



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-6254
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

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

EARLY CONSULTATION

TO:

Amador Air District	Amador LAFCO
Building Department	Shingle Springs Band of Miwok
County Counsel	Indians**
Environmental Health Department	Calaveras Band of Mi-Wuk Indians**
Surveying Department	Chicken Ranch Rancheria of Me-Wuk
Transportation and Public Works	Indians**
Department	Jackson Rancheria Band of Miwok
Waste Management	Indians**
Sheriff's Office	United Auburn Indian Community of
AFPD	the Auburn Rancheria**
ACTC	Nashville Enterprise Miwok- Maidu-
Amador Transit	Nishinam Tribe**
Amador Water Agency	Washoe Tribe of Nevada and
Cal Fire	California**
CHP	Ione Band of Miwok Indians**
Caltrans, District 10	Buena Vista Band of Me-Wuk
CDFW, Region 2	Indians**

DATE: January 14, 2021

FROM: Ruslan Bratan, Planning Department

PROJECT: Request from Orion Fowler for:

- 1) **Zone Change (ZC-21;10-1) from the RE, Residential Estates zoning district, to the PD, Planned Development zoning district, for 7.29 acres to bring the current multi-family residential use of the property into compliance with County Code; and**
- 2) **General Plan Amendment (GPA-21;10-1) from the AT, Agricultural Transition land use designation to the SPA, Special Planning Area land use designation for 7.29 acres to bring the current multi-family residential use of the property into compliance with County Code; and**
- 3) **Use Permit (UP-21;10-2) to bring the current multi-family residential use of the property into compliance with County Code.**

Owner/Applicant: Orion Fowler (Robin Peters, Representative)

Supervisorial District: 5

Location: 14674 Tanyard Hill Road, Pine Grove, CA 95665

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 Technical Advisory Committee (TAC) will review the project for environmental impacts, recommend approval of the environmental document under CEQA, and propose and review draft conditions of approval for the project during its regular meeting at **1:00 p.m. January 26, 2022** in the Board of Supervisors Chamber at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.



DELTA ENGINEERING, INC.

ENGINEERING PLANNING LAND DEVELOPMENT ENVIRONMENTAL PERMITTING

September 15, 2021

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

Re: General Plan Amendment, Zoning Amendment, Conditional Use Permit
14674 Tanyard Hill Road; Amador County APN 030-090-063

Dear Ruslan,

Please accept for processing the enclosed applications for a General Plan amendment, zoning amendment and conditional use permit for the subject property. These applications are submitted for the purposes of securing land use designations which align properly with historic and current uses of the property. Specifically, general plan and zoning designations which support and are consistent with the five existing residential units are sought herewith. We note that multiple residential units have been occupied for many years at this location, so that the pursuit at this time of complying land use designations should be considered a housekeeping measure.

Thank you for your consideration. Please be certain to contact me with questions or comments.

Delta Engineering, Inc.

Robin D. Peters, P.E.
Principal Engineer

RDP:st



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

PRE-APPLICATION INFORMATION AND CHECKLIST FOR GENERAL PLAN AMENDMENT

General Plan amendments can be processed four (4) times a year. Public hearings will be scheduled approximately on a quarterly basis throughout the year after applications are accepted or the County initiates such action.

Application for General Plan amendment shall include the following:

1. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. NOTE: In the past, the Board of Supervisors has rejected General Plan amendment requests not accompanied by a specific project application (e.g. tentative subdivision map, master plan, use permit, etc.).
2. Letter of authorization if landowner is being represented by another party.
3. Submit Assessor Plat Map(s) with subject project area outlined neatly with red pencil. NOTE: Assessor Plat Maps can be obtained from the Surveying and Engineering Department (500 Argonaut Lane, Jackson, CA) for putting the project map together.
4. Copy of deed(s) and legal description of all property within subject project area.
5. Completed Environmental Information Form and Indemnification Agreement.
6. Statement as to whether the project area is within 1000' of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resource Code and within an urbanized area as defined in Section 65944 (maps available in Planning Dept or on-line at <http://atlas.resources.ca.gov/>).
7. Filing fee of \$_____ (see attached schedule of fees).
8. Application Form to be signed at the time of project presentation in the Planning Department.

