

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: September 10, 2019**

ITEM 2 Public Hearing – Request for a Use Permit (UP-19;6-2) to construct a 1,250 sf dwelling in the same structure as 3,750 sf workshop and 1,250 sf office in a “C1,” Retail, Commercial, and Office district which allows a single-family dwelling in the same structure as a commercial use, subject to a Use Permit.

Applicant: Bradley M. Jackson

Supervisory District: 3

Location: 27825 Inspiration Drive East, Pioneer, (APN 032-130-019-000).

A. General Plan Designation: C- Commercial

B. Present Zoning: “C1” – Retail/Commercial/Office

C. Acreage Involved: 2.49 acres

D. Description: The applicant wishes to construct a 1,250 square foot dwelling on the second floor of a commercial use that will include a 3,750 square-foot workshop and 1,250 square-foot office for the applicant’s communications business. The parcel is currently vacant and located in a “C1,” Retail, Commercial, and Office zone which allows a single-family dwelling in the same structure as a commercial use, subject to a Use Permit.

The commercial workshop is anticipated to be used for storage and assembly of communications equipment, as well as a central location to compile materials and crews when working in remote areas. There will be no retail sales on the property.

E. TAC Review and Recommendation: This project was reviewed by the Technical Advisory Committee on July 17, 2019 for completeness, and again on August 14, 2019 to prepare conditions and a recommendation for the Planning Commission. TAC has no technical objection to the Planning Commission approving the Use Permit subject to the conditions and findings included in the staff report. TAC also recommends the adoption of a Notice of Exemption per Section 15061(b)(3) of the CEQA Guidelines. 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.

G. Planning Commission Action: Following the public hearing, the first action of the Planning Commission should be the acceptance or rejection of a Notice of Exemption as the appropriate environmental document. Then, a decision to approve or deny the project can be made. If the Planning Commission moves to approve the project, the following findings are recommended in addition to the Conditions of Approval.

H. Recommended Findings

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. 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: Bradley Martin Jackson

ADDRESS: 27825 Inspiration Drive East, Pioneer, CA 95666

PROJECT DESCRIPTION: Request for a Use Permit (UP-19;6-2) to construct a 1,250 sf dwelling in the same structure as 3,750 sf workshop and 1,250 sf office in a "C1," Retail, Commercial, and Office district which allows a single-family dwelling in the same structure as a commercial use, subject to a Use Permit.

PROJECT LOCATION: 27825 Inspiration Drive East, Pioneer, CA 95666

ASSESSOR PARCEL NUMBER: 032-130-019-000

USE PERMIT NO.: UP-19; 6-2

PLANNING COMMISSION APPROVAL DATE: September 10, 2019



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.

Permittee's Signature

Date

Planning Commission Chair's Signature

Date



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:

MAM

1. Complete the following:

Name of Applicant BRADLEY MARTIN JACKSON
 Mailing Address PO Box 5275 SANTA CRUZ, CA 95063
 Phone Number 831-818-7841
 Assessor Parcel Number 032-130-019-000

MAM

2. Use Permit Applied For:

27825 INSPIRATION DR EAST PIONEER, CA 95666
 ** Excessive Height
 ** Bed and Breakfast Inn
 ** Temporary Caretaker Mobile Home
 ** Mobile Home for Farm Labor Quarters
 ** Other MIXED-USE, COMMERCIAL BUILDING WITH RESIDENTIAL DWELLING

MAM

3. Attach a letter explaining the purpose and need for the Use Permit.

MAM

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.

MAM

6. Assessor Plat Map (can be obtained from the County Surveyor's Office).

MAM

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.

MAM

8. Planning Department Filing Fee: \$ 973.00

Public Works Agency Review Fee: \$ _____ up- no neg. dec.

Environmental Health Review Fee: \$ _____

MAM

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.

