" service: 8 @ \$22,282 =	<u>178,256</u>

TOTAL WATER FEES \$ 580,188

WASTEWATER:

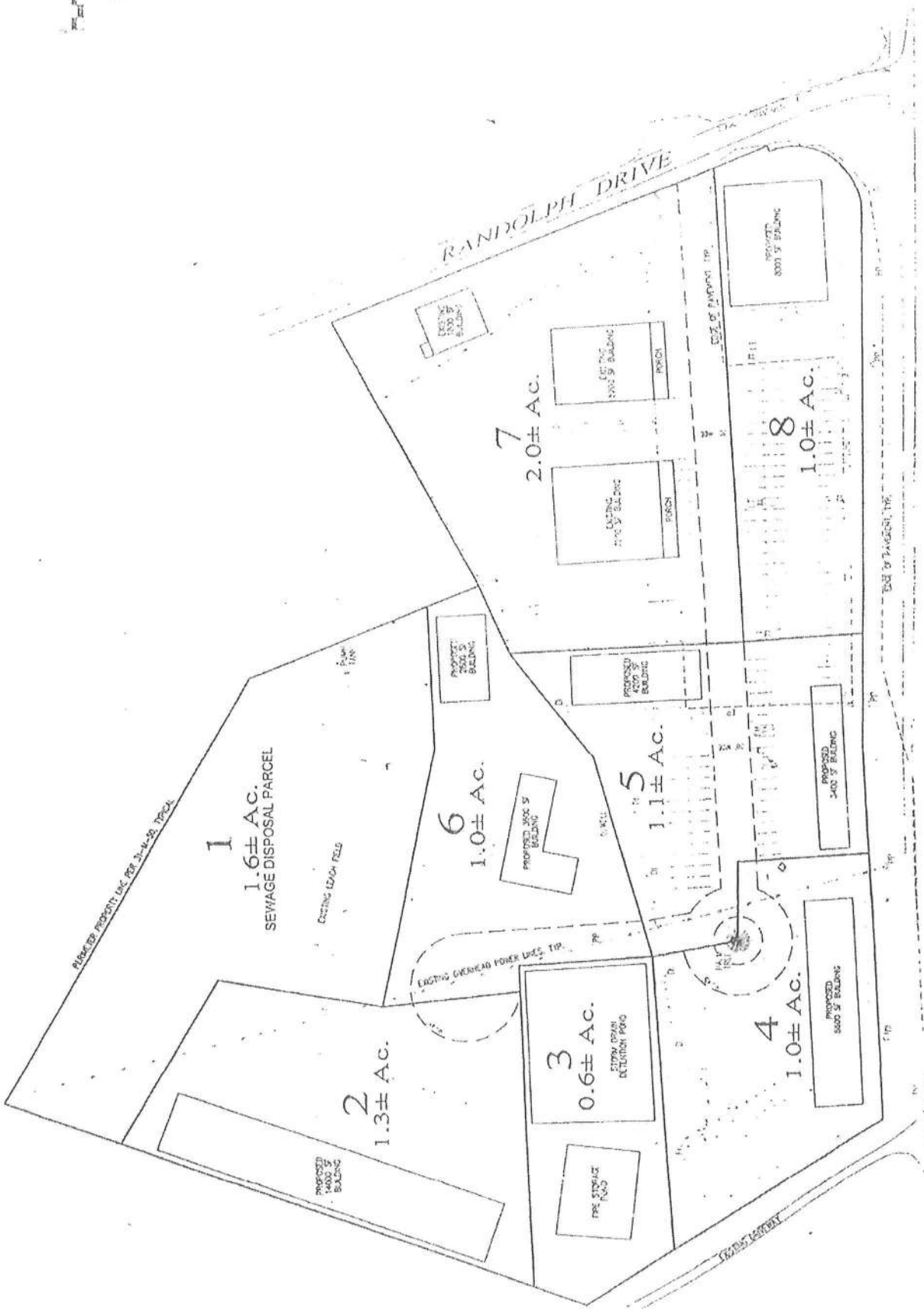
Fast food	60 seats @ \$ 840 =	\$ 50,400
Retail & Office	10 baths @ \$10,105 =	101,050
	10 addi @ \$ 2,247 =	22,470
Hookup & Insp	20 total @ \$ 125 =	<u>2,500</u> * (plus costs)

TOTAL WASTEWATER \$176,420

~~\$~~ 1,338,857



Scale: 1" = 100'
Contour Inter



PURCHASER PROPERTY LINE PER 3-14-88 TPOCA

1
1.6± AC.
SEWAGE DISPOSAL PARCEL

EXISTING LEACH FIELD

2
1.3± AC.

PROPOSED 1400' S' BUILDING

6
1.0± AC.

PROPOSED 300' S' BUILDING

EXISTING OVERHEAD POWER LINES TIP

3
0.6± AC.

STORM DRAIN DETENTION POND

FIRE STORAGE POND

5
1.1± AC.

PROPOSED 4200' S' BUILDING

7
2.0± AC.

EXISTING 1100' S' BUILDING PORCH

EXISTING 1100' S' BUILDING PORCH

EXISTING 100' S' BUILDING

4
1.0± AC.

PROPOSED 5800' S' BUILDING

8
1.0± AC.

PROPOSED 3000' S' BUILDING

END OF PARCELS TIP

STATE HIGHWAY

RANDOLPH DRIVE

GRAND STREET

DEPARTMENT OF TRANSPORTATION

DISTRICT 10

P.O. BOX 2048, STOCKTON, CA 95201

(1976 E. DR. MARTIN LUTHER KING JR. BLVD. 95205)

PHONE (209) 948-7325

FAX (209) 948-7164

TTY 711

October 22, 2015

*Flex your power!
Be energy efficient!*AMA-49-PM 16.04
Deaver Trust/Ninnis
Application ReferralChuck Beatty, Planner
Amador County Planning Department
810 Court Street
Jackson, CA 95642

Dear Mr. Beatty:

The California Department of Transportation appreciates the opportunity to review the application referral for Tentative Parcel Map #2854, proposing the division of 9.69+- acres into eight parcels ranging in size from 1.0+- to 2.0+- acres on Assessor's Parcel Number 008-100-019, located at 17705 State Route (SR) 49, Plymouth.

The proposed Tentative Parcel Map shows the subdivided parcels having internal circulation while using the existing access from Randolph Drive. This is the best option, since it eliminates the need for the three parcels fronting SR-49. The existing unpaved driveway to SR-49 at the south end of the parcel should be eliminated as part of this development. Caltrans recommends collecting any traffic impact mitigation fees that may be due.

Improvement of the project site has the potential to increase peak flows to SR-49 drainage facilities. If historical undeveloped topography shows drainage from this site flowed into the State right-of-way, it may continue to do so with the conditions that peak flows may not be increased from the pre-construction quantity. Caltrans requests the opportunity to review any plans and drainage studies for the project to ensure State facilities are not affected.

If you have any questions or would like to discuss these comments, please contact me at (209) 948-7325 (e-mail: carl.baker@dot.ca.gov) or Michele Demetras at (209) 948-7647 (e-mail: Michele.demetras@dot.ca.gov).

Sincerely,

Handwritten signature of Michele Demetras in cursive, followed by the word "for".

CARL BAKER, Chief
Office of Rural Planning & Administrationc: Aaron Brusatori, Director, Amador County Dept. of Transportation and Public Works
John Gedney, Executive Director, Amador County Transportation Commission



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@amadorgov.org

APPLICATION REFERRAL

TO: Mike Israel, Environmental Health Department
Jered Reinking, Department of Transportation and Public Works
Rich Millar, Building Department
David Bellerive, Amador Fire Protection District
Jim McHargue, Waste Management/Air District
George Allen, Surveying & Engineering
Greg Gillott, County Counsel
Jim Wegner, Sheriff
Carla Meyer, Amador Transit
Caltrans District 10
Darin McFarlin, Cal Fire
John Gedney, Amador County Transportation Commission
California Department of Fish & Wildlife, Region 2

DATE: September 30, 2015

FROM: Chuck Beatty, Planning Department

PROJECT: Tentative Parcel Map #2854, proposing the division of 9.69± acres into eight parcels ranging in size from 1.0± to 2.0± acres.

LOCATION: 17705 Highway 49, Plymouth, at the intersection with Randolph Drive (APN 008-100-019).

REVIEW: As part of the preliminary review process, this project is being sent to State and local agencies for their review and comment. The application will be reviewed for completeness by the Amador County Technical Advisory Committee on **Monday, October 19, 2015 at 10:00 a.m.** in Conference Room "A" at the County Administration Building, 810 Court Street, Jackson, California.

A future Technical Advisory Committee (TAC) meeting will be scheduled to conduct an environmental review and make recommendations to the Planning Commission. At this time staff, anticipates that a Mitigated Negative Declaration will be recommended as the appropriate environmental document for this project and a "Notice of Intent" will be filed.

cc: Gina Waklee, Toma & Associates, Inc.
Ken Deaver, Applicant

**APPLICATION FORM AND CHECKLIST FOR
TENTATIVE PARCEL MAP AND SUBDIVISION MAP**

RECEIVED
Amador County

SEP 23 2015

PLANNING DEPARTMENT

The following information shall be included with this application:

1. Parcel Map Number: **2854**
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **Deaver Trust/Ninnis**
Name: **Kenneth Deaver**
Address: **21624 Shenandoah School Road, Plymouth, CA 95669**
Phone: **(209) 245-6661**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **008-100-019**
5. Existing Zoning District: **"C2" Heavy Commercial**
6. General Plan Classification: **Industrial**
7. Date Application Submitted:
8. Proposed Use of Parcels: **Commercial**
9. Special Use Districts (if applicable): **Amador Fire Protection District**
10. Source of Water Supply: **Existing well to be used as common wtr. system**
11. Sewage Disposal System: **Existing common leach field to be expanded**
12. Signature of Landowner/Applicant: _____
13. Signature of Surveyor: _____

The following shall be included with this application:

- ✓ Thirty-five (35) copies of tentative map
Option for 35 copies:
15 copies 18" x 26" in size (folded to 6" x 9-1/2" in size)
20 copies 11" x 17" in size
- ✓ One (1) copy of Assessor's Plat Map
- ✓ Two (2) copies of deed(s)
- ✓ Two (2) copies of completed environmental information form (Sections 19, 30 and 31 require description and photos)
- ✓ Two (2) copies of preliminary map report
- ✓ One (1) reduced 8-1/2" x 11" copy of tentative map
- ✓ Application fee (see Fee Schedule)
- ✓ Copy of receipt of Health Department fee
- ✓ Completed and signed Indemnification Agreement
- ✓ If your project access off a State highway, provide encroachment permit or other pertinent information (e.g., a road maintenance agreement if your project access from a road directly connected to a State highway)

SEP 23 2015

PLANNING DEPARTMENT

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: TENTATIVE PARCEL MAP No. 2854

Date Filed: _____ File No. _____

Applicant/ Developer	<u>DEAVER/NINNIS</u>	Landowner	<u>SAME</u>
Address	<u>21624 SHENANDOAH SCHOOL ROAD PLEASANT HILL, CA 95669</u>	Address	<u>↓</u>
Phone No.	<u>(209) 245-6661</u>	Phone No.	<u>↓</u>

Assessor's Plat Number(s) 008-100-019

Existing Zoning District "C2" HEAVY COMMERCIAL

Existing General Plan INDUSTRIAL

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.

Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

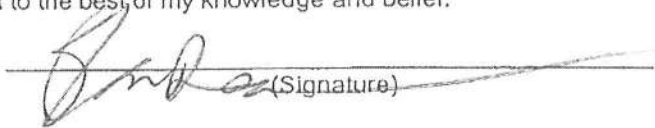
- | YES | NO | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | 24. Site on filled land or on slope 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. 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. Snapshots or "Polaroid" photos will be accepted.
- 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. Snapshots or polaroid photos will be accepted (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features. Snapshots or "Polaroid" photos will be accepted (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 9/20/15

 (Signature)
For _____

Environmental Information Form Deaver/Ninnis Responses

Written project Description:

1. Site Size: 10 +/- acres
2. Square footage of existing/proposed structures: 3 buildings, 15,000 +/- square feet
3. Number of Floors of construction: 1
4. Off Street Parking Provided: Refer to Toma & Associates drawing
5. Source of Water: Existing well
6. Method of Sewage Disposal: Existing septic system
7. Attach Plans: No plans, refer to Toma & Associates drawing.
8. Proposed scheduling of project construction: None at this time
9. Development Stages: None at this time
10. Associated projects: None
11. Subdivision/Land Division Projects: See Toma & Associates proposed map
12. Residential project: N/A
13. Commercial projects: Unknown at this time
14. Industrial Projects: None at this time
15. Institutional Project: None at this time
16. If the project involves a variance, conditional use permit or rezoning – None at this time.