NOTE: IT IS TO YOUR BENEFIT TO BE AS SPECIFIC AS POSSIBLE WITH YOUR APPLICATION INFORMATION.

NOTE: ALL GENERAL PLAN AMENDMENTS ARE SUBJECT TO SB 18 (TRIBAL CONSULTATION GUIDELINES).



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY

PHONE: (209) 223-6380

FAX: (209) 257-6254

PLANNING DEPARTMENT

WEBSITE: www.amadorgov.org

E-MAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER

• 810 COURT STREET

• JACKSON, CA 95642-2132

APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

1. A. Name of Property Owner ORION FOWLER
Mailing Address 201 ALVARADO STREET
POINT RICHMOND, CA 94801
Phone Number (510) 367-1446
- B. Name of Applicant ORION FOWLER
Mailing Address 201 ALVARADO STREET
POINT RICHMOND, CA 94801
Phone Number (510) 367-1446
- C. Name of Representative ROBIN D. PETERS/DELTA ENGINEERING, INC.
Mailing Address 33 MAIN STREET
JACKSON, CA 95642
Phone Number (209) 223-1441
2. Assessor Parcel Number(s) 030-090-063
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 (810 Court Street, Jackson, CA) 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 \$_____ (see attached schedule of fees).
9. Application Form to be signed at the time of project presentation in the Planning Department.



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:

- X 1. Complete the following:
- Name of Applicant ORION FOWLER
- Mailing Address 201 ALVARADO STREET
 POINT RICHMOND, CA 94801
- Phone Number (510) 367-1446
- Assessor Parcel Number 030-090-063
- 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
- X OTHER MULTIPLE SINGLE FAMILY DWELLINGS
- X 2. Attach a letter explaining the purpose and need for the Use Permit.
- X 3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
- X 4. If Applicant is not the property owner, a consent letter must be attached.
- X 5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- X 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.
- X 7. Planning Department Filing Fee: \$
- X Environmental Health Review Fee: \$
- X Public Works Agency Review Fee: \$
- X 8. Complete an Environmental Information Form.
- X 9. Sign Indemnification Form.

INDEMNIFICATION

Project: Fowler General Plan Amendment, Zoning Amendment, Conditional Use Permit

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 County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County's defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. 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

Owner (if different than Applicant):

Signature

Orion Fowler

201 Alvarado Street

Point Richmond, California, 94801

September 15, 2021

Amador County Planning Department
810 Court Street
Jackson, CA 95642

Re: General Plan Amendment, Zoning Amendment, Conditional Use Permit
14674 Tanyard Hill Road; Amador County APN 030-090-063

To whom it may concern:

I am the owner of record of the property located at 14674 Tanyard Hill Road, also known as Amador County APN 030-090-06318-294-018, which is the subject of current and pending land use entitlement applications. I hereby grant consent for and authorize Robin D. Peters of Delta Engineering, Inc. to represent me before the County and to act as my agent for the purpose of permitting, entitlements and other matters associated with the subject applications. Please ensure that copies of all relevant correspondence and notifications are forwarded to Mr. Peters.

Thank you for your cooperation. Should you have any questions, please be certain to contact me.

Very truly yours,



Orion Fowler, owner

cc: Robin D. Peters, Delta Engineering, Inc.

General Plan Amendment, Zoning Amendment, Conditional Use Permit Orion Fowler

ENVIRONMENTAL INFORMATION

Revised January 14, 2022

General Information

Project Name: General Plan Amendment, Zoning Amendment, Conditional Use Permit for Orion Fowler

Applicant & Landowner: Orion Fowler
201 Alvarado Street
Point Richmond, CA 94801
510-367-1446

Agent: Delta Engineering, Inc.
33 Main Street
Jackson, CA 95642
(209) 223-1441
rpeters@deltaengineeringinc.com