June 25, 2019

TO: Amador County
810 Court St
Jackson, CA 95642

FROM: Bradley Martin Jackson
PO BOX 5275
Santa Cruz, CA 95063

RE: Use Permit - Mixed-Use, Commercial Building with Residential Dwelling
27825 Inspiration Dr East, Pioneer, CA 95666
APN: 032-130-019-000

Good Day,

My name is Brad Jackson, and as you can see from the attached Grant Deed, in March of this year I purchased the ~2.49 acre Property noted above. Currently there are no structures of any kind on the Lot. There is an existing well. An existing driveway provides ingress/egress onto Inspiration Dr East near the corner of Highway 88. The Property is triangular, and is bordered on the two longer sides by Highway 88 and Inspiration Dr East. The Property is currently Zoned C1.

I would like to obtain a Use Permit to develop the Property in a Mixed-Use capacity - Constructing a Commercial Building with a Residential Dwelling.

My Family and I own a Small Business - The Scotts Valley Group Inc.(d.b.a. 'Marcom'). Marcom is a CA Licensed Contractor(#712322). We provide Systems Integration services in the communications industries for clients such as Radio/TV Stations, Mobile Data/Cell Phone Providers and Municipalities/First Responders. We typically take on Projects at mountain-top Communications Sites from the CA Coast, eastward into Nevada.

We are the epitome of a 'Mom-n-Pop Shop'. I typically put together a group of freelancers and/or sub-contractors to meet the need(s) of any specific project. We currently have only one truck fully detailed to our efforts - we typically rent vehicles/equipment locally as-needed wherever we're working. We do not offer retail sales of any kind and would not have a need for Customers/Clients/the Public to meet at this Property. Typically we work a Crew of ~3 people, and there would not be more than 5 workers meeting at the Property at any one time to load up and head out to remote work location(s).

It would be convenient to have a central location to compile materials when working in the Sierras and the Mother Lode. I'm also an avid outdoor enthusiast and have been recreating in Amador County and Kirkwood for decades - I'd use the dwelling part-time for these leisure pursuits.

I am still in the early stages of conceptualizing this project and can tell you my idea(s) at this point. My thought is to build a 50' x 100' workshop/office structure with a footprint of ~5000sq/ft and ~20ft in height. At ground level, ~1250sq/ft of this footprint would be office space with a bathroom. Above the office area I would propose a residential dwelling of ~1250sq/ft with a kitchen and bathroom.

After speaking with several folks at the various desks at the Amador County Offices, this is my current task list/timeline:

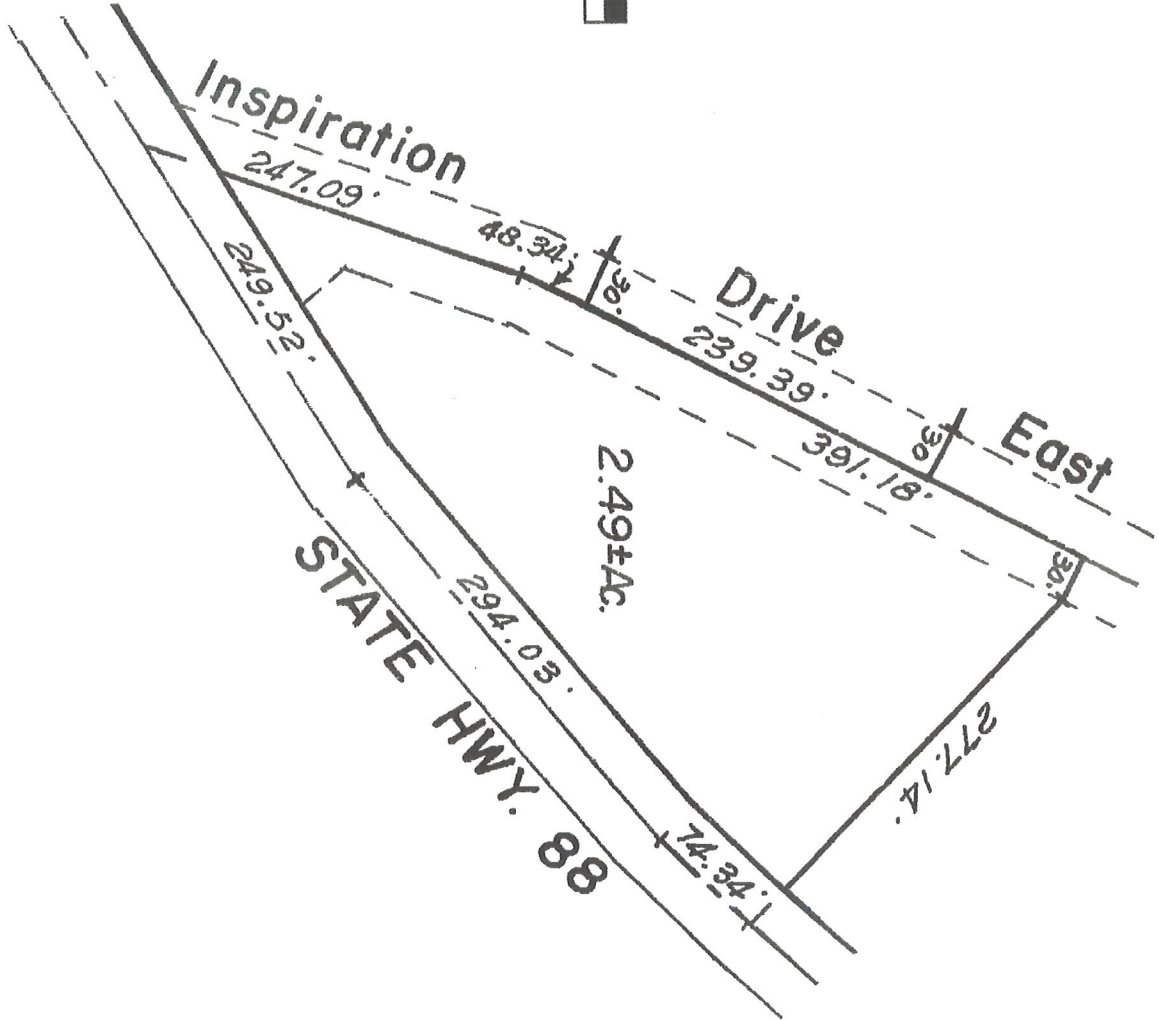
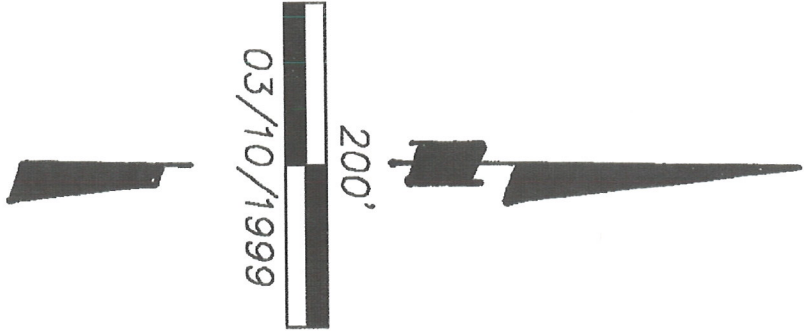
- Now - Apply for Use Permit - pay fee(s).
- Now - Septic Permit Renewal/Reactivation -- Non-Engineered - pay fee(s).
- Now - Use Permit/Fee with Environmental Health Department - as directed.
- Now - Continue to prioritize work on wildfire protection - the Property has been left to run wild, has not been brushed and no trees have been limbed in more than a few years.
- TBD - Prepare any aspects and pay fee(s) required by Public Works, as needed, as project moves forward.
- Next Season - Installation of ~3500gal Emergency Water Storage tank for wildfire protection - per Ordinance #1530.
- Next Season - Installation of Non-Engineered Septic System per Permit from Environmental Health.
- 2021/2022 - Finalize concept(s) of Building/Structure, begin to work through County Planning and Permitting process.

I hope the concepts and ideas laid out in this letter and application are acceptable to Amador County. I realize that this application will not serve to answer all questions moving forward. My experience to date is that Amador County Employee's are very helpful and easy to communicate with. I'm confident that as questions and issues arise going forward, we can work together to deliver a great project that meets and exceeds everyone's expectations.