24. Site is partially on filled land – no recent land disturbances – Ground prepped 20 +/- years ago.

Environmental Setting:

29. Project was leveled and prepped 20 years ago. Currently has three buildings, a hardware store, a vacant building available for rent and a veterinary clinic. No special soil, animals or plants.

30. Surrounding properties:

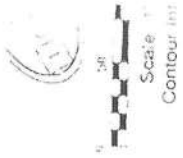
To the North – Rural residences

To the South – Highway 49

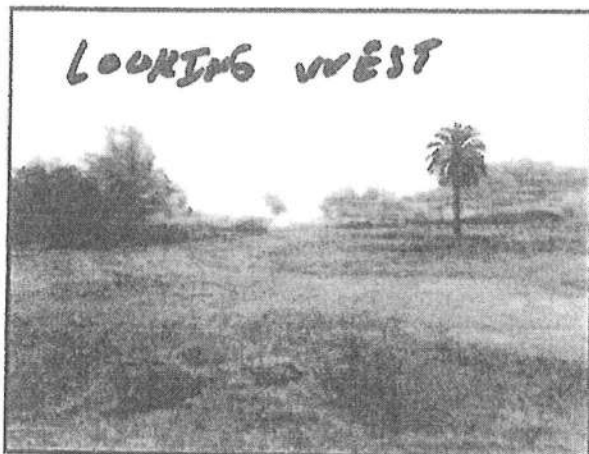
To the East – Rural Residence/vacant commercial property

To the West – Grazing ground and large animal vet.

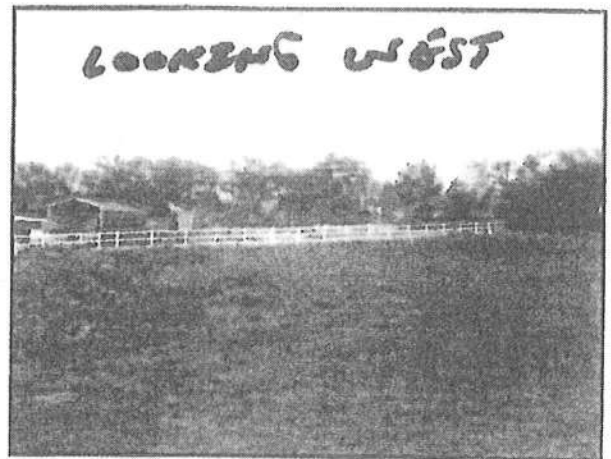
31. Known mine shafts, tunnels, air shafts, open hazardous excavations, etc. – none known.



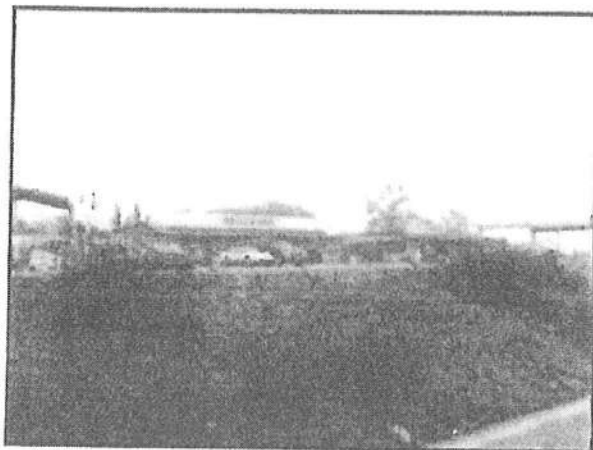
ED ON PARKING REGULATIONS PER
MUNICIPAL CODE CHAPTER 19.36.010B
F. GROSS FLOOR AREA IN A
JT



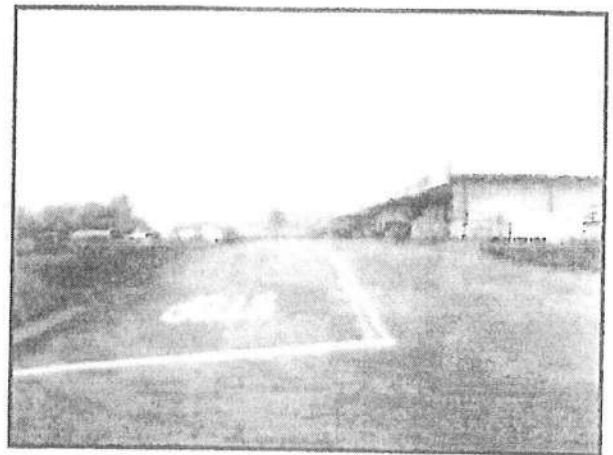
View of excess land



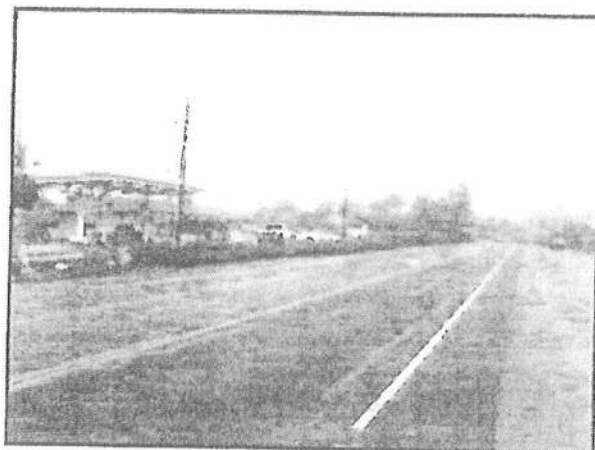
View of excess land



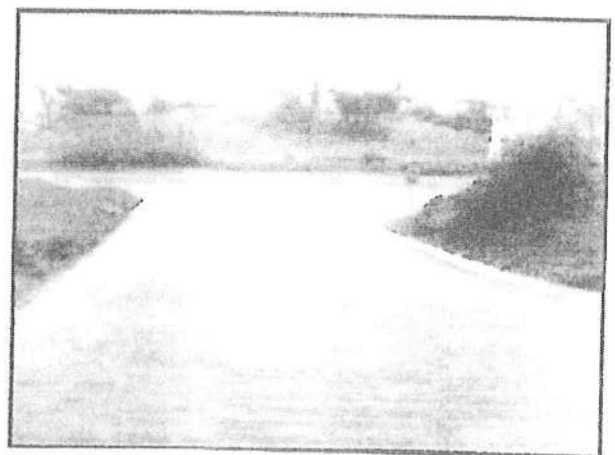
View of subject from Highway 49



Main entrance from Randolph Street



Looking south along Highway 49



Looking east along Randolph Street

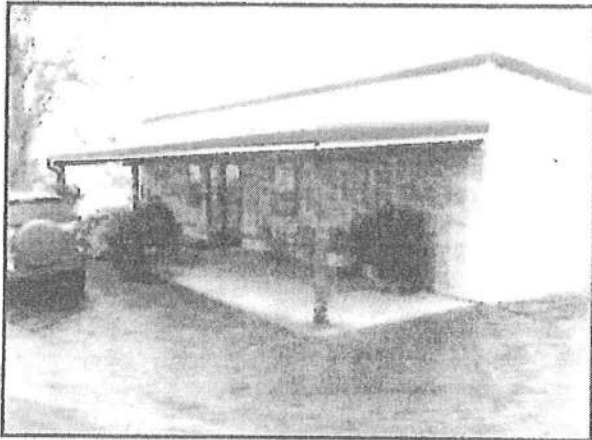
PHOTOGRAPHS



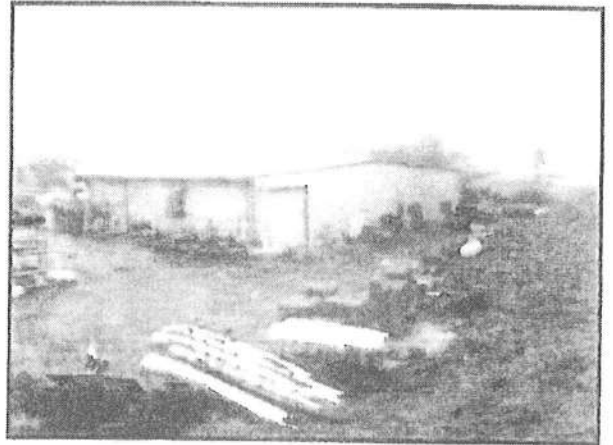
View of hardware store (Building A)



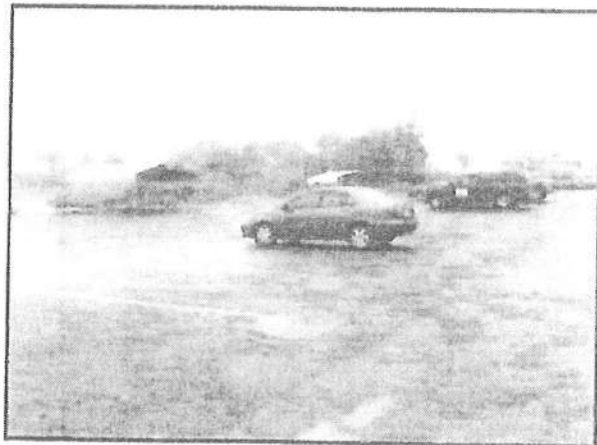
View of hardware store (Building B)



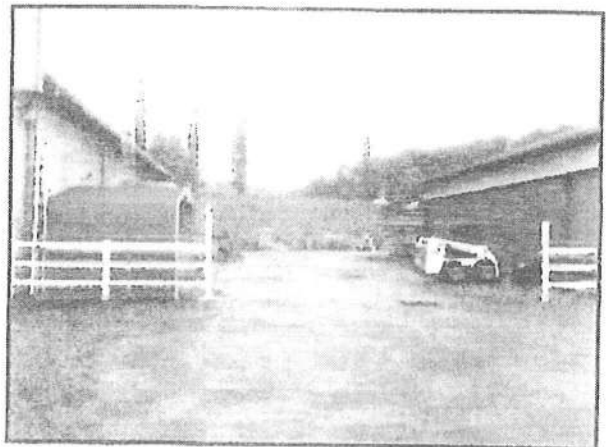
View of veterinary clinic (Building C)



Rear view of hardware store from vet building



Parking lot



Yard storage adjacent to hardware store

Photographs

LOOKING WEST



Surplus Land

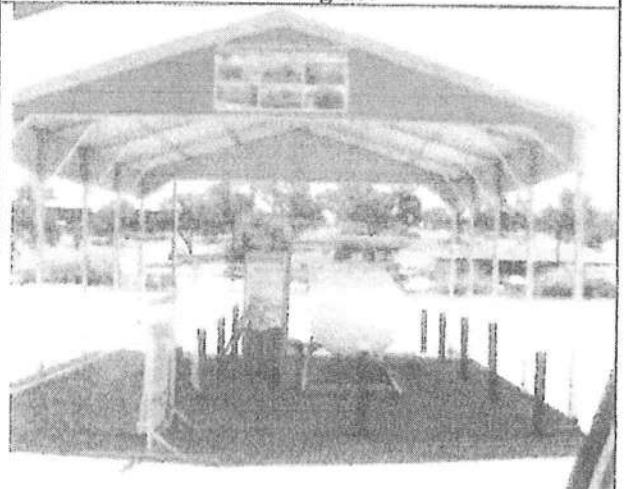
LOOKING EAST



Parking Lot



Parking Lot next to Bldg. 3



Propane Tank

LOOKING SOUTH



Vacant Pad Site

LOOKING SOUTHEAST



Randolph Drive

Item 7

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF February 12, 2019**

Item 7 – Appeal of the Planning Department’s denial of a Use Permit for collector’s car collection pursuant to County Code Section 10.32.030(E), which allows a collector to maintain one or more collector vehicles provided that minimum conditions are met.

Appellant: Dale Schaefer

Supervisory District: 3

Location: 15790 Schaefer Ranch Road, Pioneer, just west of the intersection of Schaefer Ranch Road and Pioneer Creek Road (APN 031-030-002)

A. General Plan Designation: RR - Rural Residential

B. Present Zoning: “R1,” Single Family Residential

C. Acreage Involved: 19.86 acres

D. Background. On June 22, 2017, a complaint of was received by the Amador County Planning Department regarding an accumulation of junk and debris on the subject property. Site visits revealed that, in addition to the junk and debris violation, over 50 inoperable or abandoned vehicles were stored on the property in violation of County’s Abandoned Vehicle Abatement ordinance (County Code Chapter 10.32, attached). The appellant was given an initial deadline of December 8, 2017 to achieve compliance with the violations.

