



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

DATE: August 21, 2019

FROM: Krista Ruesel, Planning Department

PROJECT: **Request for a Use Permit (UP-19;6-3) to allow for the uses of the subject property to include commercial recreation, boarding and guest facilities in an “AG,” Exclusive Agriculture zoning district. Pursuant to County Code §19.24.036(I)(6), the above proposed uses are allowed in the “AG” district when carried on as a clearly secondary use in conjunction with a primary agricultural use, subject to a Use Permit. (APN 007-020-006)**

Applicant: Jim Giuffra, Greg Briski, and Dena Kirkland

Property Owner: Kirkland Family Trust and Howard C. Trust

Supervisory District: 5

Location: 11125 Courier Rd. Plymouth, CA 95669, directly northeast of the intersection of Bell Rd. and Courier Rd. and approximately 4000 ft. north of the intersection of Bell Rd. and Shenandoah Rd/E16.

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 CEQA Initial Study** during its regular meeting on Wednesday, September 4, 2019 at 3:00 p.m. in Conference Room A at the County Administration Building, 810 Court Street, Jackson, California.

At this time staff will review the CEQA Initial Study to determine if the Mitigated Negative Declaration will sufficiently address environmental impacts for project approval per CEQA Guidelines, and make recommendations to the Planning Commission to take place 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).

KIRKLAND RANCH

DESTINATION WEDDING VENUE
VACATION RENTAL
COMPANY RETREATS

11125 COURIER RD
PLYMOUTH, CA 95669



(209) 256-6912

KirklandRanch.net



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

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 JIM GIUFFRÀ, GREG BRISKI, DENA KIRKLAND

Mailing Address 11821 RESTON DR FOLSOM 95630

Phone Number (209) 223-3848

Assessor Parcel Number APN # 007020006

Use Permit Applied For:

- Private Academic School
- Private Nonprofit Recreational Facility
- Public Building and Use(s)
- Airport, Heliport
- Cemetery
- Radio, Television Transmission Tower
- Club, Lodge, Fraternal Organization
- Dump, Garbage Disposal Site
- Church
- OTHER VACATION RENTAL / BOARDING + RECREATIONAL FACILITY AND COMMERCIAL

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

3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).

DNA 4. If Applicant is not the property owner, a consent letter must be attached.

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

6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.

<input type="checkbox"/>	7. Planning Department Filing Fee:	\$	
<input type="checkbox"/>	Environmental Health Review Fee:	\$	<u>416.00</u>
<input type="checkbox"/>	Public Works Agency Review Fee:	\$	<u>500.00</u>

873⁰⁰ + 580⁰⁰ + 50⁰⁰
224⁰⁰ + 192⁰⁰

8. Complete an Environmental Information Form.

9. Sign Indemnification Form.

AFT@AFTCUSTOMS.COM

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: KIRKLAND RANCH
1125 COURIER RD PLYMOUTH, CA

Date Filed: _____ File No. _____

Applicant/ Developer: _____ Landowner: JIM GIUFFRA
GREG BRISKI
DENA KIRKLAND

Address: _____ Address: 1181 RESTON DR
FOLSOM, CA 95630

Phone No. _____ Phone No. (209) 223-3848

Assessor Parcel Number(s) ~~016250008~~ 007020006

Existing Zoning District AG

Existing General Plan _____

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 FOR RENTAL
HOUSE

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.