Thank you for your consideration,



Bradley Jackson
831-818-7841 mobile



INDEMNIFICATION

Project: JACKSON - 27825 INSPIRATION DR EAST, PIONEER
CA 95666

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: BRADLEY MARTIN JACKSON

Owner (if different than Applicant):



Signature 6-25-19

Signature

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: JACKSON - 27025 INSPIRATION DR EAST

Date Filed: 6/25/19 File No. _____

Applicant/ Developer BRADLEY JACKSON Landowner SAME

Address PO BOX 5275 SANTA CRUZ Address _____

Phone No. 831-818-7841 95065 Phone No. _____

Assessor Parcel Number(s) 032-130-019-000

Existing Zoning District C1

Existing General Plan C

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 _____

USE PERMIT & SEPTIC PERMIT TO START PROJECT

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 2nd Floor ABOVE OFFICE
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 TBD DURING USE PERMIT PROCESS
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.

APPLYING FOR USE PERMIT - MIXED USE COMMERCIAL BUILDING WITH RESIDENTIAL DWELLING

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

YES NO

- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of solid waste or litter.
- 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.
- 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.
- 23. Substantial change in existing noise or vibration levels in the vicinity.
- 24. Site on filled land or has slopes of 10 percent or more.
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). *-8500 GALLON EMERGENCY WATER TANK IN 2020*
- 28. Does this project have a relationship to a larger project or series of projects?

ENVIRONMENTAL SETTING

- 29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
- 30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 6/25/19


(Signature)

For _____

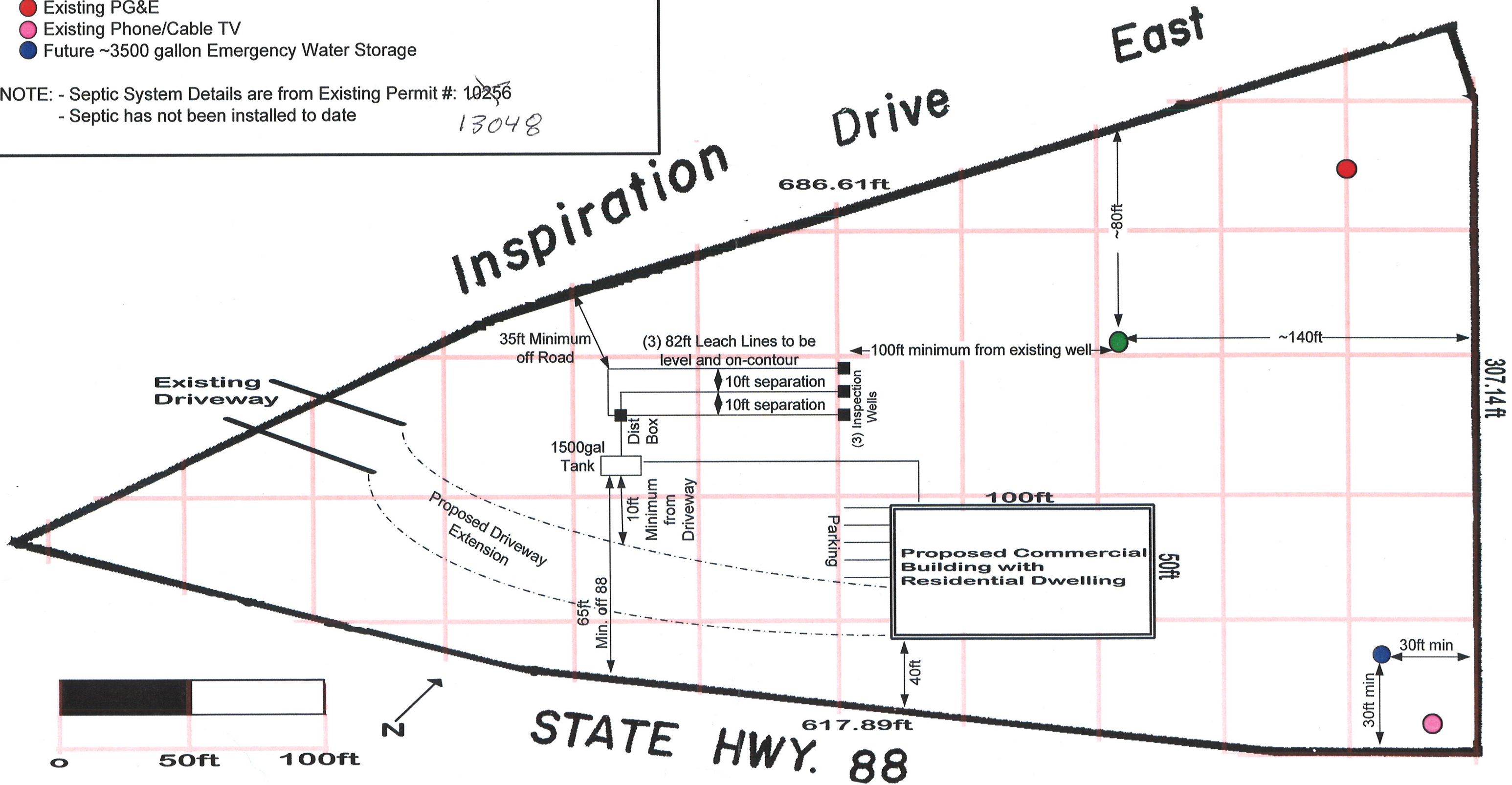
Applicant: Bradley Jackson
 Project Title: Jackson – 27825 Inspiration Dr East, Pioneer
 Description: Use Permit Application –
 Mixed-Use, Commercial Building with Residential Dwelling