A subsequent site visit in February, 2018 resulted in staff offering a staggered compliance schedule for seven separate sections of the subject property with a final deadline for all sections to be in compliance by September 28, 2018. Continued non-compliance resulted in the matter being forwarded to the Amador County Abatement Board for a recommendation to the Board of Supervisors on October 24, 2018. Prior to the Abatement Board’s hearing, however, the appellant submitted an application for a staff-issued Use Permit for a Collector’s Car Collection pursuant to County Code Chapter 10.32.030(E), which established a stay against enforcement action on the abandoned vehicle violations until the Use Permit process reaches its conclusion. Pictures and descriptions of the vehicles proposed for inclusion in the Use Permit are included with the staff report. (The junk and debris violation was ultimately heard by the Board of Supervisors, and the property owner was given a deadline of February 18, 2019 to abate those violations.)

County Code Section 10.32.030 allows an exception to abandoned vehicle abatement whereby a property owner can apply for a Use Permit for a collection of collector vehicles provided, that the collector first obtains a county use permit as set forth in this subsection for the property where the vehicles are situated. A collector may maintain one

or more collector vehicles on his or her property as long as the following minimum conditions are met:

1. The parcel is at least five acres in size;
2. The storage area does not exceed one-half contiguous acre;
3. The storage area is set back at least thirty feet from all of the parcel's boundary lines;
4. Vehicles stored pursuant to this section shall be maintained in a manner so as not to constitute a health or safety hazard (e.g., no broken glass, no leaking fuel, oil, or other fluids from stored vehicles, no rodents, no refuse, and not stacked on top of one another);
5. Vehicles shall be in lines or rows, and upright;
6. The vehicle storage area shall be cleared of all vegetation which constitutes a fire hazard, refuse, scrap and vehicle parts, including tires, that are not stored within a vehicle;
7. Use permits for collector car collections may be issued by the planning department for collections which comply with all of the criteria set forth in this chapter after notification to all owners of property, as shown on the most recent tax roll, within a distance of at least three hundred feet in all directions from the subject parcel. If the planning department receives opposition to the permit application within ten calendar days after the mailout or if the application in the opinion of the planning department fails to meet said criteria, the permit may be denied. The applicant or any interested person may appeal the planning department's decision to planning commission pursuant to Chapter 19.64 of this code within ten calendar days after said decision. Approved use permits shall become valid following the ten-day appeal period if no appeals are filed.

"Collector vehicles" means "parts vehicles," "special interest vehicles," and "vehicles of historic value," all as defined below, plus parts necessary for the restoration of said collector vehicles.

"Parts vehicle" means a motor vehicle that is owned by a collector to furnish parts for restoration or maintenance of a special interest vehicle or a vehicle of historic value in the custody of that collector, thus enabling a collector to preserve, restore, and maintain a special interest vehicle or a vehicle of historic value.

"Special interest vehicle" means a vehicle of any age that is unaltered from the manufacturer's original specifications and, because of its significance, such as being an out-of-production vehicle, or a model of less than two thousand sold in California in any model year, is being collected, preserved, restored, or maintained for hobby or historical, educational, investment or other purposes.

"Vehicle of historic value" means a vehicle described below:

1. A motor vehicle with an engine of sixteen or more cylinders manufactured prior to 1965;
2. A motor vehicle manufactured in the year 1922 or prior thereto;
3. A vehicle which was manufactured after 1922, is at least twenty-five years old, and is of historical interest;

4. A vehicle which if fully restored would have a higher monetary value than when it was originally sold as a new vehicle.

Following staff's review of the information included in the appellant's Use Permit application, the Use Permit was denied. Based on the information available regarding the condition of the vehicles proposed to be stored in the collection, they appear inconsistent with the definitions of "collector vehicles" as defined by County Code, and the applicant did not demonstrate compliance with the codified conditions of a "collection of collector vehicles," specifically Section 10.32.030(E)4: "Vehicles stored pursuant to this section shall be maintained in a manner so as not to constitute a health or safety hazard (e.g., no broken glass, no leaking fuel, oil, or other fluids from stored vehicles, no rodents, no refuse, and not stacked on top of one another.)"

Following notification that staff had denied the Use Permit, the appellant filed for an appeal to the Planning Commission.

E. Planning Commission Action: Following the public hearing, the Planning Commission may:

1. Deny the appeal and uphold staff's denial of Use Permit; or
2. Grant the appeal and issue the Use Permit with conditions that the Commission deems necessary. If the Planning Commission moves to approve the Use Permit, the decision should be supported by findings and evidence presented in the staff report or during the public hearing.

Chapter 10.32
ABANDONED VEHICLE ABATEMENT

Sections:

- 10.32.010 Declaration of nuisance.
- 10.32.020 Definitions.
- 10.32.030 Exceptions.
- 10.32.040 Chapter not exclusive regulation.
- 10.32.050 Enforcement authority--Right of entry.
- 10.32.060 Contract or franchise--Right of entry for removal of a vehicle.
- 10.32.070 Administrative costs determination.
- 10.32.080 Notice of intention to abate and remove vehicle.
- 10.32.090 Conduct of hearing.
- 10.32.100 Appeal to authority.

Sections: (Continued)

- 10.32.110 Order of vehicle removal--Assessment of costs.
- 10.32.120 Exceptions to hearing requirement.
- 10.32.130 Disposition of vehicle or parts.
- 10.32.140 Notice to Department of Motor Vehicles.
- 10.32.150 Collection of delinquent assessment.
- 10.32.160 Collection of costs.
- 10.32.170 Refusal to remove vehicle--Misdemeanor.

1270

10.32.010 Declaration of nuisance.

In addition to and in accordance with the determination made and the authority granted by the state under Section 22660 of the Vehicle Code to remove abandoned, wrecked, dismantled or inoperable vehicles or parts thereof as public nuisances, the board of supervisors makes the following findings and declarations: The accumulation and storage of abandoned, wrecked, dismantled or inoperable vehicles or parts thereof on private or public property is found to create a condition tending to reduce the value of private property, to promote blight and deterioration, to invite plundering, to create fire hazards, to constitute an attractive nuisance creating hazard to the health and safety of children, to create a harborage for rodents and insects and to be injurious to the health, safety and general welfare. Therefore, the presence of an abandoned, wrecked, dismantled or inoperable vehicle or part thereof, on private or public property, except as expressly hereinafter permitted, is declared to constitute a public nuisance which may be abated as such in this chapter. (Ord. 1706 §1(part), 2011).

10.32.020 Definitions.

As used in this chapter:

- A. "Abandoned vehicle" means a motor vehicle left on a highway, public property or private property in such inoperable or neglected condition that it may be reasonably inferred that the owner's intention is to relinquish all further rights or interests in the vehicle. A vehicle is presumed to be "abandoned" when it is left on a highway for seventy-two hours or more without being moved, is parked, resting or otherwise immobilized on any highway or public right-of-way and lacks an engine, transmission, wheels, tires, doors, windshield, or any other part of equipment necessary to operate safely on the highway. Vehicles found in such a condition on a highway or public right-of-way are presumed to be a hazard to public health, safety and welfare and may be removed immediately upon discovery by a peace officer or other designated employee.
- B. "Authority" means the Amador County abandoned vehicle abatement authority.
- C. "Collector" means the owner of one or more "collector vehicles" as defined in subsection D of this section who collects, purchases, acquires, trades, or disposes of such vehicle, or parts thereof, for his or her own use, in order to preserve, restore, and maintain such vehicle for hobby or historical, educational, investment or other purposes.
- D. "Collector vehicles" means "parts vehicles," "special interest vehicles," and "vehicles of historic value," all as defined in subsections J, L, and N of this section, and parts necessary for the restoration of said collector vehicles.
- E. "Designated employee" means a representative of the Amador County sheriff and/or the code enforcement division of the land use agency.
- F. "Dismantled vehicle" means any motor vehicle that is partially or wholly disassembled.
- G. "Highway" means a way or place of whatever nature, publicly maintained and open to the use of the public for purposes of vehicular travel. "Highway" includes "street."
- H. "Inoperable vehicle" means any motor vehicle that does not meet the definition of an operable vehicle as set forth in subsection I of this section.
- I. "Operable vehicle" means any motor vehicle that meets all of the following requirements:
 - 1. The vehicle must be able to move forward and backward a minimum distance of ten feet using only its own power.
 - 2. All tires on the vehicle must be inflated.

3. All basic electrical and fuel systems on the vehicle must be able to function with manual assistance in order to sustain power.
- J. "Parts vehicle" means a motor vehicle that is owned by a collector to furnish parts for restoration or maintenance of a special interest vehicle or a vehicle of historic value in the custody of that collector, thus enabling a collector to preserve, restore, and maintain a special interest vehicle or a vehicle of historic value.
 - K. "Public property" includes "streets" and "highways."
 - L. "Special interest vehicle" means a vehicle of any age that is unaltered from the manufacturer's original specifications and, because of its significance, such as being an out-of-production vehicle, or a model of less than two thousand sold in California in any model year, is being collected, preserved, restored, or maintained for hobby or historical, educational, investment or other purposes.
 - M. "Vehicle" or "motor vehicle" means a device by which any person or property may be propelled, moved or drawn upon a highway, except a device moved by human power or used exclusively upon stationary rails or tracks.
 - N. "Vehicle of historic value" means a vehicle described in subsection (N)(1), (2), (3) or (4) of this section:
 1. A motor vehicle with an engine of sixteen or more cylinders manufactured prior to 1965;
 2. A motor vehicle manufactured in the year 1922 or prior thereto;
 3. A vehicle which was manufactured after 1922, is at least twenty-five years old, and is of historical interest;
 4. A vehicle which if fully restored would have a higher monetary value than when it was originally sold as a new vehicle.
 - O. "Wrecked vehicle" means any motor vehicle that is damaged to such an extent that it cannot lawfully be operated upon the highway. A vehicle which has been wrecked in a traffic collision, then removed from the roadway to a storage facility, but not yet claimed by its owner, will not be considered an abandoned vehicle. (Ord. 1706 §1(part), 2011).

10.32.030 Exceptions.

This chapter shall not apply to:

- A. Operable vehicles as defined in Section 10.32.020(I);
- B. Inoperable vehicles or parts thereof on any size parcel that are completely enclosed within a building in a lawful manner where they are not visible from the street or other public or private property;
- C. Inoperable vehicles or parts not completely enclosed in a building, but completely screened from unaided view from neighboring properties or public ways by terrain, vegetation, solid wood or masonry fence, solid cover, or otherwise with the approval of the AVA;
- D. Vehicles or parts thereof which are stored or parked in a lawful manner on private appropriately zoned property in connection with the business of a licensed dismantler, licensed vehicle dealer, licensed junk dealer, licensed automotive repair shop, or when such storage or parking is necessary to the operation of a lawfully conducted business or commercial enterprise;
- E. A collection of collector vehicles; provided, that the collector first obtains a county use permit as set forth in this subsection for the property where the vehicles are situated. A collector may maintain one or more collector vehicles on his or her property as long as the following minimum conditions are met. Collectors who have existing collections of collector vehicles as of the effective date of the ordinance

codified in this section shall have until July 1, 2011, to obtain such a use permit without payment of an application fee which may be approved with conditions so as to fall within this section:

1. The parcel is at least five acres in size;
2. The storage area does not exceed one-half contiguous acre;
3. The storage area is set back at least thirty feet from all of the parcel's boundary lines;
4. Vehicles stored pursuant to this section shall be maintained in a manner so as not to constitute a health or safety hazard (e.g., no broken glass, no leaking fuel, oil, or other fluids from stored vehicles, no rodents, no refuse, and not stacked on top of one another);
5. Vehicles shall be in lines or rows, and upright;
6. The vehicle storage area shall be cleared of all vegetation which constitutes a fire hazard, refuse, scrap and vehicle parts, including tires, that are not stored within a vehicle;
7. Use permits for collector car collections may be issued by the planning department for collections which comply with all of the criteria set forth in this chapter after notification to all owners of property, as shown on the most recent tax roll, within a distance of at least three hundred feet in all directions from the subject parcel. If the planning department receives opposition to the permit application within ten calendar days after the mailout or if the application in the opinion of the planning department fails to meet said criteria, the permit may be denied. The applicant or any interested person may appeal the planning department's decision to planning commission pursuant to Chapter 19.64 of this code within ten calendar days after said decision. Approved use permits shall become valid following the ten-day appeal period if no appeals are filed.

F. Nothing in this section shall authorize the maintenance of a public or private nuisance as defined under the provisions of law other than Chapter 10 (commencing with Section 22650) of Division 11 of the Vehicle Code and this chapter. (Ord. 1706 §1(part), 2011).

10.32.040 Chapter not exclusive regulation.

The provisions of this chapter are not the exclusive regulation of abandoned, wrecked, dismantled or inoperable vehicles.

It is in addition to the other regulatory codes, statutes and ordinances heretofore or hereafter enacted by the county, the state or any other legal entity or agency having jurisdiction. (Ord. 1706 §1(part), 2011).