Assessor's Parcel No.: 030-090-063

Existing Zoning District: RE – Residential Estates

Proposed Zoning District: PD – Planned Development

Existing General Plan: AT – Agricultural Transition

Proposed General Plan: SPA – Special Planning Area

Existing Use of Parcel: Multiple (five) single-family residential units

Proposed Use of Parcels: No change

Project Description

The subject property supports five residential dwelling units, three of which are detached and two of which are attached. Existing infrastructure for the units includes a community septic system, power, municipal water and communications. The five dwelling units have been occupied for many years, and there is no currently anticipated increase or decrease in the number of dwelling units on the property. Current general plan and zoning designations are not consistent with current uses, therefore the proposed entitlements are intended to render land use designations for the property consistent with past and current land uses.

1. Site Size: Approximately 7.29 acres.
2. Square Footage of Existing/Proposed Structures: Varies; 400± s.f. to 1,360± s.f.
3. Number of Floors of Existing Construction: Varies; 1-2
4. Amount of Existing Off-street Parking: 10+ spaces
5. Source of Water: On-site domestic well
6. Sewage Disposal: On-site wastewater (septic) system
7. Proposed Scheduling of Construction: No construction is proposed
8. Phasing: N/A
9. Associated Projects: None

Additional Information. Are the following items applicable to the project or its effects?

YES NO

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Change in existing features of any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Change in pattern, scale or character of the general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Change in dust, ash, smoke, fumes or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Site on filled land or has slopes of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Use or disposal of potentially hazardous materials such as toxic substances, flammables or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |

- Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- Does this project have a relationship to a larger project or series of projects?

Environmental Setting

Existing Site:

The project comprises approximately 7.29 acres of land located on Tanyard Hill Lane near the community of Pine Grove. The property currently supports five residential dwelling units, three of which are detached and two of which are attached. The developed, or westerly portion of the site occupies a small knoll and the balance of the site slopes generally toward the east. Vegetative cover consists of non-native grasses, oaks and conifers with variable brush understory.

Surrounding Properties:

Surrounding land uses consist of rural-density single-family dwellings on parcels ranging in size from two to just over 20 acres.

Hazardous Excavations:

The presence or absence of mine shafts, tunnels, air shafts or open hazardous excavations has not been confirmed.

Proposed Improvements

No new improvements are proposed at this time. The proposed entitlements are intended to render land use designations for the property consistent with past and current land uses.

