



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

APPLICATION REFERRAL

TO: Ione Band of Miwok Indians** Buena Vista Band of Me-Wuk Indians**
CHP Amador Washoe Tribe of Nevada and California**
Environmental Health Department Shingle Springs Band of Miwok Indians**
Building Department Waste Management/Air District
Surveying Department Transportation and Public Works Department
County Counsel CDFW, Region 2
Undersheriff Amador Transit
Amador Water Agency Caltrans, District 10
Cal Fire ACTC

DATE: July 8, 2019

FROM: Krista Ruesel, Planning Department

PROJECT: **REQUEST FOR A ZONE CHANGE (ZC-19;6-1) FROM THE "R1A," SINGLE FAMILY RESIDENTIAL AND AGRICULTURAL DISTRICT TO THE "A," AGRICULTURAL DISTRICT FOR 39.72 ACRES TO ALLOW FUTURE FARM LABOR QUARTERS (APN: 008-150-025).**

Applicant: James and Debbie Orr Family Trust
Supervisory District 5

Location: 14920 Muller Road, approximately 900 feet west of Willow Creek Road

REVIEW: As part of the preliminary review process, this project is being sent to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the project for completeness during its regular meeting on Wednesday, July 24, 2019 at 3:00 p.m. in Conference Room C at the County Administration Building, 810 Court Street, Jackson, California.

At this time staff will review the application for completeness and determine if a Mitigated Negative Declaration will be needed for the project per CEQA Guidelines. Additional TAC meetings may be scheduled to review a CEQA Initial Study, prepare mitigation measures and/or conditions of approval, and make recommendations to the Planning Commission at a later date. Notification of further TAC meetings and agendas will be made via the TAC email distribution list (contact planning@amadorgov.org to be added to the list).

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



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Amador Water Agency Caltrans, District 10
Cal Fire ACTC
CDFW, Region 2

DATE: July 8, 2019

FROM: Krista Ruesel, Planning Department

PROJECT: Request for a Zone Change (ZC-19; 6-1 Orr R1A to A) to rezone the property at 14920 Muller Rd., Plymouth, CA 95669 (APN 008-150-025) from R1A (single-family residential-agriculture) to A (Agriculture). The subject parcel is 39.720 acres and currently is used for single-family residence, vineyards, and other agricultural purposes.

Applicant: Debbie J. Orr and James M. Orr
Property Owner: James and Debbie Orr Family Trust
Supervisorial District 5
Location: 14920 Shenandoah Rd, east of the road and approximately one-thousand feet (1000 ft.) northwest of the intersection of Muller Rd. and Willow Creek Rd. (APN 008-150-025).

REVIEW: As part of the preliminary review process, this project is being sent to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the project for completeness during its regular meeting on Wednesday, July 24, 2019 at 3:00 p.m. in Conference Room C at the County Administration Building, 810 Court Street, Jackson, California.

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**PLANNING DEPARTMENT
LAND USE AGENCY**

COUNTY ADMINISTRATION CENTER

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

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

APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

1. A. Name of Property Owner DEBBIE S ORR, JAMES M. ORR
Mailing Address P.O. Box 792
Plymouth, Ca 95669
Phone Number 916-801-6205

- B. Name of Applicant SAME
Mailing Address _____
Phone Number _____

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

2. Assessor Parcel Number(s) APN: 008-150-025 ~ 40 ACRES
3. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. **Note: It is to your benefit to be as specific as possible with your application information.**
4. Letter of authorization if landowner is being represented by another party.
5. Submit a plot plan of parcel showing location of project in relation to property lines and any existing structures/improvements (roads, parking areas, etc.) on the property as well as all proposed structures/improvements (may wish to make separate maps). NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department _____ for the purpose of aiding in drawing of the plot plan.
6. Copy of deed(s) to property.
7. Completed Environmental Information Form and Indemnification Agreement.
8. Filing fee of \$ 967 (see attached schedule of fees). Before July 1, 2019. +50.00 Recording Fee.
9. Application Form to be signed at the time of project presentation in the 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: ZONE CHANGE FROM RIA TO A