DNA
DNA
DNA
DNA

} NO CONSTRUCTION PLANNED

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

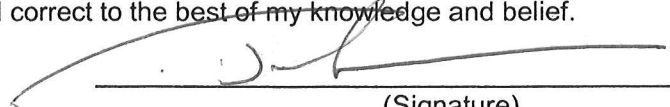
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of 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.).
- 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 6/26/19



(Signature)

For _____

ADDENDUM TO ~~THE~~ WRITTEN PROJECT DESCRIPTIONS BOARDING, RECREATIONAL + GUEST FACILITY

① ALL OFFERED RECREATIONAL ACTIVITIES TO GUESTS OF GUEST FACILITY ARE ON A STAY BY STAY VISIT. TOTAL AMOUNT OF GUESTS IS A MAXIMUM OF 8 ADULTS. NOT ALL GUESTS WILL PARTICIPATE IN OFFERED ACTIVITIES. ACTIVITIES AVAILABLE TO GUESTS ONLY

② ACTIVITIES OFFERED:

- ① HIKING: GROOMED TRAILS IN REAR OF PROPERTY
- ② MOUNTAIN BIKING: GROOMED TRAILS REAR OF PROPERTY
- ③ HORSE BACK RIDING: GROOMED TRAILS AND ESTABLISHED FIRE ROADS IN REAR OF PROPERTY. GUESTS SUPPLY THEIR OWN HORSES. WE HAVE OVERNIGHT BOARDING FOR HORSES. HORSE CARE IS GUEST RESPONSIBILITY. ALL HAVE TO SHOW PROOF OF INSURANCE
- ④ FISHING IN POND: CATCH + RELEASE, FLY FISHING, ROD + REEL FISHING WITH FISHING LICENSE
- ⑤ PHOTOGRAPHY: ALL WILD LIFE AND FOLIAGE, SUNSETS
- ⑥ UTV: ONLY ON EXISTING FIRE ROADS. ALL FORESTY GUIDELINES FOR EXHAUST ENFORCED. CUSTOMER PROVIDES UTV AND SAFETY EQUIPMENT + INSURANCE
- ⑦ ARCHERY COURSE: FUTURE PROJECT IN DESIGNATED AREA. GUEST SUPPLIES EQUIPMENT
- ⑧ PISTOL RANCH: WITH CERTIFIED INSTRUCTOR IN DESIGNATED AREA. THIS FUTURE PROJECT.

★ ACTIVITIES ARE ON REAR PORTION OF PROPERTY THAT BORDERS BLM. NO DISTURBANCE TO NEIGHBOUR BECAUSE THERE ISN'T ANY. THIS PORTION OF PROPERTY ISN'T SUITABLE FOR AGRICULTURE USE. ACTIVITIES DO NOT INTERFERE WITH EXISTING AG OPERATIONS.

★ NUMBER OF GUESTS WILL VARY FROM 1-8. NOT ALL GUESTS WILL PARTICIPATE IN OFFERED ACTIVITIES. OR STAY OVERNIGHT

LAND USE PERMIT

- ① THE PURPOSE OF THIS PERMIT IS FOR BOARDING AND RECREATIONAL FACILITY
- ② 2 LARGEST INDUSTRIES IN AMADOR COUNTY ARE AGRICULTURE AND TOURISM. WE HAVE AGRICULTURE AND WANT TO ADD TOURISM AND FILL A NEED IN SHENANDOAH VALLEY FOR A PLACE TO STAY AND ENJOY THIS REGION
- ③ THE MAIN HOUSE ON KIRKLAND RANCH IS AN EXISTING STRUCTURE BUILT IN 1978
- ④ LARGE PROPERTIES ARE SEARCHING FOR SUPPLEMENTAL INCOME DUE TO HIGH TAXES, EXTREMELY HIGH INSURANCE, POND TAXES TO STATE AND GENERAL COSTS OF MAINTENANCE
- ⑤ OWNERS OF KIRKLAND RANCH WILL SPEND MONEY IN AMADOR COUNTY. OUR RATES ARE ON THE HIGHER END ~~WHICH~~ ^{WHICH} WILL BRING IN AN AFLUENT CLIENTEL. THESE PEOPLE WILL SPEND MONEY

WRITTEN PROJECT DESCRIPTION:

- #1 120 ACRES
- #2 MAIN HOUSE 3,000 FT (EXISTING SINCE 1978)
HOUSE #2 1800 FT (1960) ORIGINAL HOUSE
SHOP 4800 FT (1964)
- #3 ALL ONE LEVEL
- #4 120 ACRES - PARKING AROUND ALL STRUCTURES AND LEVEL AREAS IN PASTURE. ADEQUIT SPACE SURROUNDING STRUCTURES FOR NUMBER OF BEDROOMS
- #5 2 WELLS
- #6 ~~4~~ SEPTIC SYSTEMS - BOARDING + RECREATIONAL FACILITY HAS SEPTIC SYSTEM DESIGNED FOR 4 BEDROOM HOUSE. OTHER STRUCTURES NOT UNDER USE PERMIT
- #8-16 DOESN'T APPLY - NO CONSTRUCTION
- #17-28 ALL "NO"
- #29 SINGLE FAMILY DWELLING. HOUSE WAS BUILT IN 1978. NO SOIL EROSION. PLANTS - NATIVE GRASS, AND TREES, ANIMALS - NATIVE TO SHENANDOAH VALLEY. HISTORICAL - KIRKLAND FAMILY HOME ON RANCA. ALL HISTORICAL ARTIFACTS FROM RANCA DISPLAYED IN HOME, 100 MILE VIEWS FROM HOME

(AG USE)

IMPORTANT - ① WE HAVE 8 ACRES OF VINYARD WITH 2 YEAR LEASE BY VILLA TOSCANA WINERY TO PURCHASE GRAPES

- 2) 5 YEAR LEASE FOR BELLA GRACE TO PRODUCE WINE IN OUR 4800 SQ FT BUILDING
- 3) GRAZING FOR LIVESTOCK
- 4) TRAILS FOR HORSEBACK RIDING, MOUNTAIN BIKES, HIKING
- 5) LARGE POND FOR FISHING
- 6) FUTURE ARCHERY COURSE
- 7) FUTURE HAND GUN TRAINING SPACE WITH CERTIFIED INSTRUCTOR
- 8) FUTURE TRAINING ARENA FOR HORSES
- 9) THE PURPOSE OF BOARDING AND RECREATIONAL FACILITY FAMILY ORIENTED DESTINATION FOR FAMILY REUNIONS, FISHING, HIKING, MOUNTAIN BIKING, ARCHERY, SHOOTING, HORSE BACK RIDING
- 10) ~~SPACE~~ ALSO - CORPORATE/COMPANY RETREAT FOR TEAM BUILDING, BOY SCOUTING/GIRL SCOUTS - LEARNING ABOUT WINE GRAPES GROWING, AND ALL RECREATION RELATED TO RANCHA
- 11) WE WANT TO DONATE THE USE OF PROPERTY TO AMADOR COUNTY SHERIFFS DEPT FOR SEARCH AND RESCUE TRAINING AND SWAT TRAINING
- 12) WE HAVE ACCESS TO CONSUMNES RIVER SO GUESTS COULD GO FISHING, SWIM, RAFT