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 _____

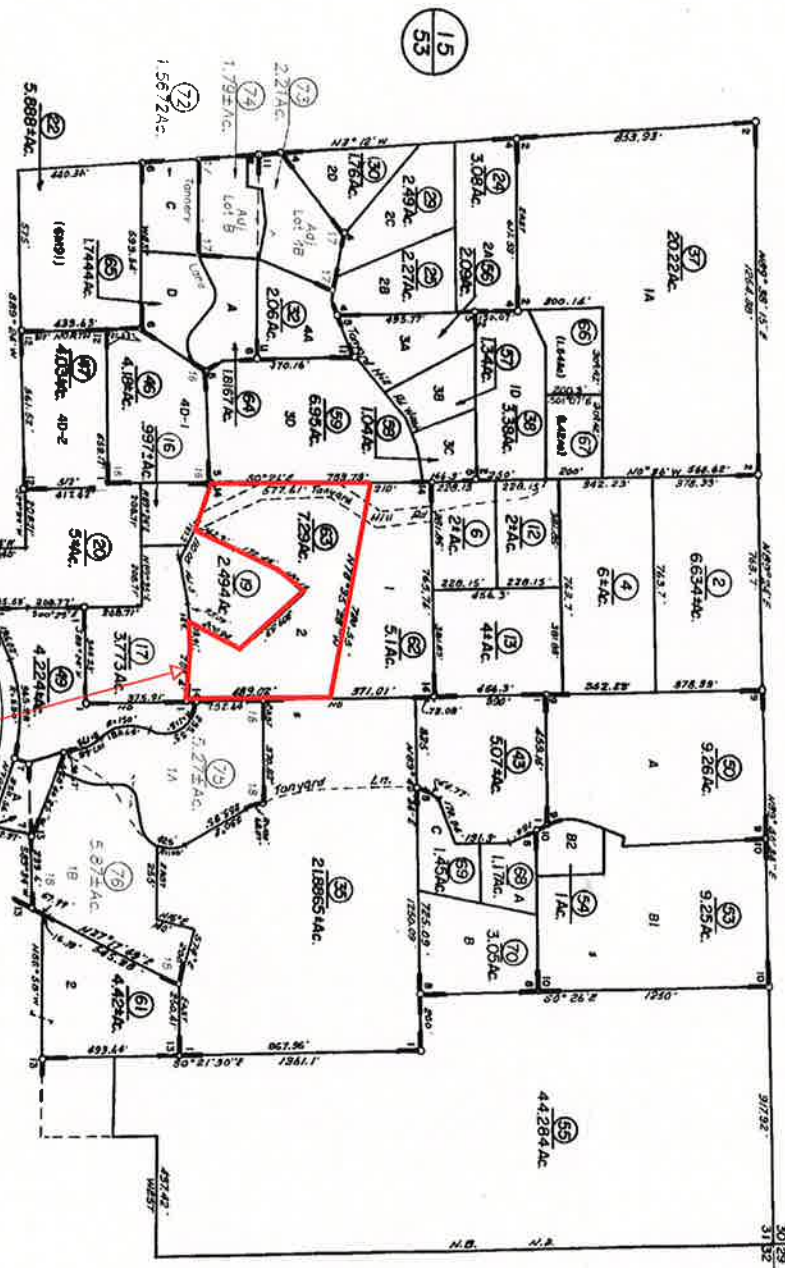
For _____

POR. SEC. 31, T.7N., R.12E., M.D.B. & M.

30-09

MAP/LOT/BLK/PG. NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property is described in its deed, and that the assessor is not liable for the accuracy of the data extracted hereon.

Map changes become effective with the 2026-2027 roll year. Changes to the map are subject to change without notice or fee on each July 1.



- 1- R.M. Bk. 6, Pg. 91
- 2- R.M. Bk. 13, Pg. 92
- 3- R.M. Bk. 14, Pg. 92
- 4- R.M. Bk. 18, Pg. 99
- 5- R.M. Bk. 15, Pg. 28
- 6- R.M. Bk. 15, Pg. 29
- 7- R.M. Bk. 15, Pg. 84
- 8- R.M. Bk. 15, Pg. 89

- 9- R.M. Bk. 18, Pg. 96
- 10- R.M. Bk. 23, Pg. 19
- 11- R.M. Bk. 14, Pg. 25
- 12- R.M. Bk. 14, Pg. 76
- 13- R.M. Bk. 14, Pg. 98
- 14- R.M. Bk. 26, Pg. 60
- 15- R.M. Bk. 28, Pg. 3
- 16- R.M. Bk. 28, Pg. 80

- 17- R.M. Bk. 18, Pg. 99
- 18- R.M. Bk. 34, Pg. 87
- 19- R.M. Bk. 46, Pg. 51(2/1/201)
- 20- R.M. Bk. 46, Pg. 63(4/2/201)
- 21- R.M. Bk. 56, Pg. 21(9/2/2003)
- 22- R.M. Bk. 57, Pg. 81(10/24/2003)

Assessor's Map Bk.30, Pg.09
County of Amador, Calif.

GENERAL PLAN AMENDMENT
and
ZONING AMENDMENT EXHIBIT
for
ORION FOWLER

BEING A PORTION OF SECTION 31, T.7 N., R.12 E., M.D.M.
AMADOR COUNTY, CALIFORNIA

SEPTEMBER, 2021



OWNER:

Orion Fowler
14674 Tanyard Hill Road
Pine Grove, CA 95665
(510) 367-1446

PREPARED BY:

DELTA ENGINEERING, INC.
Robin D. Peters, P.E. RCE No. 58604
33 Main Street
Jackson, CA 95642
(209) 223-1441