Date Filed: _____ File No. _____

Applicant/ Developer DEBBIE ORR Landowner DEBBIE ORR

Address 14920 Muller Rd Address _____
Plymouth, Ca 95469

Phone No. 916-801-6205 Phone No. _____

Assessor Parcel Number(s) APN: 008-150-025

Existing Zoning District RIA

Existing General Plan AG

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: ONCE REZONED TO AX I WILL
NEED TO SECURE A FARM LABOR HOUSING PERMIT

WRITTEN PROJECT DESCRIPTION (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size WE CURRENTLY HAVE ~5 ACRES GRAPES AND PLAN 3-10 MORE OVER 5 YEARS
2. Square Footage of Existing/Proposed Structures + ~150 OLIVE TREES
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water POND + WELLS
6. Method of Sewage Disposal - SWEET PEA SEPTIC -
7. Attach Plans
8. Proposed Scheduling of Project Construction NA
9. If project to be developed in phases, describe anticipated incremental development. NA
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. NA
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected. NA
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. NA
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

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

- | YES | NO | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project. ADD GRAPES |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Does this project have a relationship to a larger project or series of projects? |

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned). **Pic of Neighbor ON NORTH ATTACHED**
31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned). **NONE**

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 JUNE 28 2019

[Signature]
(Signature)

For _____

June 28, 2019

To: Amador County Board of Supervisors

I am writing to you today to ask you to revise the zone of my property from R1A to A or AG so that I can allow my farm laborers to sleep in a very nice fully contained 5th wheel trailer on my property rather than sleeping in their cars with the other laborers out on hwy 88 outside of lone. This housing would be available to them during specific times of the year such as pruning, harvest, suckering etc. I provide them with a clean water hookup from my house well as well as pay for septic services weekly from Sweet Pea Septic.

My property is nearly 40 acres in size and currently has about 5 acres of grapes as well as olives and other fruit trees that are cared for by these farm workers. We are also planning to plant another few acres of grapes as well as more olives over the next couple years and need these workers to make that happen.

In speaking with the Amador County planning department, I am informed that there are only three options available to me to remedy this problem. One would be this request to rezone my property from Residential Ag to just Ag. This is the simplest and many of the other properties around me are zoned Ag. The Ag zone allows for farm labor to occupy RV living facilities while they are working on my property. The second option would be to put the property back into the Williamson Act. One requirement for Williamson act is 40 acres and my property is about .28 of an acre short of that mark. I have not read all the requirements to do this and it seems like more than we need at this point. The third option is to leave the zone alone and to build a home for the laborers. This option is cost prohibitive and I would need to sell my property and give up my lifelong dream of having a vineyard.

I have attached the deed, a plot plan of the vineyards as well as application for zone change. Please let me know if there is anything else you need from me.

Thank you in advance for considering my request and anticipated approval to rezone my property to AG.

Sincerely,

A handwritten signature in cursive script that reads "Debbie Orr". The signature is written in black ink and is positioned above the printed name.

Debbie Orr, Orr Vineyards,

Property Detail

Amador, CA JAMES B. ROONEY, ASSESSOR

Parcel # (APN): **008-150-025-000** Use Description: **RESIDENTIAL**Parcel Status: **ACTIVE**Owner Name: **ORR JAMES & DEBBIE FAMILY TRUST**Mailing Address: **PO BOX 790 PLYMOUTH CA 95669-0790**Situs Address: **14920 MULLER RD PLYMOUTH CA 95669-9769 H001**

Legal

Description: **25M77 PARCEL A SEC29 T7N R10E****ASSESSMENT**

Total Value: \$1,055,653	Use Code: RI	Zoning:
Land Value: \$221,403	Tax Rate Area: 052086	Census Tract: 3.01/2
Impr Value: \$834,250	Year Assd: 2018	Improve Type:
Other Value:	Property Tax:	Price/SqFt:
% Improved 79%	Delinquent Yr	
Exempt Amt: \$7,000	HO Exempt?: Y	