#30 SURROUNDING PROPERTIES - RANCHA + VINEYARD,
VACATION RENTALS

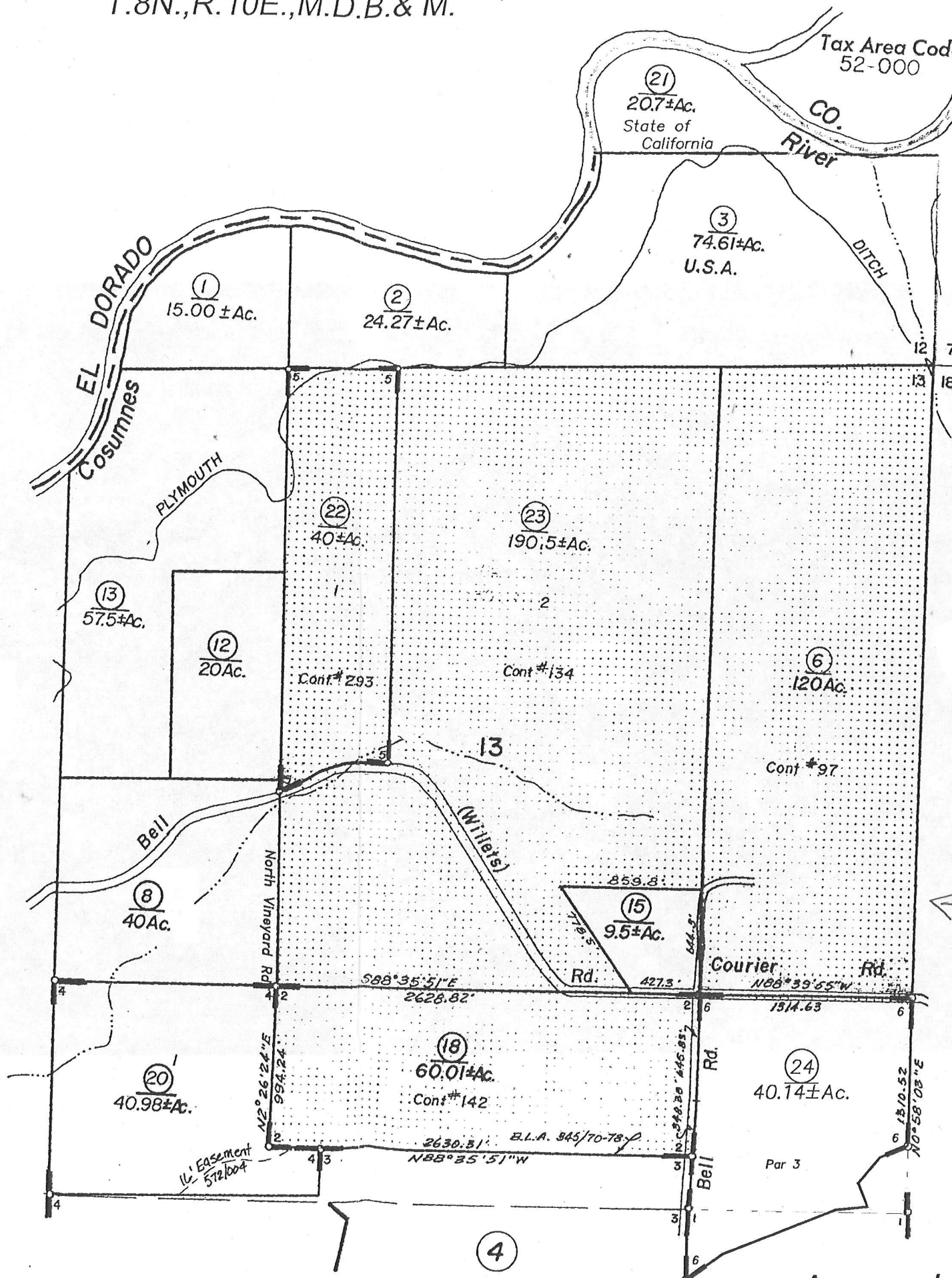
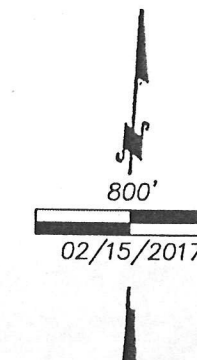
#31 NO HAZARDS ON PROPERTY

