



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

**APPLICATION REFERRAL**

**TO:** Ione Band of Miwok Indians\*\*  
Washoe Tribe of Nevada and California\*\*  
CDFW, Region 2  
AFPD  
Environmental Health Department  
Building Department  
Surveying Department  
Sherriff's Office  
Amador Water Agency  
City of Jackson

Buena Vista Band of Me-Wuk Indians\*\*  
Shingle Springs Band of Miwok Indians\*\*  
Cal Fire  
Transportation and Public Works Department  
Waste Management/Air District  
County Counsel  
Amador Transit  
Caltrans, District 10  
ACTC  
City of Sutter Creek  
LAFCO

**DATE:** January 8, 2020

**FROM:** Ruslan Bratan, Planner

**PROJECT:** Zone Change (ZC-19;10-1) from "R1," Single Family Residential, to "C2," Heavy Commercial, for ±0.74 combined acres to establish uniform zoning on the Jackson Gate North project site (APN: 044-030-024 and 044-030-026).

**APN 044-030-024** has ±0.37 acres in the R1 zone and ±2.6 acres in the C2 zone for a total of ±2.97 acres.  
**APN 044-030-026** has ±0.37 acres in the R1 zone and ±0.12 in the C2 zone for a total of ±0.49 acres.

Applicant: Ron Regan  
Property Owners: RTR Investments, Inc, et al.  
Supervisorial District: 1  
Location: 12461 Jackson Gate Road and 12454 Depot Road, Jackson CA

**REVIEW:** As part of the 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) accepted the application as complete on December 18, 2019 and will review the CEQA Initial Study during its regular meeting on **Wednesday January 22, 2020 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 Negative Declaration will sufficiently address environmental impacts for project approval per CEQA Guidelines, as well as determine any conditions for project approval for recommendation 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](mailto:planning@amadorgov.org) to be added to the list).



**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](http://www.co.amador.ca.us)  
e-mail: [planning@co.amador.ca.us](mailto:planning@co.amador.ca.us)

**APPLICATION FOR ZONE CHANGE**

Application for a zoning change shall include the following:

1. A. Name of Property Owner R.T.R Investments, Inc. et al  
Mailing Address POB 338  
Jackson, CA 95642  
Phone Number 209 223-3583
- B. Name of Applicant Ronald T Regan, President  
Mailing Address POB 338  
Jackson, CA 95642  
Phone Number 209 263-1122
- C. Name of Representative Ronald T Regan, President  
Mailing Address \_\_\_\_\_  
Phone Number \_\_\_\_\_

2. Assessor Parcel Number(s) Portion of 044-030-024 and 044-030-026-530
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. See Exhibit "Nature of the Scope of Activities"**
4. Letter of authorization if landowner is being represented by another party. **See Tenant's in common-Sign**
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. **Rezoning to establish "Uniform Zoning" consistent with the rest of the parcels (Heavy commercial)**
6. Copy of deed(s) to property. **See Exhibit Grant Deeds**
7. Completed Environmental Information Form and Indemnification Agreement.
8. Filing fee of \$\_\_\_\_\_ (see attached schedule of fees).
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: RE-ZONING OF A PORTION OF TWO PARCELS TO COMMERCIAL

Date Filed: File No.

Applicant/ Developer: R.T.R Investments, Inc. et al Landowner: R.T.R Investments, Inc. et al

Address: POB 338 Jackson, CA 95642

Phone No.: 209 223-3583

Assessor Parcel Number(s): 044-030-024 & 044-030-026-550

Existing Zoning District: Residential

Existing General Plan: Commercial

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:

NO ADDITIONAL MINISTERIAL OR ACTION ARE REQUIRED

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

- 1. Site Size 1 acre
2. Square Footage of Existing/Proposed Structures to be determined
3. Number of Floors of Construction to be determined
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan) N/A
5. Source of Water City of Jackson
6. Method of Sewage Disposal Amador Water Agency
7. Attach Plans N/A
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development. Incremental development
10. Associated Projects N/A
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details. N/A
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected. None
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. to be determined
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities. N/A
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. N/A
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required. None

**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

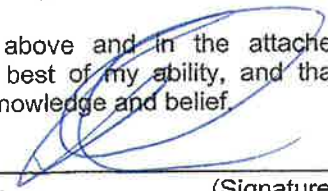
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of 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). None
- 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). Cultural study completed
- 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 11/20/19

  
\_\_\_\_\_  
(Signature)  
For R.T.R. Investments, Inc



Amador County Recorder  
 Sheldon D. Johnson  
**DOC- 2006-0012046-00**

Acct 2-First American Title Co  
 Friday, OCT 13, 2006 11:31:00  
 Ttl Pd \$1,568.00 Nbr-0000136325  
 SDJ/R1/1-5