10.32.050 Enforcement authority--Right of entry.

Except as otherwise provided herein, the provisions of this chapter may be administered and enforced by the Amador County sheriff and the code enforcement division of the community development agency. In enforcing this chapter such employees may enter upon private or public property to examine a vehicle or parts thereof, or obtain information as to the identity of a vehicle (and to remove or cause the removal of a vehicle or parts thereof) declared to be a nuisance pursuant to this chapter; provided, however, that such entry shall be made in a lawful manner. (Ord. 1706 §1(part), 2011).

10.32.060 Contract or franchise--Right of entry for removal of a vehicle.

When the board has contracted with or granted a franchise to any person or persons, such person or persons shall be authorized to enter upon private property or public property to remove or cause the removal of a vehicle or parts thereof declared to be a nuisance pursuant to this chapter; provided, however, that such entry shall be made in a lawful manner. (Ord. 1706 §1(part), 2011).

10.32.070 Administrative costs determinat

The authority shall from time to time determine and fix an amount to be assessed as administrative costs (excluding the actual cost of removal of any vehicle or part thereof) under this chapter. Such amount shall be based on an analysis of the staff time reasonably necessary to process each case involving the removal of a vehicle, and shall not exceed the good faith estimate of such administrative costs based on such analysis. (Ord. 1706 §1(part), 2011).

10.32.080 Notice of intention to abate and remove vehicle.

Unless both the property owner and the owner of the vehicle have signed releases authorizing removal and waiving further interest in the vehicle or part thereof, not less than ten days before the date of intended removal of the vehicle pursuant to the provisions of this chapter, a notice of intention to abate and remove the abandoned, wrecked, dismantled or inoperable vehicle shall be sent by the designated employee by registered or certified mail, to the owner of the land on which the vehicle is located, as shown on the last equalized assessment roll, and to the last registered and legal owners of the vehicle, unless the vehicle is in such condition that identification numbers are not available to determine ownership. It shall not be prerequisite to removal of the vehicle pursuant to this section that the return receipt be received showing delivery of the notice. Such notice of intention shall contain a statement that the owner of the property and the owner of the vehicle have a right to request a hearing before the designated employee, at which hearing the property owner may, in lieu of appearing, submit a sworn written statement denying responsibility for the presence of the vehicle on the land, with his reasons for such denial. If such a statement is submitted, it shall be construed as a request for hearing on the issue of assessment of costs which does not require the presence of the property owner submitting such request, although the submission of such a statement shall not preclude the owner from presenting testimony at the hearing if he or she should decide to do so. If, based on the inspection by the designated employee or his designated representative, there is evidence that a known third party who is not the property owner or the vehicle owner left the vehicle on the property without the consent of the vehicle owner or the property owner, the notice referenced above in this section shall be sent to said third party in the manner specified in this section, at the best known address available to the designated employee. The request shall be made to the designated employee within ten days after the mailing of the notice of intention to abate and remove the vehicle. If such a request is not received within such period, the designated employee shall have authority to remove or cause the removal of the vehicle. (Ord. 1706 §1(part), 2011).

10.32.090 Conduct of hearing.

If either the property owner or the vehicle owner requests a hearing within ten days after the mailing of the notice of intention to abate and remove the vehicle, the person or persons making such request shall be entitled to a hearing before the designated employee, who shall hear all facts and testimony the designated employee deems pertinent. (Ord. 1706 §1(part), 2011).

10.32.100 Appeal to authority.

- A. Any interested party may appeal the decision of the designated employee by filing a written notice of appeal with the designated employee within five days of his decision. Appellant shall pay an appeal fee of seventy-five dollars when filing an appeal with the AVA. No such appeal fee shall be required unless the appeal is from such hearing.
- B. Such appeal shall be heard by the authority, which may affirm, amend or reverse the order or take such other action as it deems appropriate.
- C. The authority shall give written notice of the time and place of the hearing to the appellant and those persons specified as entitled to notice under Section 10.32.080.
- D. In conducting the hearing, authority shall not be limited by the technical rules of evidence. (Ord. 1706 §1(part), 2011).

10.32.110 Order of vehicle removal--Assessment of costs.

If no request for a hearing is received by the designated employee within ten days after the notice is mailed, or both the property owner and the owner of the vehicle have signed releases authorizing removal and waiving further interest in the vehicle, and the designated employee finds, at the conclusion of the hearing, that the vehicle or part thereof is abandoned, wrecked, dismantled or inoperable within the meaning of this chapter, and in the event of an appeal to the authority, the authority upholds such officer's findings, such officer may order the vehicle removed from the property as a public nuisance and disposed of as hereinafter provided, and determine the administrative costs and the costs of removal to be charged against the owner of the vehicle, the owner of the property on which it is located, and/or the person who placed the vehicle on the property if that fact has been determined at the hearing. Such officer may impose such conditions and take such other action as he deems appropriate under the circumstances to carry out the purposes of this chapter, including without limitation delaying the time for removal of the vehicle or part thereof if, in his opinion, the circumstances justify it. If the vehicle is ordered removed, the order shall include a description of the vehicle or part thereof and the correct identification number and license number, if available. (Ord. 1706 §1(part), 2011).

10.32.120 Exceptions to hearing requirement.

A hearing as provided above in this chapter shall not be required in the following circumstances:

A. When both the property owner and the owner of the vehicle have signed releases authorizing removal and waiving further interest in the vehicle or part thereof; or

B. When the vehicle is located upon a parcel zoned A, AG or R1-A, or not improved with a residential structure, is inoperable due to the absence of a motor, transmission or wheels and is incapable of being towed, is valued at less than three hundred dollars by the designated employee or any of his designated representatives, the Amador County sheriff or any of his deputies, or any California Highway Patrol officer, is determined by the designated employee or any of his designated representatives to be a public nuisance presenting an immediate threat to public health or safety, and the property owner has signed a release authorizing removal and waiving further interest in the vehicle or part thereof. Prior to final disposition pursuant to Section 10.32.130, of such a low valued vehicle for which evidence of registration is available, the designated employee shall provide notice to the registered and legal owners of intent to dispose of the vehicle or part, and if the vehicle or part is not claimed and removed within ten days after the notice is mailed, from the disposal site to which the vehicle was taken, final disposition may proceed. (Ord. 1706 §1(part), 2011).

10.32.130 Disposition of vehicle or parts.

Vehicles or parts thereof removed pursuant to this chapter may be disposed of by removal to a scrap yard, automobile dismantler's yard, or any suitable site authorized under applicable county ordinances to receive junk and/or dismantled vehicles. After a vehicle or part thereof has been removed, it shall not be reconstructed or made operable, unless it is a vehicle which qualifies for either horseless carriage license plates or historical vehicle license plates, pursuant to Vehicle Code Section 5004, in which case the vehicle may be reconstructed or made operable. (Ord. 1706 §1(part), 2011).

10.32.140 Notice to Department of Motor Vehicles.

Within five days after the date of removal of the vehicle pursuant to this chapter, notice shall be given by the designated employee to the Department of Motor Vehicles, identifying the vehicle or part thereof any evidence of registration available, including, but not limited to, the registration card, certificates of ownership or license plates. (Ord. 1706 §1(part), 2011).

10.32.150 Collection of delinquent assessment.

If the administrative costs and costs of removal are charged against the owner of the land pursuant to Section 10.32.110 and are not paid within thirty days of the date of the order or the final disposition of an appeal therefrom, such costs shall be assessed against the parcel or

land pursuant to Section 25845 of the Government Code, and shall be transmitted to the tax collector for collection subject to collection in any manner specified in said section. Such assessment shall have the same priority as other county taxes. (Ord. 1706 §1(part), 2011).

10.32.160 Collection of costs.

If the administrative costs and costs of removal are not paid within thirty days after the date of the order, or the final disposition of an appeal therefrom, the designated employee shall have the right, in addition to any other manner provided by law for the collection of such costs, to recover such administrative costs and costs of removal from the property, the registered owner and/or legal owner of any vehicle removed from property pursuant to this chapter, and/or from the third party, if any, responsible for placing such vehicle on the property for which it was removed in an action in a court of competent jurisdiction over the amount of such costs. (Ord. 1706 §1(part), 2011).

10.32.170 Refusal to remove vehicle--Misdemeanor.

It is unlawful and a misdemeanor for any person to fail or refuse to remove an abandoned, wrecked, dismantled or inoperable vehicle or part thereof or refuse to abate such nuisance when ordered to do so in accordance with the abatement provisions of this chapter or state law where state law is applicable. This offense is punishable by a fine of not more than five hundred dollars or imprisonment in the county jail not to exceed six months, or by both such fine or imprisonment. (Ord. 1706 §1(part), 2011).

The Amador County Code is current through Ordinance 1755, passed January 26, 2016.

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/>

County Telephone: (209) 223-6472

Code Publishing Company

Jan. 02, 2019

To: Amador County Planning Department
County Administration Center
810 Court St. , Jackson, Ca. 95642

Re: use permit at APN 031030002
15790 Schaefer Ranch Rd.
Pioneer, Ca. 95666

This letter is submitted as a written appeal to the above matter. I totally disagree with your opinion of collector vehicles.

Thank You,



Dale Schaefer

RECEIVED
JAN 02 2019
AMADOR COUNTY
PLANNING DEPARTMENT



AMADOR COUNTY COMMUNITY DEVELOPMENT
AGENCY
PLANNING DEPARTMENT

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

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

November 28, 2018

Dale Schaefer
PO Box 295
Pioneer, CA 95666

RE: APN 031030002; 15790 Schaefer Ranch Road, Pioneer, CA

Dear Mr. Schaefer,

The Planning Department has reviewed your request for a Use Permit for a "Collectors Car Collection" at the above location pursuant to County Code Section 10.32.030E. Based on the information available regarding the condition of the vehicles proposed to be stored in the collection, they appear inconsistent with the definitions and requirements of "collector vehicles" as defined by County Code 10.32.020 and 10.32.030 (see reverse). Therefore, your request for a Use Permit has been denied.

You may appeal this decision to the Planning Commission by submitting a written appeal along with the \$533.00 appeal fee to the Planning Department within 10 days of receipt of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Chuck Beatty".

Chuck Beatty
Planning Director



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

WP 18;10-1

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 DALE SCHWEDER
 Mailing Address P.O. Box 295
 Phone Number 209 295 4869
 Assessor Parcel Number 031-030+002-000

- ✓ 2. Use Permit Applied For:
 ** Excessive Height
 ** Bed and Breakfast Inn
 ** Temporary Caretaker Mobile Home
 ** Mobile Home for Farm Labor Quarters
 ** Other COLLECTOR VEHICLE STORAGE AREA

- ✓ 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).

- N/A 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: \$ 96.00
 Public Works Agency Review Fee: \$ 0
 Environmental Health Review Fee: \$ 0

- N/A 9. If necessary, complete an Environmental Information Form (ask Planning Department Staff).

- N/A 10. Proposed floor plan (Guest House applications only).

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

10-2-18

I have accumulated many old vehicles on my property. The County informed me having these vehicles are not in compliance with county code. To comply we are asking for a use permit to store on this 1/2 acre plot vehicles 25 years or older that have a greater value than their original price.