GENERAL NOTES

1. DEED REFERENCE: INS. NO. 2020-04443
2. MAP REFERENCES: 28-M-80
3. ASSESSOR'S PARCEL NUMBER: 030-090-063
4. TOTAL ACREAGE: 7.29 AC.
5. TOTAL NUMBER OF PARCELS: 1
6. EXISTING LAND USE: MULTIPLE FAMILY RESIDENTIAL
7. PROPOSED LAND USE: NO CHANGE
8. EXISTING ZONING: RE - RESIDENTIAL ESTATES
9. PROPOSED ZONING: PD - PLANNED DEVELOPMENT
10. EXISTING GENERAL PLAN DESIGNATION: AT - AGRICULTURAL TRANSITION
11. PROPOSED GENERAL PLAN DESIGNATION: SPA - SPECIAL PLANNING AREA
12. WATER SUPPLY: AMADOR WATER AGENCY
13. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEM
14. PROPOSED UTILITIES: NO CHANGE
15. POWER: PACIFIC GAS & ELECTRIC CO.
16. TELEPHONE SERVICE: A.T. & T.
17. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
18. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
19. THIS EXHIBIT SUPPORTS A GENERAL PLAN AMENDMENT AND ZONING AMENDMENT APPLICATION TO ALIGN LAND USE DESIGNATIONS WITH EXISTING AND HISTORIC MULTIPLE FAMILY RESIDENTIAL USES.
20. THIS PROPERTY IS NOT WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A LOW LEVEL FLIGHT PATH OR WITHIN SPECIAL AIRSPACE AS DEFINED IN SECTION 21098 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN URBANIZED AREA AS DEFINED IN SECTION 65944.

KEY NOTES:

- ① EXISTING DWELLING UNIT (5 TOTAL)
- ② EXISTING GARAGE
- ③ PAVED VEHICULAR CIRCULATION & PARKING AREA
- ④ UNPAVED VEHICULAR CIRCULATION & PARKING AREA
- ⑤ EXISTING SWIMMING POOL (DECK NOT SHOWN FOR CLARITY)
- ⑥ UNIMPROVED AREA