SALES HISTORY

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:	01/10/1997			08/24/2015
Recorded Doc #:	1997R000304			2015R006389
Recorded Doc Type:				
Transfer Amount:				
Sale 1 Seller (Grantor):				
1st Trst Dd Amt:	Code1:		2nd Trst Dd Amt:	Code2:

PROPERTY CHARACTERISTICS

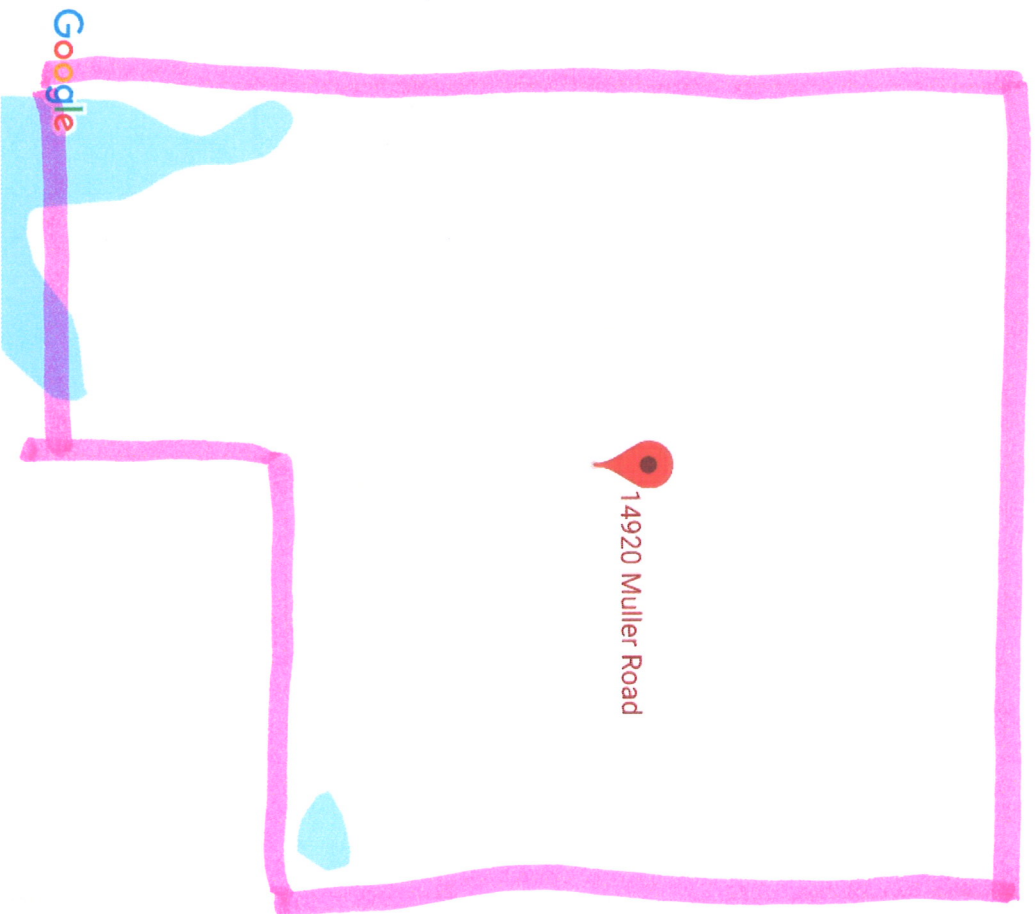
Lot Acres: 39.720	Year Built: 1997	Fireplace: M
Lot SqFt: 1,730,203	Effective Yr: 1997	A/C: CENTRAL
Bldg/Liv Area: 5,177		Heating: CENTRAL
Units:	Total Rooms:	Pool:
Buildings:	Bedrooms: 4	
Stories: 2.0	Baths (Full): 3	Park Type: ATTACHED GARAGE
Style:	Baths (Half):	Spaces:
Construct:		Site Infnce:
Quality: 9.5	Garage SqFt: 744	
Building Class:		Timber Preserve:
Condition: GOOD		Ag Preserve:
Other Rooms:		