+/-2.49 Acres
 APN: 032-130-019-000

- Existing Well
- Existing PG&E
- Existing Phone/Cable TV
- Future ~3500 gallon Emergency Water Storage

NOTE: - Septic System Details are from Existing Permit #: 10256
 - Septic has not been installed to date

13048

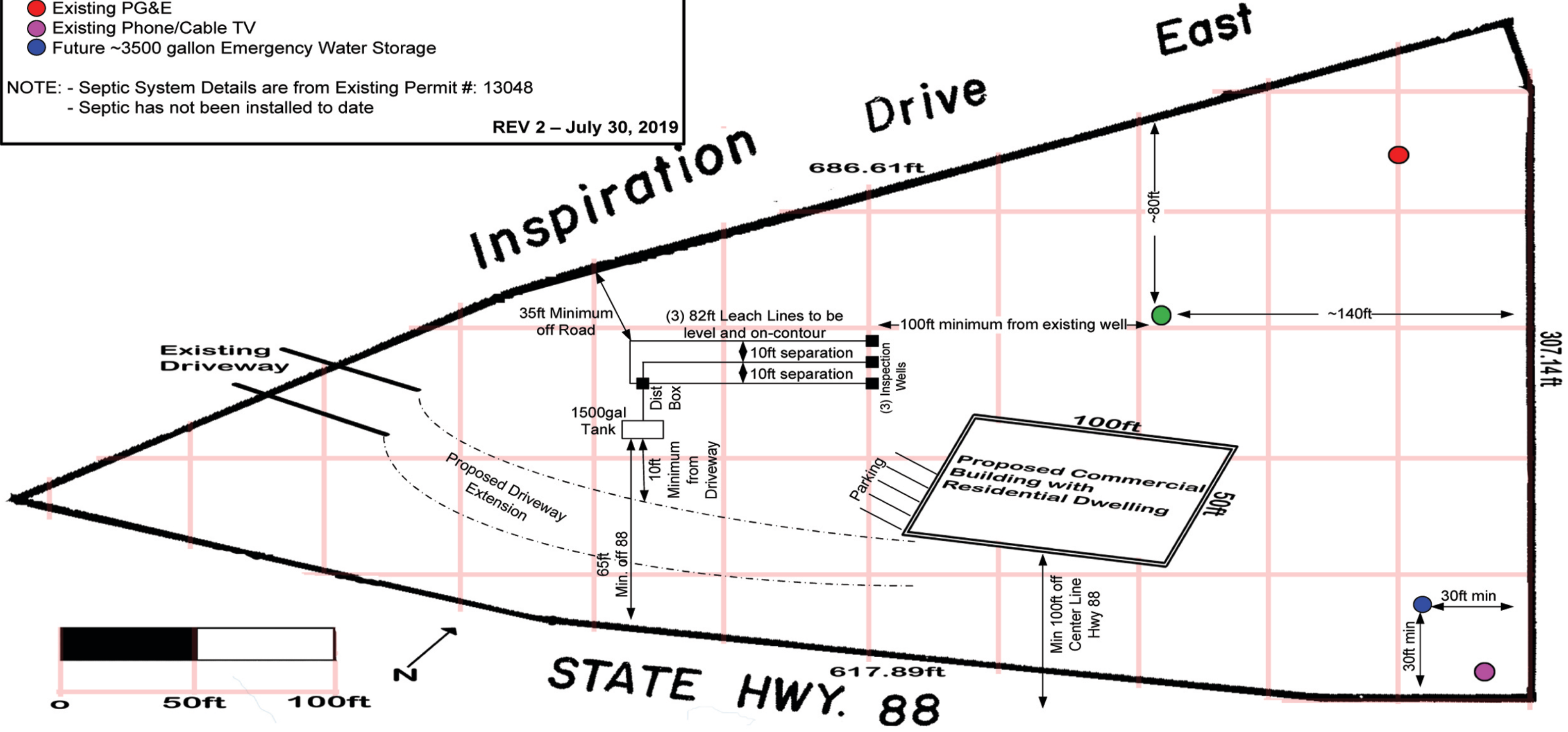


Applicant: Bradley Jackson
Project Title: Jackson – 27825 Inspiration Dr East, Pioneer
Description: Use Permit Application – UP 19; 6-2
Mixed-Use, Commercial Building with Residential Dwelling
+/-2.49 Acres
APN: 032-130-019-000

- Existing Well
- Existing PG&E
- Existing Phone/Cable TV
- Future ~3500 gallon Emergency Water Storage

NOTE: - Septic System Details are from Existing Permit #: 13048
- Septic has not been installed to date

REV 2 – July 30, 2019



SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of Chapter 15 of Div. 3 of the Business & Professions Code at the request of Amador Pines Inc. Feb. 1959.

V.J. Gretzinger
 R.C.E 10761

COUNTY SURVEYOR'S CERTIFICATE
 This map has been examined for conformance with the requirements of Chapter 15 of Div. 3 of the Business & Professions Code this 29th day of June 1959.