ALSO - RANCHA IS WILD LIFE HABITAT FOR
GEESE, DUCKS, PEACOCKS, TURKEYS, DEER, FOX,
BOBCAT, RABBITS, SKUNK, TURTLES, FISH

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

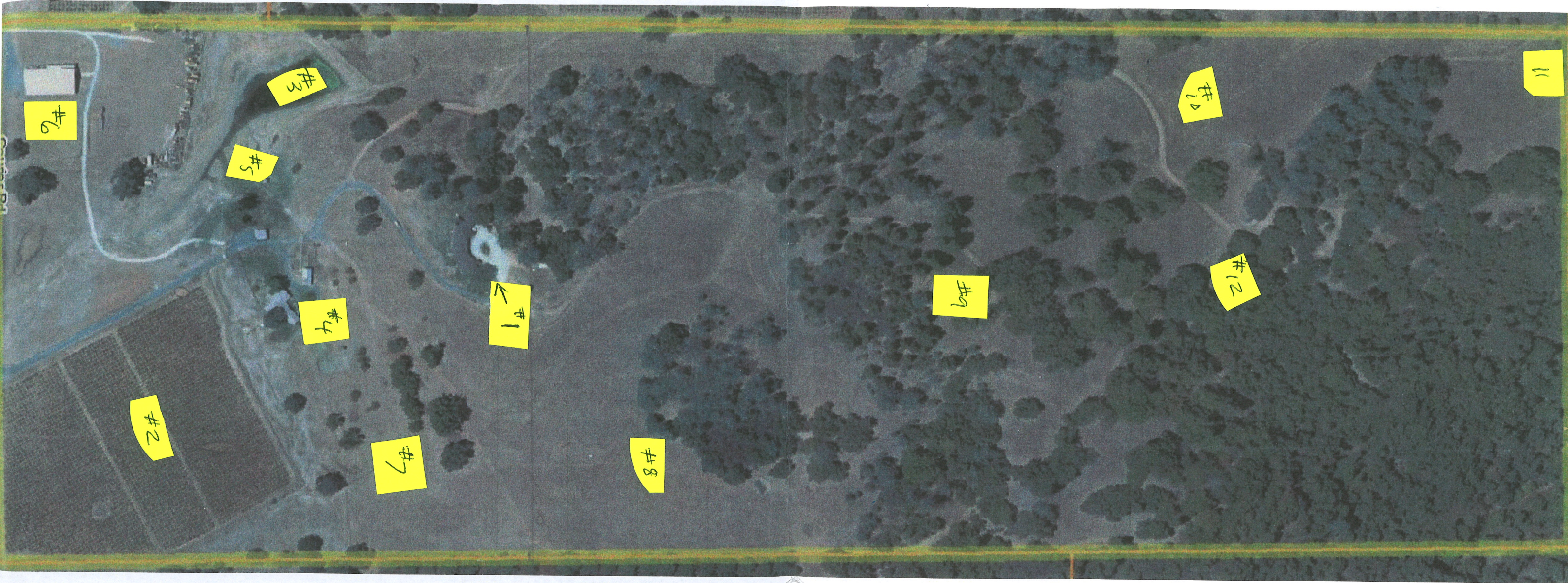
Map changes become effective with the 2017-2018 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

7-02



- 1- R.M. Bk. 22, Pg. 18
- 2- R.M. Bk. 25, Pg. 9
- 3- R.M. Bk. 30, Pg. 55
- 4- P.M. Bk. 32, Pg. 41
- 5- R.M. Bk. 45, Pg. 69 (07/24/92)
- 6- R.M. Bk. 46, Pg. 13 (12/27/91)
- 7- P.M. Bk. 64, Pg. 86 (12/09/16)

- #1 MAIN HOUSE
BOATHOUSE/REC FACILITY
- #2 VINEYARD
- #3 POND
- #4 #2 HOUSE WITH HORSE POND
- #5 TZV SPOT
- #6 SHOP ~~ON~~ BULLOCKS WINEERY USAGE
- #7 FUTURE HORSE POND
- #8 FUTURE ARCHITECTY COMPASSI
- #9 115TH POINT 300' WIDENUE VIEWS
- #10 WE LEAVE 4 MILES OF TRAILS ROAD RIGHTS ALL GRADINGS
- (11) GIVE GRADS INTO BLM LAND AND ROAD TO CONSUMERS RUBER
- (12) ~~FUTURE~~ FUTURE HAND GUN RANGE



#1

#10

#12

#9

#8

#1
←

#7

#4

#5

#3

#2

#6