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



Vines + Olives + Fruit trees

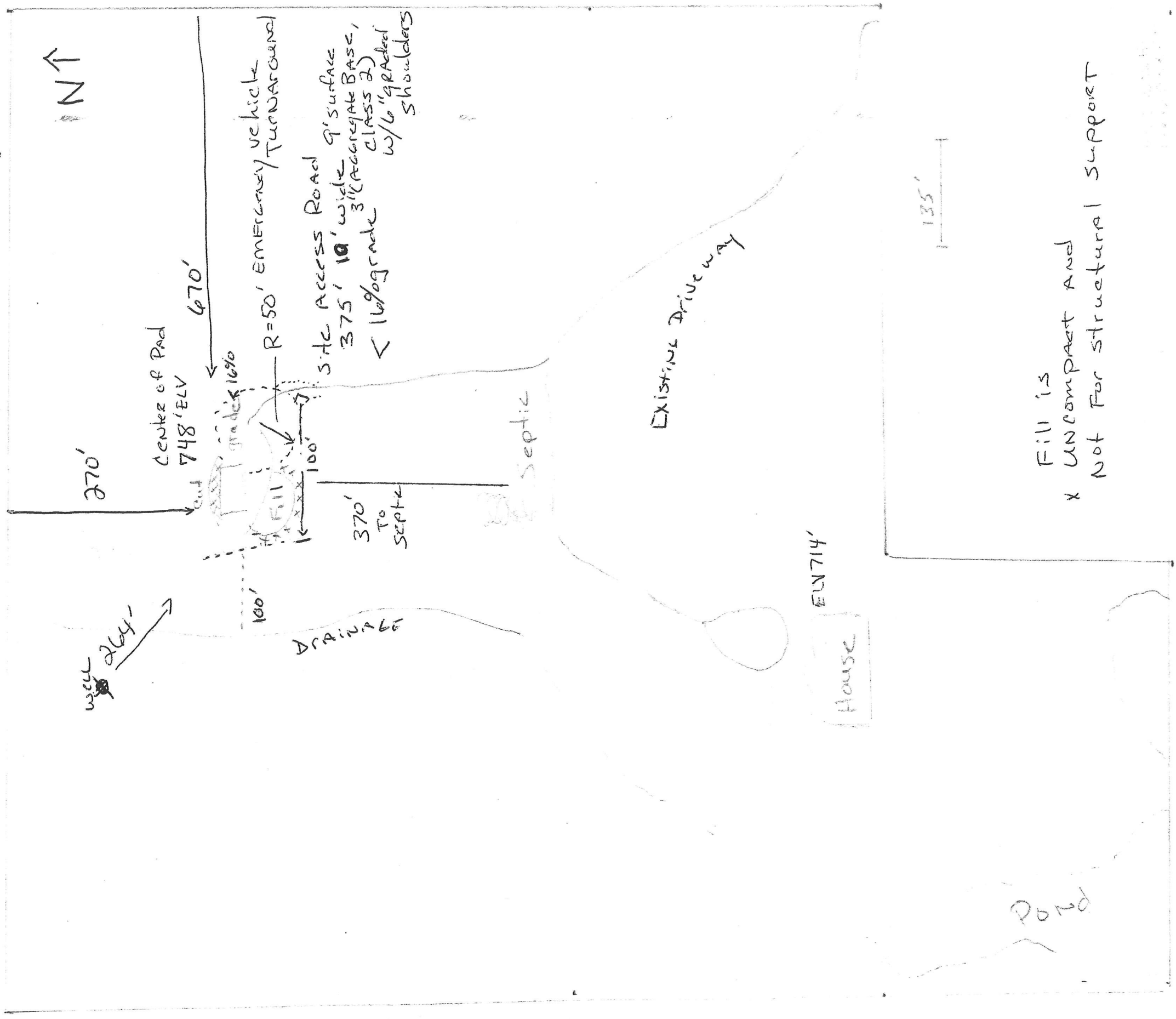
Property Boundary



APN: 008-150-025

North Property Line

EAST Property Line



Fill is
 X UNCOMPACT AND
 NOT FOR STRUCTURAL SUPPORT

Erosion plan:
 Seed bare areas
 Straw all cut and filled areas
 Use wattles after Oct 15 where needed