Dr. Schuyler

INDEMNIFICATION

Project: VEHICLE STORAGE AREA

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

Signature

AMADOR COUNTY VEHICLE LIST 9/28/18

OPERABLE								
	YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.	OPERABLE
1		CADI	BIARRITZ		BLK	4TDX506	1G6AL5791BE623911	YES
2		FORD	THUNDERBIRD		WHITE	AEF818	3Y83Z126097	YES
3		CHRYSLER	CONCORDE		WHITE	3KOJ170		YES
4		FORD	TARUS		SILVER	7PDW953		YES
5		DODGE	DAKOTA		BLUE	4X76484		YES
6		GMC			CREAM	1E83036		YES
7		FORD	F100		GRN	30909P		YES
8		FORD	MUSTANG		GRN	JUDITH4		YES
9		CHEVY	CORVETTE		PUR	3SOF245		YES

NON-OPED- TAGGED FOR REMOVAL IN 16 DAYS OCTOBER 14, 2018 10:00AM								
	YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.	OPERABLE
10		FORD	250		RED	Oregon plate NWW626		NO
11		FORD	ELCAMINO		WHITE	3A39313		NO
12		FORD	F150 RANGER		SILVER	1U46373		NO
13	1972	JEEP	WAGONEER	SW	GRN	2KLC264	J2A144CN14946	NO
14		UNK	UNK	WORK TRK	RUST	J62969	NOTE: CATERPILLAR ON BACK	NO
15		VOLVO	OPEL		WHITE	708MZF		NO
16		CHEVY	10		WHITE	2R65531		NO
17	1986	CHEVY	EEAUVILLE	VA	BRN	5GAB470	J2A144CN14946	NO
18		FORD	UNK			UNK	UNK	NO
19			STDABAKER		CREAM	UNK	483I364	NO
20	1986	FORD	ECOLINE	VN	CREAM	2V93089	1FTES14Y6GHC34595	NO
21		PORSHE	914		YELLOW	2AIR318		NO
22	1980	FORD	ECOLINE	VN	WHITE	1V30847	E38GHHJ5297	NO
23	1984	TOYOTA		PK	CREAM	3M65404	JTRN65DXE5012772	NO
24			STDABAKER		RUST	AEL780	4379268	NO
25		GMC	100				10124CZ5733	NO
26		DODGE			WHITE	NV PLATE 401FEW		NO
27		CADI	ELDORADO		BLK	3U0C911		NO
28	1986	FORD	F250	PM	GRY	2YKB571	1FTHX261XGKB84579	NO
29		VOLKS	1300		BLK	NO PLATE	NO VIN	NO
30		CHEVY	LUV		RED	4E14504	82179101980	NO
31	1969	GMC	1500		ORANGE	88494C	CE10DZA15972	NO
32	1973	FORD	ECOLINE	VN	BLUE	47511R	E14GHS42953	NO
33	1962	CHEVY	20	PK	RUST	5L53789	2C2540123557	NO
34		BUICK			COPPER		4R35K8X110034	NO

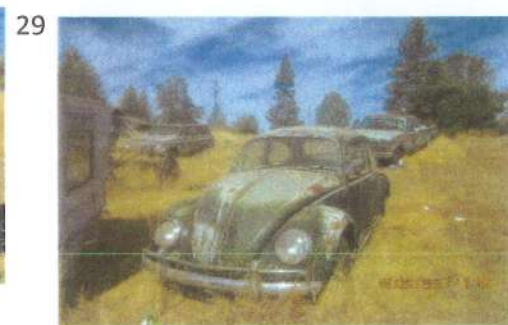
	YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.	OPERABLE
35		CHEVY			BLK	A26935		NO
36		VOLKS	BEETLE		ORANGE	ULD130		NO
37		INTERNATIO NAL			GRN	NO PLATE	NO VIN	NO
38		YORK	HOOVER		RUST		3451446	NO
39		CHEVY	SPARTAN		GOLD	B97819		NO
40	1973	FORD	F350	PU	WHITE	17900P	F35YRR50840	NO
41	1977	BUICK	CONTIN	SD	CREAM	2RZX324	7Y895917679	NO
42		CHRY	NEW YORK		GREY	670THG	CS23T7C148125	NO
43		OPEL	MANTA		BLUE	POEMIE	OL77MC9965257	NO
44		CHEVY	20		BLUE	NV PLATE 760HCH	CGY253U104312	NO
45		CHEVY	20		BLUE	58605L	CGE252U150619	NO
46		CHEVY	APACHE		WHITE	D35742	1C1542112554	NO
47		CHEVY	LUX		BLUE	1U38319		NO
48	1972	GMC	6500	FB	WHITE	1P87798	TTM63WB531225	NO

GOT METAL REMOVAL- NON-OPED- TAGGED FOR REMOVAL IN 16 DAYS OCTOBER 14, 2018 10:00AM								
	YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.	OPERABLE
49		CHEVY	SPRINT		GOLD	1RNU680		NO
50		CHEVY	SPRINT		BLUE	2GQM733		NO
51		GMC	VANTURA		BLU/WT	1N16981		NO
52								NO
53								NO
54								NO
55								NO
56								NO
57								NO
58								NO
59								NO
60								NO
61								NO

NO LETTER- NO RECORD
LETTER

IN ORDER FROM LIST







46



47



48



49



50



51

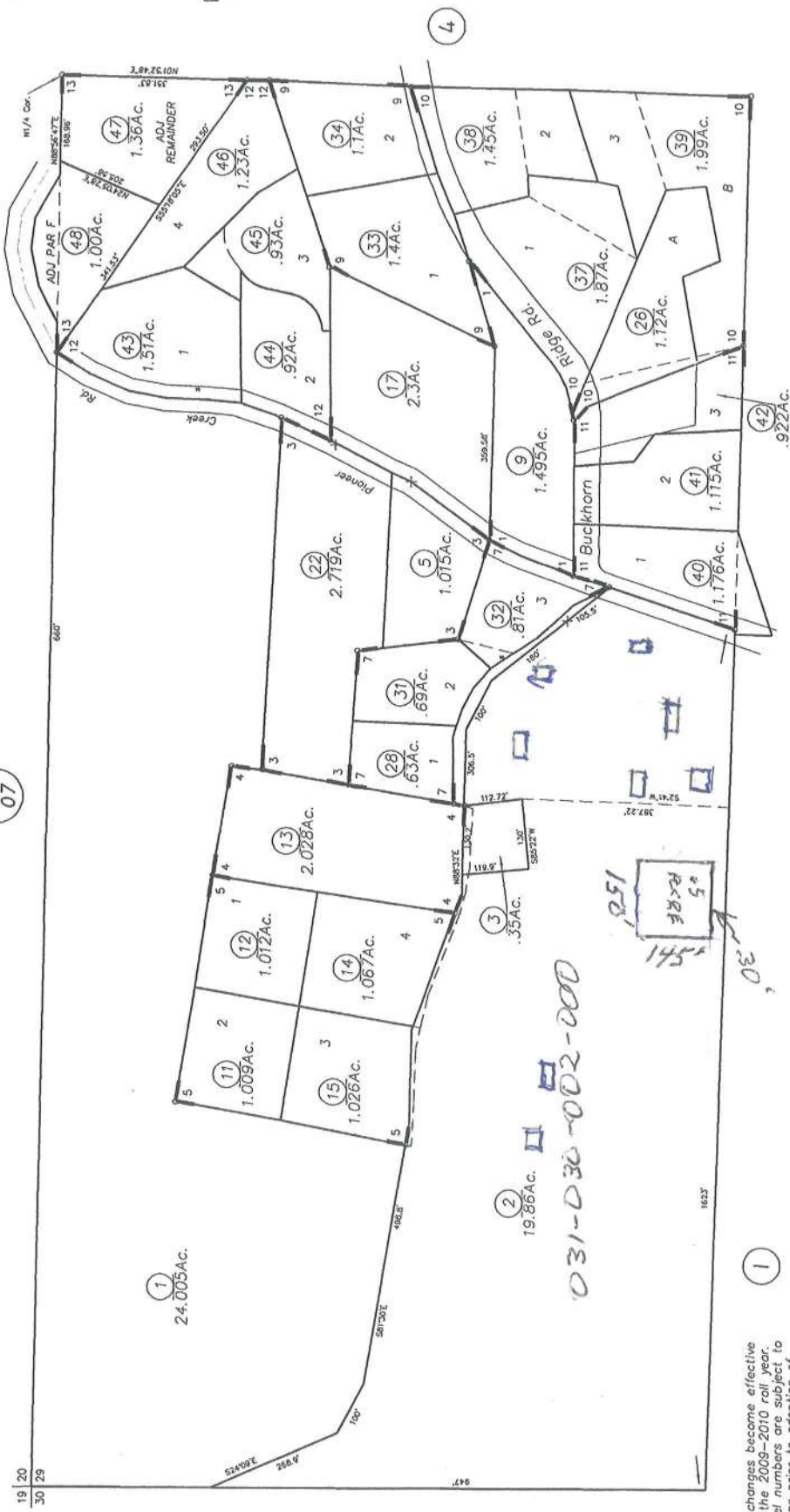


#	NADA APPRAISAL GUIDE 2018	New	Restored
10	1969 Ford FV Red.	2908	34,800
11	1977 Ranchero white.	4315	36,800
12	1978 Ford FV F-150 Gray	4729	21,225
13	1971 Jeep Wagoneer	4447	20,400
14	mining Equip -		
15	1975 Opel 1900 white	445	9550
16	1972 Chevy Van white	2897	3975
17	Gone		
18	1928 Studebaker	1665	13750
19	1947 Studebaker Landcruiser	2043	32700
20	Gone		
21	1970 Porsche 914	3595	28100
22	1974 Ford Box Van	3523	9,200
23	Gone		
24	1950 Studebaker Land Cruiser	2187	31,100
25	1952 GMC Panel 100	—	65,000
26	Gone		
27	1979 cad Eldorado	14668	15500
28	1986 Ford FV Diesel	4465	11800
29	1978 VW 1300 Bug	5695	36300
30	1980 Chevy Lev FV 4WD	4612	6700
31	1960 GMC FV 20	2189	67700
32	1969 Ford Econoline 100	2489	7650
33	1962 Chevy 20 FV	2189	67700
34	1977 Buick Century Wagon	5219	6375
35	1946 Chevy Truck	1235	35300
36	1966 VW Bug 1300	2025	36600
37	1942 International	—	16,010

RECEIVED
 Amador County
 OCT 25 2018
 CODE ENFORCEMENT

#		New	Restored
38	1948 International mail Truck	1785	30,300
39	mining equipment -		
40	1973 Ford F350 PU LB	3189	30800
41	1977 Lincoln Mark 5	11396	26900
42	1970 Chrysler New Yorker	4681	9650
43	1973 Opel Blue Max	3110	11450
44	1972 Chevy Van 20	3480	4150
45	1972 Chevy Van 20	3034	3100
46	1960 Chevy PU step side Apache 10	2028	45300
47	1980 Chevy Low PU 4WD	4612	6700
48	minc equipment -		
49	Gone - To Scrap		
50	Gone - To Scrap		
51	Gone To Scrap - Keeping Engine -		

23
07



- 1- R.M. Bk.06, Pg.12
- 2- R.M. Bk.07, Pg.11 (09/21/90)
- 3- R.M. Bk.07, Pg.51 (03/07/91)
- 4- R.M. Bk.10, Pg.08 (07/25/93)
- 5- R.M. Bk.10, Pg.21 (04/03/93)
- 6- R.M. Bk.13, Pg.51
- 7- R.M. Bk.19, Pg.75 (12/21/71)
- 8- R.M. Bk.21, Pg.84 (11/02/72)
- 9- R.M. Bk.25, Pg.82 (07/22/75)
- 10- R.M. Bk.41, Pg.92 (08/21/87)
- 11- R.M. Bk.44, Pg.68 (07/19/90)
- 12- R.M. Bk.45, Pg.80 (09/06/91)
- 13- R.M. Bk.60, Pg.91 (09/06/98)

Map changes become effective with the 2009-2010 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

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.

(48)

19.86 AC. □ □
031-030-002-000

Owner Dale Schaefer 295-4869
Collector Vehicles Storage Area
Physical address 15790 Schaefer Rd, Pioneer, 95666



**ABANDONED VEHICLE
ABATEMENT SERVICE AUTHORITY**
COUNTY ADMINISTRATION CENTER

810 Court Street
Jackson, CA 95642-2132
Telephone: (209) 223-6565

Date: October 15, 2018



To: Dale Schaefer
PO Box 295
Pioneer, CA 95666

Affected Property: Assessor's Parcel Number: 031-030-002-000
Address: 15790 Schaefer Ranch Rd, Pioneer, CA 95666

Good afternoon Dale,

This is a follow up letter to our conversation with you and your brother Carl today. A week extension has been granted in order for you to produce a list in regards to your collector vehicles, remove or store in an enclosure all vehicle parts and tires, and to remove two vehicles on the list that do not currently qualify as a collector vehicle.

On October 25, 2018 at 12:00 PM, a final inspection will be performed to verify the following and all items listed below must be done to avoid administrative charges:

Vehicle parts and tires:

Option 1: removed from property

Option 2: stored in an enclosed structure

Option 3: Vehicle parts and tires must be moved from behind the fence area to the front area and must be disposed of by November 3, 2018. They can be taken to a licensed recycle facility for a fee (MUST SHOW DISPOSAL SLIP) or taken to the Pioneer Neighborhood Cleanup held at the Mace Meadows Golf Course between 9-2PM for free disposal (see attached flyer). You can only legally transport 9 tires at a time. An inspection will be done on November 7, 2018 to verify it has been done. If any vehicle parts or tires are left; they will be removed and administrative costs will be charged to the owner (Dale Schaefer).