Ledger L. McMinn
 County Surveyor

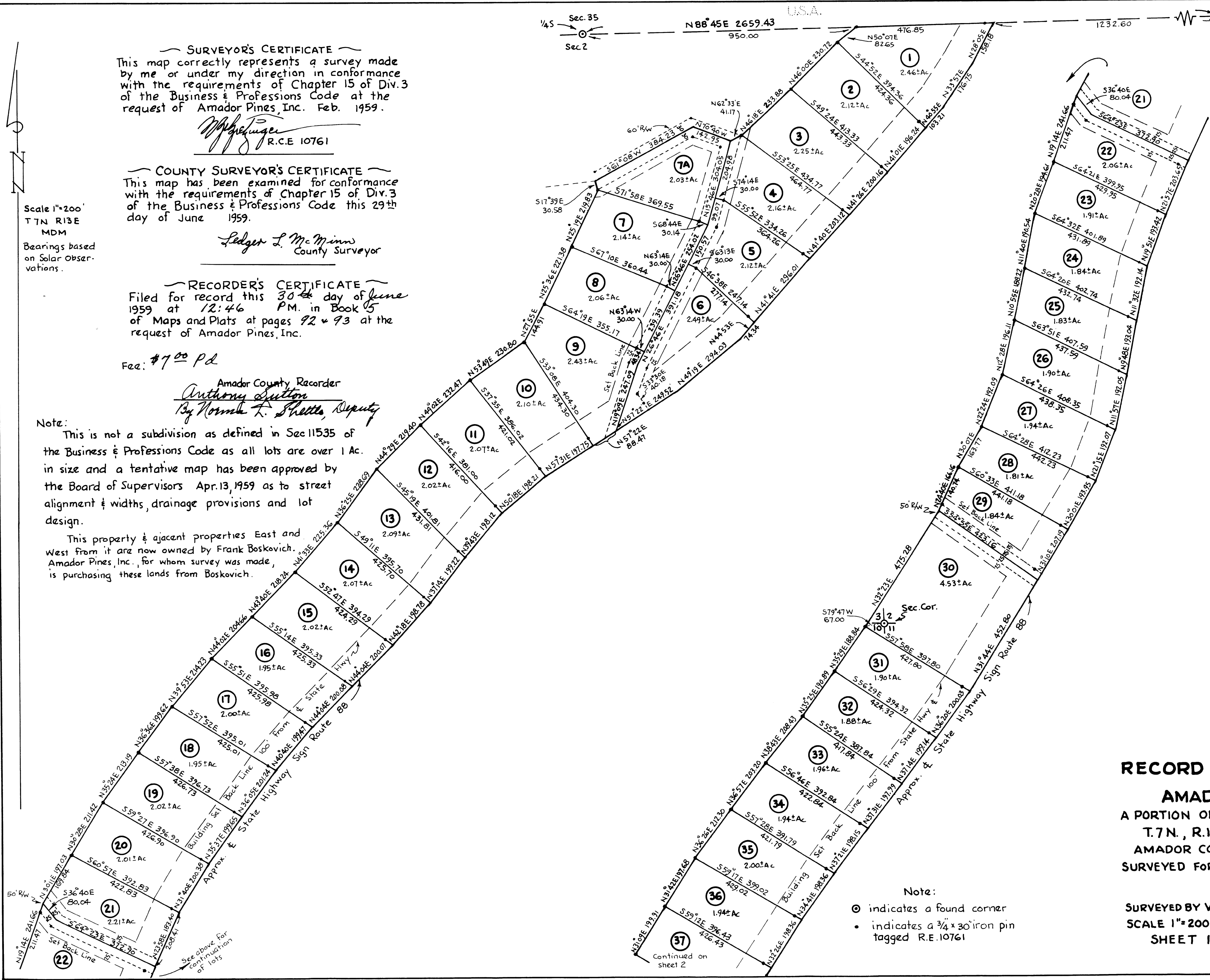
RECORDER'S CERTIFICATE
 Filed for record this 30th day of June 1959 at 12:46 PM. in Book 5 of Maps and Plats at pages 92 & 93 at the request of Amador Pines, Inc.

Fee: \$7.00 Pd

Amador County Recorder
Anthony Sutton
 By *Norma F. Shettle, Deputy*

Note:
 This is not a subdivision as defined in Sec 11535 of the Business & Professions Code as all lots are over 1 ac. in size and a tentative map has been approved by the Board of Supervisors Apr. 13, 1959 as to street alignment & widths, drainage provisions and lot design.

This property & adjacent properties East and West from it are now owned by Frank Boskovich. Amador Pines, Inc., for whom survey was made, is purchasing these lands from Boskovich.



Note:
 ○ indicates a found corner
 • indicates a 3/4 x 30 iron pin tagged R.E. 10761

RECORD OF SURVEY
 OF
AMADOR PINES

A PORTION OF SECS. 2, 3, 10 & 11
 T. 7N., R. 13E., M.D.B. & M.
 AMADOR COUNTY, CALIFORNIA
 SURVEYED FOR AMADOR PINES, INC.
 P.O. BOX 257
 PINE GROVE, CALIF.

SURVEYED BY V.J. GRETZINGER, R.E. 10761
 SCALE 1" = 200' JUNE 28, 1959
 SHEET 1 OF 2 SHEETS

Scale 1" = 200'
 T. 7N. R. 13E.
 MDM
 Bearings based on Solar Observations.

Continued on sheet 2