**RECORDING REQUESTED BY**  
 First American Title Company

**AND WHEN RECORDED MAIL TO:**  
 RTR Investments Inc.,  
 P.O. Box 338  
 Jackson, CA 95642

Space Above This Line for Recorder's Use Only

\* This Document is signed in counterpart and is deemed but one document

A.P.N.: 044-030-025-510 and 044-030-025-520 and 044-030-024-510 and 044-030-024-520 and 044-030-024-530 and 044-030-024-540 and 044-030-026-000

File No.: 0301-2432438 (RK)

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$1,540.00; CITY TRANSFER TAX \$0.00; SURVEY MONUMENT FEE \$10.00

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area;  City of Jackson, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ANGELA PATRICIA CASAZZA, ALSO KNOW AS ANGELA JORGESEN AND ANGIE CASAZZA AND ANGELO PETER CASAZZA, ALSO KNOWN AS PETER CASAZZA AND DEBORAH L. ARNESE, ALSO KNOWN AS DEBBIE ARNESE AND KATHLEEN STENBERG, WHO ACQUIRED TITLE AS KATHLEEN ROSA CASAZZA ALSO KNOWN AS KATHLEEN CASAZZA**

hereby GRANTS to **RTR Investments Inc., a California corporation, as to an undivided 50 interest and Robert W. Goodwin as Trustee of the Robert W. Goodwin Revocable Trust created 11-21-2000 as to an undivided 50% interest a**

the following described property in the Unincorporated area of Jackson, County of Amador, State of California:

**As to 63.64% undivided interest in real property**  
 Parcel One:

**PARCEL 2 OF PARCEL MAP NO. 1837 ACCORDING TO THE OFFICIAL MAP THEREOF FILED FOR RECORD JULY 10, 1979 IN BOOK 32 OF MAPS AND PLATS, AT PAGE 4 AMADOR COUNTY RECORDS.**

Parcel Two:

**A NON-EXCLUSIVE EASEMENT FOR CONSTRUCTION, MAINTENANCE, REPAIR, WATER LINE AND INCIDENTAL RIGHTS THERETO AS CONVEYED BY EASEMENT GRANT DEED FROM JOHN R. GARAMENDI AND PATRICIA W. GARAMENDI RECORDED AUGUST 2, 1995 AS INSTRUMENT NO. 1995-5495, AMADOR COUNTY OFFICIAL RECORDS.**

Dated: 10/09/06

Mail Tax Statements To: **SAME AS ABOVE**

**RECORDING REQUESTED BY**  
First American Title Company

**AND WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENT TO:**  
2004 Adams Family Trust  
16414 Camellia Ter  
Los Gatos, CA 95032-3605



Amador County Recorder  
Sheldon D. Johnson  
**DOC- 2008-0008885-00**

Acct 2-First American Title Co  
Friday, OCT 31, 2008 09:30:00  
Ttl Pd \$735.00 Nbr-0000171767  
CT2/R1/1-2

Space Above This Line for Recorder's Use Only

A.P.N.: 044-030-024 and 044-030-025 and  
044-030-026

File No.: 0301-3146260 (RK)

### GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$715.00; CITY TRANSFER TAX \$;  
SURVEY MONUMENT FEE \$10.00

- computed on the consideration or full value of property conveyed, OR  
 computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
 unincorporated area;  City of JACKSON, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RTR Investments Inc., a California corporation and Robert W. Goodwin, Trustee of Robert W. Goodwin Revocable Trust Created November 21, 2000**

hereby GRANTS to **James L. Adams and Sharon Adams, Trustees of The 2004 Adams Family Revocable Living Trust dated December 1, 2004 as to 21.67% interest of Their 63.64% Interest**

the following described property in the Unincorporated area of **JACKSON**, County of **AMADOR**, State of **California**:

**PARCEL ONE:**

**PARCEL 2 OF PARCEL MAP NO. 1837 ACCORDING TO THE OFFICIAL MAP THEREOF FILED FOR RECORD JULY 10, 1979 IN BOOK 32 OF MAPS AND PLATS, AT PAGE 4 AMADOR COUNTY RECORDS. CERTIFICATE OF CORRECTION RECORDED JUNE 22, 2007 AS INSTRUMENT NO. 2007-007095**

**PARCEL TWO:**

**A NON-EXCLUSIVE EASEMENT FOR CONSTRUCTION, MAINTENANCE, REPAIR, WATER LINE AND INCIDENTAL RIGHTS THERETO AS CONVEYED BY EASEMENT GRANT DEED FROM JOHN R. GARAMENDI AND PATRICIA W. GARAMENDI RECORDED AUGUST 2, 1995 AS INSTRUMENT NO. 1995-5495, AMADOR COUNTY OFFICIAL RECORDS.**

Mail Tax Statements To: **SAME AS ABOVE**

**INDEMNIFICATION**

Project: R.T.R. Investments, Inc dba Jackson Gate North

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:

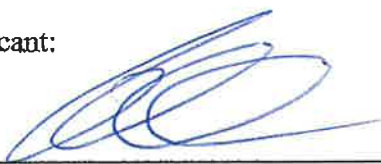
1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent 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:



Signature Ronald T Regan, President

Owner (if different than Applicant):

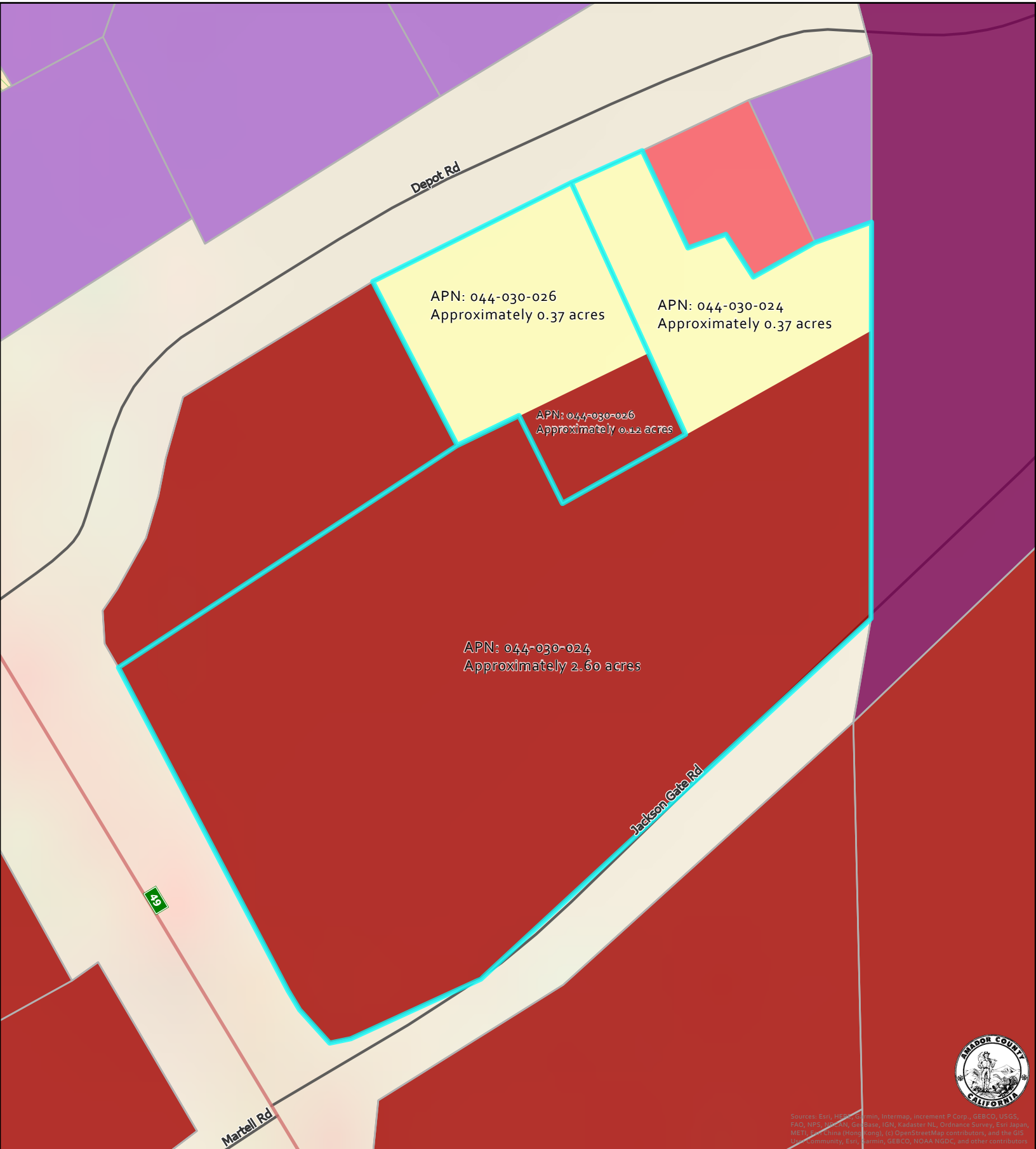
Signature \_\_\_\_\_

## **Project Description -EXHIBIT**

### **Nature of the Scope of Activities**

The proposed project involves applying for a zone change for a portion of two parcels (044-030-024 and 026) consisting of approximately an acre. The two parcels currently have a split zoning where a portion of each of the subject properties is reflected as having both residential and commercial zoning. This split zoning is not consistent with the applicant's desire for maximum development under the General Plan's designation as a Regional Service Center (RSC). The Applicant's intent is to have commercial zoning consistent with RSC. With the proposed zone change this island of residential zoning will be in conformity with that intent.





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCO, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

**Legend**

Amador Boundary

Assessor Parcels

**Zoning**

- C1
- C2
- M
- MM
- R1
- R1A

**Transportation**

- State Highways
- County Maintained Roads

**ZC-19;10-1  
ZONING  
DESIGNATIONS**

0 60 120  
US Feet