Collector's List:

A list with the year, make, model, purchase value, and value if sold today. Also, place the number corresponding to the vehicle (noted first on the vehicle list) next to each vehicle listed on your list. This list will be placed on file with the Planning Department. As of now, vehicles on this list will be placed on hold until the Planning Department has made their decision in regards to the Collector's Permit. Please note, if the Collector's Permit is denied, the process will continue where it left off and your options will be to remove all vehicles or stored them in an enclosed structure or prove they are operable. A 30 day period will be set and compliance must be shown or the abatement process will proceed forward. If your permit is approved, the Planning Department will inform you of the next step. Please note the following must be done:

(back)

1. The parcel is at least five acres in size;
2. The storage area does not exceed one-half contiguous acre;
3. The storage area is set back at least thirty feet from all of the parcel's boundary lines;
4. Vehicles stored pursuant to this section shall be maintained in a manner so as not to constitute a health or safety hazard (e.g., no broken glass, no leaking fuel, oil, or other fluids from stored vehicles, no rodents, no refuse, and not stacked on top of one another);
5. Vehicles shall be in lines or rows, and upright;
6. The vehicle storage area shall be cleared of all vegetation which constitutes a fire hazard, refuse, scrap and vehicle parts, including tires, that are not stored within a vehicle;

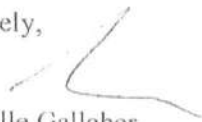
Vehicles not on Collector's List:

The following vehicles must be removed by October 25, 2018 or administration costs will be charged to the owner (Dale Schaefer):

#26 Dodge License NV Plate 401FEW
48 GMC 6500 License 1P87798

Contact my office at (209) 223-6565 Monday through Friday 8:00 A.M. to 4:30 P.M. if you have any questions.

Sincerely,



Michelle Gallaher
Code Enforcement Officer

Attached:

Clean up Flyer
Vehicle List



**ABANDONED VEHICLE
ABATEMENT SERVICE AUTHORITY**
COUNTY ADMINISTRATION CENTER

810 Court Street
Jackson, CA 95642-2132
Telephone: (209) 223-6565

Date: September 28, 2018 CERTIFIED MAIL: *7017338000057815735

Registered Owner:	
DALE LAWRENCE SCHAEFER PO BOX 295 PIONEER CA, 95666	
Property Owner:	Other Responsible Party:
DALE SCHAEFER PO BOX 295 PIONEER CA, 95666	

RE: Abandoned and/or Inoperable Vehicle(s)

Case #	A17-50
APN	031-030-002-000

NOTICE TO ABOVE OWNERS:

A complaint has been received by this office regarding the following vehicle(s) located at:
15790 SCHAEFER RANCH RD, PIONEER, CA 95666

YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.
1973	FORD	ECONOLI	VN	BLUE	47511R	E14GHS42953

Pursuant to California Vehicle Code Section 22661, please be advised that it is the intent of this office to abate and remove the above-referenced vehicle(s) as a public nuisance 10 days from the mailing date of this notice.

You are entitled to a hearing upon request. Said request must be made in writing, to the Amador County Planning Department, Code Enforcement, within ten (10) days from the postmark date of this notice. If a request for a hearing is not received, the vehicle(s) will be removed and disposed of, per applicable law and ordinance, and you will be liable for removal and administration costs.

In the event you are the owner of the property on which this nuisance is presently located, you may appear in person at a hearing or may submit a sworn written statement denying responsibility for the presence of the vehicle(s) on the land, with your reasons for such denial, in lieu of appearing. Should you fail to do so, the cost of removal and administration may be assessed against the property upon which the vehicle(s) is/are located.

If you have any questions, please contact the Code Enforcement Division at (209) 223-6565 between the hours of 8:00 a.m. and 4:30 p.m. (Monday through Friday).

Sincerely,

Michelle Gallaher
Code Enforcement Officer



**ABANDONED VEHICLE
ABATEMENT SERVICE AUTHORITY**
COUNTY ADMINISTRATION CENTER

810 Court Street
Jackson, CA 95642-2132
Telephone: (209) 223-6565

Date: September 28, 2018 CERTIFIED MAIL: *7017338000057815735

Registered Owner:	
DALE SCHAEFER PO BOX 295 PIONEER CA, 95666	
Property Owner:	Other Responsible Party:
DALE SCHAEFER PO BOX 295 PIONEER CA, 95666	

RE: Abandoned and/or Inoperable Vehicle(s)

Case #	A17-50
APN	031-030-002-000

NOTICE TO ABOVE OWNERS:

A complaint has been received by this office regarding the following vehicle(s) located at:
15790 SCHAEFER RANCH RD, PIONEER, CA 95666

YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.
1977	LCONT		SD	CREAM	2RZX324	7Y89S917679

Pursuant to California Vehicle Code Section 22661, please be advised that it is the intent of this office to abate and remove the above-referenced vehicle(s) as a public nuisance 10 days from the mailing date of this notice.

You are entitled to a hearing upon request. Said request must be made in writing, to the Amador County Planning Department, Code Enforcement, within ten (10) days from the postmark date of this notice. If a request for a hearing is not received, the vehicle(s) will be removed and disposed of, per applicable law and ordinance, and you will be liable for removal and administration costs.

In the event you are the owner of the property on which this nuisance is presently located, you may appear in person at a hearing or may submit a sworn written statement denying responsibility for the presence of the vehicle(s) on the land, with your reasons for such denial, in lieu of appearing. Should you fail to do so, the cost of removal and administration may be assessed against the property upon which the vehicle(s) is/are located.

If you have any questions, please contact the Code Enforcement Division at (209) 223-6565 between the hours of 8:00 a.m. and 4:30 p.m. (Monday through Friday).

Sincerely,

Michelle Gallaher
Code Enforcement Officer



**ABANDONED VEHICLE
ABATEMENT SERVICE AUTHORITY**
COUNTY ADMINISTRATION CENTER

810 Court Street
Jackson, CA 95642-2132
Telephone: (209) 223-6565

Date: September 28, 2018 CERTIFIED MAIL: *7017338000057815735

Registered Owner:	
DALE LAWRENCE SCHAEFER PO BOX 295 PIONEER CA, 95666	
Property Owner:	Other Responsible Party:
DALE SCHAEFER PO BOX 295 PIONEER CA, 95666	

RE: Abandoned and/or Inoperable Vehicle(s)

Case #	A17-50
APN	031-030-002-000

NOTICE TO ABOVE OWNERS:

A complaint has been received by this office regarding the following vehicle(s) located at:
15790 SCHAEFER RANCH RD, PIONEER, CA 95666

YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.
1973	FORD	F350	PU	WHITE	17900P	F35YRR50840

Pursuant to California Vehicle Code Section 22661, please be advised that it is the intent of this office to abate and remove the above-referenced vehicle(s) as a public nuisance 10 days from the mailing date of this notice.

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Sincerely,

Michelle Gallaher
Code Enforcement Officer



ABANDONED VEHICLE ABATEMENT SERVICE AUTHORITY

COUNTY ADMINISTRATION CENTER

810 Court Street
Jackson, CA 95642-2132
Telephone: (209) 223-6565

Date: September 28, 2018 CERTIFIED MAIL: *7017338000057815735

Registered Owner:	
DALE LAWRENCE SCHAEFER PO BOX 295 PIONEER CA, 95666	
Property Owner:	Other Responsible Party:
DALE SCHAEFER PO BOX 295 PIONEER CA, 95666	

RE: Abandoned and/or Inoperable Vehicle(s)

Case #	A17-50
APN	031-030-002-000

NOTICE TO ABOVE OWNERS:

A complaint has been received by this office regarding the following vehicle(s) located at:
15790 SCHAEFER RANCH RD, PIONEER, CA 95666

YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.
1980	FORD	ECONOLI	VN	WHITE	1V30847	E38GHHJ5297

Pursuant to California Vehicle Code Section 22661, please be advised that it is the intent of this office to abate and remove the above-referenced vehicle(s) as a public nuisance 10 days from the mailing date of this notice.

You are entitled to a hearing upon request. Said request must be made in writing, to the Amador County Planning Department, Code Enforcement, within ten (10) days from the postmark date of this notice. If a request for a hearing is not received, the vehicle(s) will be removed and disposed of, per applicable law and ordinance, and you will be liable for removal and administration costs.

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If you have any questions, please contact the Code Enforcement Division at (209) 223-6565 between the hours of 8:00 a.m. and 4:30 p.m. (Monday through Friday).

Sincerely,

Michelle Gallaher
Code Enforcement Officer



ABANDONED VEHICLE ABATEMENT SERVICE AUTHORITY

COUNTY ADMINISTRATION CENTER

810 Court Street
Jackson, CA 95642-2132
Telephone: (209) 223-6565

Date: September 28, 2018 CERTIFIED MAIL: *7017338000057815735

Registered Owner:	
DALE SCHAEFER PO BOX 295 PIONEER CA, 95666	
Property Owner:	Other Responsible Party:
DALE SCHAEFER PO BOX 295 PIONEER CA, 95666	

RE: Abandoned and/or Inoperable Vehicle(s)

Case #	A17-50
APN	031-030-002-000

NOTICE TO ABOVE OWNERS:

A complaint has been received by this office regarding the following vehicle(s) located at:
15790 SCHAEFER RANCH RD, PIONEER, CA 95666

YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.
1986	FORD	ECONOLI	VN	CREAM	2V93089	1FTES14Y6GHC34595

Pursuant to California Vehicle Code Section 22661, please be advised that it is the intent of this office to abate and remove the above-referenced vehicle(s) as a public nuisance 10 days from the mailing date of this notice.

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Sincerely,

Michelle Gallaher
Code Enforcement Officer



ABANDONED VEHICLE ABATEMENT SERVICE AUTHORITY

COUNTY ADMINISTRATION CENTER

810 Court Street
Jackson, CA 95642-2132
Telephone: (209) 223-6565

Date: September 28, 2018 CERTIFIED MAIL: *7017338000057815728

Registered Owner:	
CARL DANIEL SCHAEFER OR JUDITH D 848 E STATE HWY 88 JACKSON, CA 95642	
Property Owner:	Other Responsible Party:
DALE SCHAEFER PO BOX 295 PIONEER CA, 95666	

RE: Abandoned and/or Inoperable Vehicle(s)

Case #	A17-50
APN	031-030-002-000

NOTICE TO ABOVE OWNERS:

A complaint has been received by this office regarding the following vehicle(s) located at:
15790 SCHAEFER RANCH RD, PIONEER, CA 95666

YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.
1984	TOYOTA		PK	CREAM	3M65404	JTRN65DXE5012772

Pursuant to California Vehicle Code Section 22661, please be advised that it is the intent of this office to abate and remove the above-referenced vehicle(s) as a public nuisance 10 days from the mailing date of this notice.

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Sincerely,

Michelle Gallaher
Code Enforcement Officer



**ABANDONED VEHICLE
ABATEMENT SERVICE AUTHORITY**
COUNTY ADMINISTRATION CENTER

810 Court Street
Jackson, CA 95642-2132
Telephone: (209) 223-6565

Date: September 28, 2018 CERTIFIED MAIL: *7017338000057815728

Registered Owner:	
CARL DANIEL SCHAEFER 848 E STATE HWY 88 JACKSON, CA 95642	
Property Owner:	Other Responsible Party:
DALE SCHAEFER PO BOX 295 PIONEER CA, 95666	

RE: Abandoned and/or Inoperable Vehicle(s)

Case #	A17-50
APN	031-030-002-000

NOTICE TO ABOVE OWNERS:

A complaint has been received by this office regarding the following vehicle(s) located at:
15790 SCHAEFER RANCH RD, PIONEER, CA 95666

YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.
1972	GMC	6500	FB	WHITE	1P87798	TTM63WV531225

Pursuant to California Vehicle Code Section 22661, please be advised that it is the intent of this office to abate and remove the above-referenced vehicle(s) as a public nuisance 10 days from the mailing date of this notice.

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If you have any questions, please contact the Code Enforcement Division at (209) 223-6565 between the hours of 8:00 a.m. and 4:30 p.m. (Monday through Friday).

Sincerely,

Michelle Gallaher
Code Enforcement Officer



ABANDONED VEHICLE ABATEMENT SERVICE AUTHORITY

COUNTY ADMINISTRATION CENTER

810 Court Street
Jackson, CA 95642-2132
Telephone: (209) 223-6565

Date: September 28, 2018 CERTIFIED MAIL: *7017338000057815728

Registered Owner:	
CARL DANIEL SCHAEFER 848 E STATE HWY 88 JACKSON, CA 95642	
Property Owner:	Other Responsible Party:
DALE SCHAEFER PO BOX 295 PIONEER CA, 95666	

RE: Abandoned and/or Inoperable Vehicle(s)

Case #	A17-50
APN	031-030-002-000

NOTICE TO ABOVE OWNERS:

A complaint has been received by this office regarding the following vehicle(s) located at:
15790 SCHAEFER RANCH RD, PIONEER, CA 95666

YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.
1986	CHEVY	EEAUVILLE	VA	BRWN	5GAB470	J2A144CN14946

Pursuant to California Vehicle Code Section 22661, please be advised that it is the intent of this office to abate and remove the above-referenced vehicle(s) as a public nuisance 10 days from the mailing date of this notice.

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If you have any questions, please contact the Code Enforcement Division at (209) 223-6565 between the hours of 8:00 a.m. and 4:30 p.m. (Monday through Friday).

Sincerely,

Michelle Gallaher
Code Enforcement Officer



**ABANDONED VEHICLE
ABATEMENT SERVICE AUTHORITY**
COUNTY ADMINISTRATION CENTER

810 Court Street
Jackson, CA 95642-2132
Telephone: (209) 223-6565

Date: September 28, 2018 CERTIFIED MAIL: *7017338000057815759

Registered Owner:	
ROBERT JR JACKSON 16091 OVERLOOK TER PIONEER, CA 95666	
Property Owner:	Other Responsible Party:
DALE SCHAEFER PO BOX 295 PIONEER CA, 95666	

RE: Abandoned and/or Inoperable Vehicle(s)

Case #	A17-50
APN	031-030-002-000

NOTICE TO ABOVE OWNERS:

A complaint has been received by this office regarding the following vehicle(s) located at:
15790 SCHAEFER RANCH RD, PIONEER, CA 95666

YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.
1962	CHEVY	20	PK	RUST	5L53789	2C2540123557

Pursuant to California Vehicle Code Section 22661, please be advised that it is the intent of this office to abate and remove the above-referenced vehicle(s) as a public nuisance 10 days from the mailing date of this notice.

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If you have any questions, please contact the Code Enforcement Division at (209) 223-6565 between the hours of 8:00 a.m. and 4:30 p.m. (Monday through Friday).

Sincerely,

Michelle Gallaher
Code Enforcement Officer



ABANDONED VEHICLE ABATEMENT SERVICE AUTHORITY

COUNTY ADMINISTRATION CENTER

810 Court Street
Jackson, CA 95642-2132
Telephone: (209) 223-6565

Date: September 28, 2018 CERTIFIED MAIL: *7017338000057815711

Registered Owner: LAWRENCE JOHN SCHAEFER OR LYNETTE FRANCES PO BOX 295 PIONEER CA, 95666	
Property Owner: DALE SCHAEFER PO BOX 295 PIONEER CA, 95666	Other Responsible Party:

RE: Abandoned and/or Inoperable Vehicle(s)

Case #	A17-50
APN	031-030-002-000

NOTICE TO ABOVE OWNERS:

A complaint has been received by this office regarding the following vehicle(s) located at:
15790 SCHAEFER RANCH RD, PIONEER, CA 95666

YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.
1972	JEEP	WAGONR	SW	GRN	2KLC264	J2A144CN14946

Pursuant to California Vehicle Code Section 22661, please be advised that it is the intent of this office to abate and remove the above-referenced vehicle(s) as a public nuisance 10 days from the mailing date of this notice.

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If you have any questions, please contact the Code Enforcement Division at (209) 223-6565 between the hours of 8:00 a.m. and 4:30 p.m. (Monday through Friday).

Sincerely,

Michelle Gallaher
Code Enforcement Officer



ABANDONED VEHICLE ABATEMENT SERVICE AUTHORITY

COUNTY ADMINISTRATION CENTER

810 Court Street
Jackson, CA 95642-2132
Telephone: (209) 223-6565

Date: September 23, 2018 CERTIFIED MAIL: *7017338000057815711

Registered Owner:	
LAWRENCE JOHN SCHAEFER OR LYNETTE FRANCES PO BOX 295 PIONEER CA, 95666	
Property Owner:	Other Responsible Party:
DALE SCHAEFER PO BOX 295 PIONEER CA, 95666	

RE: Abandoned and/or Inoperable Vehicle(s)

Case #	A17-50
APN	031-030-002-000

NOTICE TO ABOVE OWNERS:

A complaint has been received by this office regarding the following vehicle(s) located at:
15790 SCHAEFER RANCH RD, PIONEER, CA 95666

YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.
1969	GMC	1500	PUCE1570 D	ORANGE	88494C	CE10DZA15972

Pursuant to California Vehicle Code Section 22661, please be advised that it is the intent of this office to abate and remove the above-referenced vehicle(s) as a public nuisance 10 days from the mailing date of this notice.

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Sincerely,

Michelle Gallaher
Code Enforcement Officer



ABANDONED VEHICLE ABATEMENT SERVICE AUTHORITY

COUNTY ADMINISTRATION CENTER

810 Court Street
Jackson, CA 95642-2132
Telephone: (209) 223-6565

Date: September 28, 2018 CERTIFIED MAIL: *7017338000057815742

Registered Owner: DAVID MENDONCA OR ALBERTA ROSE 24301 CARSON DR PIONEER, CA 95666	
Property Owner: DALE SCHAEFER PO BOX 295 PIONEER CA, 95666	
Other Responsible Party:	

RE: Abandoned and/or Inoperable Vehicle(s)

Case #	A17-50
APN	031-030-002-000

NOTICE TO ABOVE OWNERS:

A complaint has been received by this office regarding the following vehicle(s) located at:
15790 SCHAEFER RANCH RD, PIONEER, CA 95666

YEAR	MAKE	MODEL	BODY	COLOR	LICENSE	VIN NO.
1986	FORD	F250	PM	GREY	2YKB571	1FTHX261XGKB84579

Pursuant to California Vehicle Code Section 22661, please be advised that it is the intent of this office to abate and remove the above-referenced vehicle(s) as a public nuisance 10 days from the mailing date of this notice.

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Sincerely,

Michelle Gallaher
Code Enforcement Officer



CODE ENFORCEMENT
COUNTY ADMINISTRATION CENTER

810 Court Street • Jackson, CA 95642-2132
Telephone: (209) 223-6565

Compliance Agreement

Date: February 15, 2018

To: Dale Schaefer
PO Box 295
Pioneer, CA 95666

Affected Property: Assessor's Parcel Number: 031-030-002-000
Address: 15790 Schaefer Ranch Rd, Pioneer, CA 95666

Dear Mr. Schaefer,

This is a follow up of our recent meeting held on Thursday, February 8, 2018, at 10:00 AM. Present was Michelle Gallaher (Code Enforcement), Chuck Beatty (Planning), Grace Pak (County Counsel), Armando Navarro (Got Metal?), Carl Schaefer (Brother of Owner), and Dale Schaefer (Owner). This letter will act as an agreement for compliance for the following violations noted on your Abatement Notice dated December 8, 2017.

The alleged violation(s) is/are as follows:

CODE SECTION(S):

- Amador County Municipal Code Sections 19.48.130(A) (Junk and Debris)
- Amador County Municipal Code 10.32 (Abandoned Vehicle Abatement)
- Amador County Municipal Code Sections 19.48.080(A) (Recreational Vehicles)
- Added after 2/8/18 inspection walk: California Penal Code Section 402b : Appliances & Refrigerators

DESCRIPTION OF VIOLATION(S):

- Accumulation of household items, miscellaneous metal, over 20 vehicles, trailers, boats, appliances and large equipment.

TO REMEDY THESE VIOLATIONS:

- All items (except vehicles that are proven to be operable and an additional non-operable 15 vehicles must be stored in a 10'x 20' area and screened. Items that do not fit in the 10'x 20' area must either be stored in an enclosed area or removed from the property. Vehicles that are proven to be operable by moving 10ft forward and 10ft back on its own power, tires inflated, and all electrical components work, can be

stored anywhere on the property. RV's with an engine must be shown to be operable and can be stored anywhere on the property. Only two trailers without an engine are allowed to be stored on a property unless the additional trailers are stored in an enclosed area. All large commercial vehicles and heavy machinery must be moved behind the fence. All appliances not being used must either be stored indoors or removed immediately. "Got Metal?" has agreed to move all appliances free of charge with no percentage of return since the refrigerators, etc. must be disposed of properly due to hazardous material. Please contact him immediately to set an appointment for him to remove or properly dispose of them using another company or on your own. Any agreements you enter with "Got Metal?" are between you and the company. The County has brought him as only a resource from the list of three-dismantler (attached) given to you over the course of the case proceedings to assist you in getting into compliance. Note: Any disposal of material, vehicles, etc., will require you to keep the receipt to show proof of proper disposal. Please be ready to show receipts at follow-up inspections. Tires must be stored indoors only. Vehicles being removed by the County may include 4 additional tires be placed in the vehicle for disposal as long as it does not impede the front seat area. The County will remove only 8 vehicles and unlimited motorcycles free of charge at this time. A removal fee will be charged for more than 8 vehicles. Per our agreement, starting March 30, 2018, a series of inspections will be performed each month on an assigned section of your property. Each section must be completed on or before the scheduled inspection to show compliance (see attached map). If the assigned section is not completed by the inspection date, an abatement hearing will be scheduled and all vehicles will tagged for abatement. It is important all areas are worked on, but focus on the area that is assigned for that inspection to avoid non-compliance. We have agreed each section is manageable and can be done in the allotted time.

- Per our agreement, here is a list of the inspection dates set for each section (see attached map).
- Section 1: March 30, 2018, at 10:00AM. This area consists of the driveway and along the area of the house to the start of the corner of the gate. In addition, the appliances in Section 7 must be either stored indoors or removed.
- Section 2: April 27, 2018 at 10:00 AM. This area consists of the rest of the front area in front of fence. The heavy machinery, commercial vehicles, trailers (except boat and horse trailer) must be moved behind the fence. The RV must be shown to be operable or remove from property or chosen as one of the 15 non-operable vehicles to keep.
- Section 3: May 31, 2018 at 10:00 AM.
- Section 4: June 29, 2018 at 10:00 AM.
- Section 5: July 31, 2018 at 10:00 AM. This area consists of where the majority of the vehicles are parked. Mark the 15 vehicles you are opting to keep that are non-operable and the others must be shown they are operable. It will not count if I have to wait for you to move a

- battery around for each vehicle. They must have already been tested to operate and are ready to show me they do. Otherwise, they will be tagged at this point for abatement. This section should be worked on ahead of time. Based on our compliance agreement (starting February 8, 2018), this gives you ample time to get those vehicles operating.
- Section 6: August 31, 2018 at 10:00 AM. Heavy equipment can stay.
 - Section 7: September 28, 2018 at 10:00 AM. All items (except the heavy equipment), must be stored enclosed or removed. Appliances should have been removed already in Section 1 phase.

Finally, we discuss your family's interest in changing the zoning from Residential to Commercial. Please see the Planning Department for more information. Please keep in mind if you choose to go this route, this does not change the fact you must stay on schedule with this agreement. Whether the property is zoned Residential or Commercial, it is still in violation of Amador County codes and must come into compliance. This was stated at our last meeting. It cannot be used as an excuse to extend your time.

Failure to stay on schedule will result in the case going before the Amador County Board of Supervisors which may include to abate the violations at your expense including all cost incurred by the County for the physical abatement as well as administrative and investigating costs AND Amador County Abandoned Vehicle Authority will tag all vehicles for abatement unless proven to be operable.

If you have any questions regarding this matter or any foreseen circumstances arise, you may contact this office at (209) 223-6565 Monday through Friday 8:00 A.M. to 4:30 P.M.

Thank you for your anticipated cooperation in this matter.

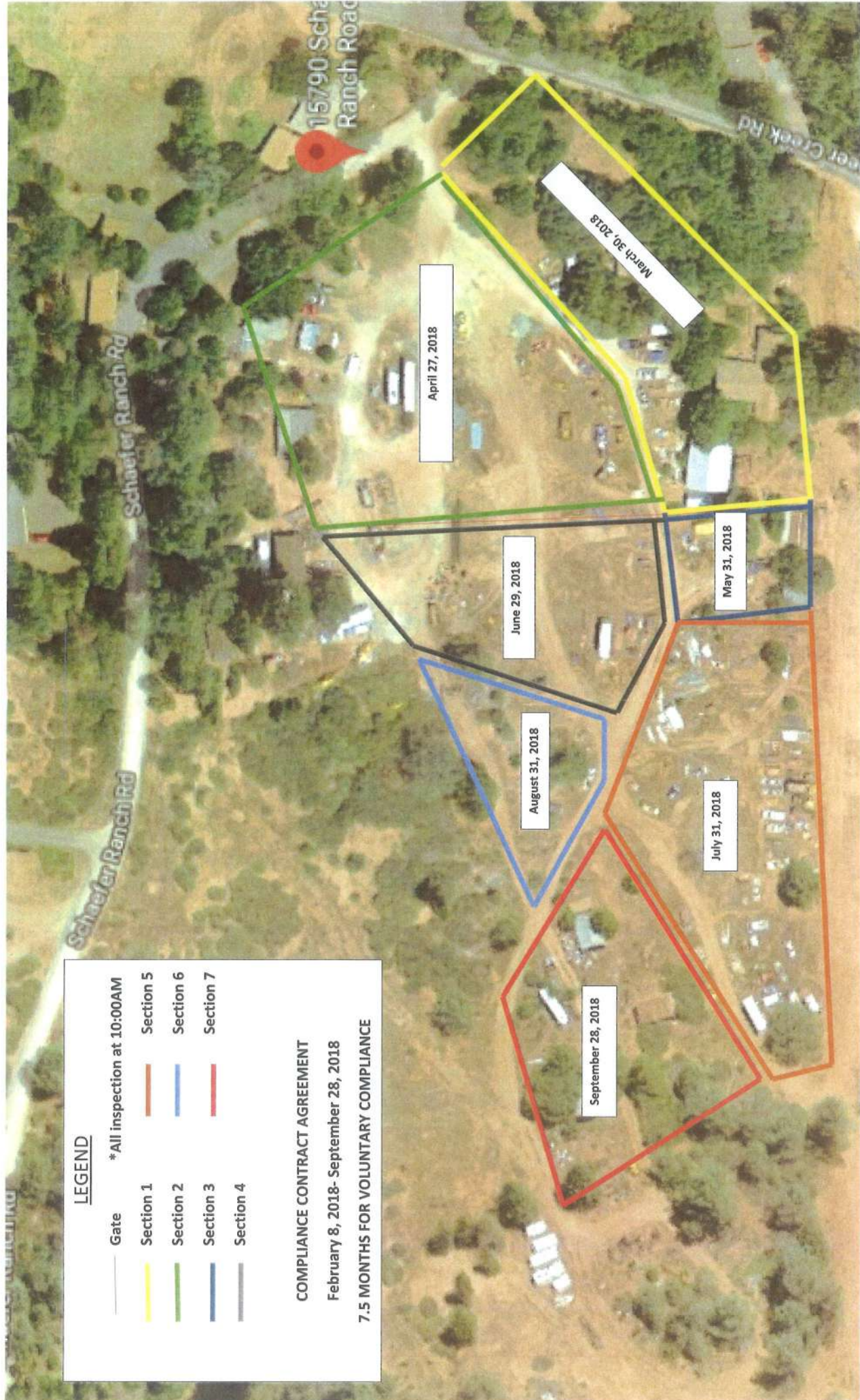
Sincerely,



Michelle Gallaher
Code Enforcement Officer

Attached:

Amador County Municipal Code Sections 19.48.130(A) (Junk and Debris)
Amador County Municipal Code 10.32 (Abandoned Vehicle Abatement)
Amador County Municipal Code Sections 19.48.080(A) (Recreational Vehicles)
State of California Penal Code 402b
List of Dismantlers
Hazmat Flyer
Mattress Recycling



LEGEND

- Gate
- Section 1
- Section 2
- Section 3
- Section 4
- Section 5
- Section 6
- Section 7

*All inspection at 10:00AM

COMPLIANCE CONTRACT AGREEMENT
 February 8, 2018- September 28, 2018
 7.5 MONTHS FOR VOLUNTARY COMPLIANCE

Item 8

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF FEBRUARY 12, 2019**

Item 8 - Appeal of Planning Department's determination that the use of the appellants' property is commercial in nature and violates County Code 19.24.040, Residential Estates zoning district permitted uses.

Applicant: Bill & Bernadette Cramer

Supervisory District 4

Location: 17042 Robinson Road, Sutter Creek, immediately opposite the intersection of Ridge Road and Surrey Junction Lane (APN 042-080-015).

A. General Plan Designation: A-T, Agricultural Transition

B. Present Zoning: "RE," Residential Estates

C. Acreage Involved: 7.13 acres

D. Background. On December 10, 2018, a complaint was received to the Planning Department about various items being sold at the subject property. Site inspections on December 13, 2018 revealed: six (6) tents being set up, a sign reading "Field Sale", and items displayed for sale. A Notice of Violation (NOV) was sent on December 26, 2018 notifying the owners that commercial use of the property is a violation of Section 19.24.040 Residential Estates permitted uses. The NOV gave a deadline of January 28, 2019 to cease the violation. On December 31, 2018, Mr. Cramer requested a ninety (90) day extension to allow for adequate time to sell their items due to inclement weather. The Planning Department refused an extension of time to permit unlawful selling of items on residential property. Mr. Cramer was informed he could appeal the Planning Department's decision to the Planning Commission, or the case would be referred to Code Enforcement after the January 28, 2019 deadline. An appeal letter was received on January 22 (attached).

The property is zoned "RE," Residential Estates. The uses allowed are:

Permitted Uses

1. One-family dwellings
2. Home occupations, providing there shall be no external evidence of any home occupation excepting nameplate not exceeding one square foot in area
3. Accessory buildings and accessory uses including servant quarters and noncommercial guest houses

Conditional Uses

1. None

E. Potential Actions:

Issue 1 – Whether the property is being used for commercial purposes.

1. Deny the appeal and uphold staff's interpretation that the appellants' use of the property violates County Code Section 19.24.040, (RE permitted uses) and the commercial use must cease.
2. Grant the appeal and find that the appellants' use of the subject property is consistent with County Code Section 19.24.040 (RE permitted uses). If the Planning Commission moves to grant the appeal, the decision should be supported by findings and evidence presented during the public hearing.

Mr. Ruslan Bratan
Amador County Planning Department
810 Court St
Jackson, CA 95642

January 15, 2019

Re: Property located at 17042 Robinson Rd, Sutter Creek
APN: 042-080-015
Property Owners: Bill & Bernadette Cramer

Dear Mr. Bratan:

We are in receipt of your Notice of Violation regarding the above property stating that this property was being used for commercial purposes. Stating that the property is being used for commercial, manufacturing, or distribution activities .

This letter is to explain that in no way is the property being used for any commercial activity. We own 7 acres of land located on Robinson Rd and Ridge Rd, with our residence on the upper level of our property.

We are in the process of eliminating 37 plus years of accumulation and felt the best way to do this was to have a yard sale and not have vehicles going up and down Robinson Rd eliminating accidents and destroying the gravel road, taking our neighbors into account.

Just last month we sold our family home in Pioneer which was built 44 years ago. It was a home of approximately 2200 sq ft and had a large barn on the property and was used for storage of personal property. We also rented a storage building in Sutter Creek.

Bill has recently retired from his business Sierra Recreation Managers as a Campground Concessionaire for the US Forest Service which he owned and operated for the past 37 years. His business did not entail purchasing items for sale. You can only imagine the equipment such as rakes, shovels, trash cans, small power tools, mops, brooms, propane tanks, etc. needed to maintain the campgrounds.

A great deal of our personal property including small campground equipment was sent to Hospice, the Community Center in Pine Grove or to Habitat for Humanity in San Andreas.

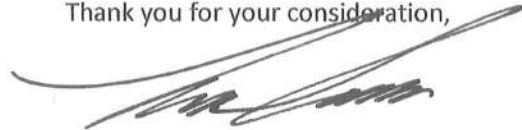
Since this has all occurred over the last month or so we purchased six large tents and eight ezy-ups to display and sell this personal property. This was to protect the property from the elements and to keep it neat and orderly and not an eyesore for the neighbors. Unfortunately, the weather has not been cooperating so we have not had the opportunity to have this yard sale. Once the weather cooperates, we will be able to have this sale and also sell the tents and ezy-ups eliminating everything from the property.

There are no commercial sales or manufacturing activities or distribution taking place on the property. We are just trying to liquidate 37 years of "stuff". None of the items on sale are commercial. We are not posting any sales of discounts.

We would like the opportunity to speak with you if you need more explanation. We feel we are exercising our rights to dispose of our personal property on land that we own. It is kept clean and safe not causing an eyesore or hazard to our neighbors and friends.

After reading our letter explaining this is not a commercial sale, we ask that you reconsider and allow us to sell our personal items and in return we will do it in a timely manner and have everything removed.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Bill and Bernadette Cramer". The signature is written in a cursive style with a long, sweeping underline that extends to the left.

Bill and Bernadette Cramer
209 296-8895

JANUARY 11, 2019

**FEBRUARY 2
SMILES FOR KIDS**

BIG FIELD SALE - Weather permitting. Saturday, 10am-3pm only. 17042 Robinson Road, Sutter Creek, (Ridge & Climax). Propane kitchen stove, furniture, hand and power tools, ten propane tanks, ten picnic tables, ten BBQs, ten fire rings, 300 gallon water tank, 20 toolboxes, gas golf cart, 16' tandem car trailer, chainsaws, generators, table saws, torch set, parts washer, chop saws, 12 boxes dark laminate flooring, some lumber and cedar split rails, much, much more!

ESTATE SALE, collectibles, furniture, household items, 150 Clinton Rd., Space 11, Jackson. 1/12- 1/13, 9am-4pm.

WANTED YOUR OLD STUFF!

- Antiques & Collectibles
- Old Advertising Signs
- Mining/Railroad Items
- License Plates & Frames
- Cowboy/Native American
- Old Motorcycles & Cars
- Old Rusty Junk/Cast Iron

~Also Offering~

Estate/Auctioneering Services
Complete Buyouts
Junk Removal

**CHEVRON
CREDIT CARDS
ACCEPTED**



DRYTOWN ANTIQUES
CALL JOSH ANY TIME
530-417-5554

ince 1995

JANUARY 4, 2019

JUNK TRUNK is buying cool stuff. Primitive antiques, vintage, industrial, architectural.

GARAGE SALES

AMADOR COUNTY

BIG FIELD SALE - Weather permitting. Saturday, 10am-3pm only. 17042 Robinson Road, Sutter Creek, (Ridge & Climax). Propane kitchen stove, furniture, hand and power tools, ten propane tanks, ten picnic tables, ten BBQs, ten fire rings, 300 gallon water tank, 20 toolboxes, gas golf cart, 16' tandem car trailer, chainsaws, generators, table saws, torch set, parts washer, chop saws, 12 boxes dark laminate flooring, some lumber and cedar split rails, much, much more!

**PAIN
BOTH DAYS**



PLANNING DEPARTMENT
Community Development Agency

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

NOTICE OF VIOLATION

Date Issued: December 26, 2018
Property Address: 17042 Robinson Road, Sutter Creek CA, 95685
APN: 042-080-015
Property Owner: Cramer Bill and Bernadette
17042 Robinson Road, Sutter Creek CA, 95685

Dear Mr. and Mrs. Cramer,

It has come to the attention of the Amador County Planning Department that the above property is being used for commercial purposes in violation of Section 19.24.040 of the Amador County Code. The property is zoned Residential Estates (RE) which permits single family residential development and associated accessory uses. The use of the property for commercial, manufacturing, or distribution activities is prohibited.

Within 30 days of receipt of this letter, you are hereby ordered to cease the violation and take action to relocate materials and equipment used in the commercial/manufacturing enterprise to an appropriate location.

If the violation remains thereafter, the matter will be forwarded to the Code Enforcement Division for further action as allowed by law which may include abatement of the nuisances at your expense, accrued staff time, and associated legal costs.

Please remember that this is an official notice that requires your immediate attention and action. When the violation described above have been eliminated, please contact this department at 209-223-6380 so that a re-inspection can be scheduled to document the condition of the premises.

Sincerely,

Ruslan Bratan
Planner
Amador County Planning Department

cc: Michelle Gallaher, Code Enforcement Officer

19.24.040 District regulations--Generally.

See following pages.

District	Subject to the provisions of Chapter 19.48, none but the following uses, or uses which in the opinion of the planning commission are similar in nature, will be allowed.	Use Permit Required	Building Site				Yards Required			Building Height Limit in ft.	Lot Area Per Residential Unit (Sq. Ft.)		
			Area (Sq. Ft.) Interior Lot	Corner Lot	Width in ft. Minimum	Depth in ft. Minimum	Percent Coverage	Front in ft.	Rear in ft.			Side in ft. Interior	Corner in ft.
R-1	<ol style="list-style-type: none"> Single-family dwellings Home occupations Guest houses, servants' quarters Crop and tree farming 	NO	6,000	6,500	60	90	35	25	15	5	10	30	6,000
R-2	<ol style="list-style-type: none"> Two-, three- and four-family dwellings Rooming and boarding houses, accommodating not more than three guests 	NO					50					35	1,500
R-3	<ol style="list-style-type: none"> Multiple-family dwellings Dwelling groups 	NO	7,000	7,500	70	90	50					35	1,000
RE and R-2A	<ol style="list-style-type: none"> One-family dwellings Home occupations, providing there shall be no external evidence of any home occupation excepting nameplate not exceeding one square foot in area Accessory buildings and accessory uses including servant quarters and noncommercial guest houses The building site area in all RE districts shall contain not less than five acres and the front, side and rear yard required shall comply with the requirements for R-1 districts within the county The building site area in all R-2A districts shall contain not less than two acres and the front, side and rear yard required shall comply with the requirements for R-1 districts within the county 												