COCHRAN
APN: 030-090-059

WYLIE FAMILY TRUST
APN: 030-090-062

COOKSON LIFE ESTATE
APN: 030-090-035

VETTER
APN: 030-090-019

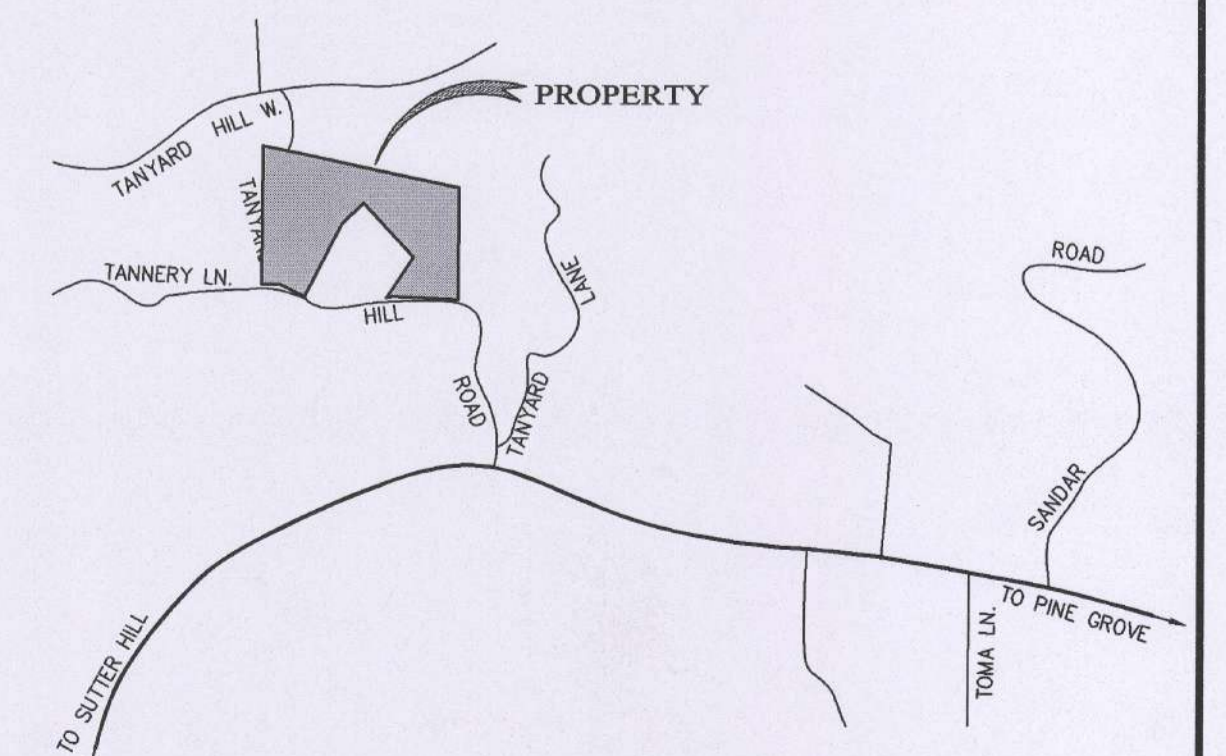
GREEN
APN: 030-090-075

HICKMAN
APN: 030-090-046

MAGEE REVOCABLE LIVING TRUST
APN: 030-090-016

MAGEE REVOCABLE LIVING TRUST
APN: 030-090-017

MIGUEL FAMILY TRUST
APN: 030-090-049



VICINITY MAP
NOT TO SCALE

DELTA ENGINEERING, INC.

ENGINEERING LAND DEVELOPMENT
PLANNING ENVIRONMENTAL PERMITTING
33 MAIN STREET JACKSON, CA 95642
209-223-1441 INFO@DELTAENGINEERINGINC.COM

FOWLER - 14674 TANYARD HILL ROAD - PINE GROVE - #2100727

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 1117021904
APN: 030-090-063

When Recorded Mail Document and Tax Statements to:

Orion Fowler
201 Alvarado Street
Point Richmond, CA 94801

CERTIFIED A TRUE COPY OF THE ORIGINAL
RECORDED IN THE OFFICIAL RECORDS OF

Amador COUNTY ON 6/9/2020

Under Recorder's Serial No. 2020-0004443

Old Republic Title Company Oakland

By: [Signature]

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

Exempt from fee per GC27388.1(a)(2); document recorded in connection with a concurrent transfer subject to the imposition of documentary transfer tax

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$698.50

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area: City of Pine Grove

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jack P. Dacus AKA Jake Dacus, Successor Trustee of Shirley M. Hamilton Declaration of Trust Dated 12/27/90

hereby GRANT(S) to

Orion Fowler, an unmarried man

that property in City of Pine Grove, Amador County, State of California, described as:

See "Exhibit A" attached hereto and made a part hereof.

Date: June 02, 2020

Shirley M. Hamilton Declaration of Trust Dated 12/27/90

By: [Signature]
Jack P. Dacus AKA Jake Dacus, Successor Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of AMADOR

On 02 Jun 2020 before me, K. Sabrina Johnson, a Notary Public, personally appeared JACK P. DACUS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature: [Signature]
Name: K. Sabrina Johnson
(Typed or Printed)

(Seal)

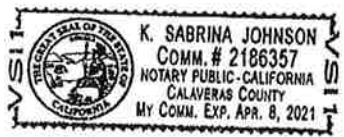


EXHIBIT "A"

20-116659-01

ALL THAT PORTION OF THE NORTH HALF OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 12 EAST, M.D.M., DESCRIBED AS FOLLOWS:

PARCEL 2, IN THE COUNTY OF AMADOR, STATE OF CALIFORNIA AS SHOWN ON PARCEL MAP NO. 1645, FOR THE NORTHERN CALIFORNIA CONFERENCE OF SEVENTH DAY ADVENTISTS, FILED IN THE OFFICE OF THE RECORDER OF SAID AMADOR COUNTY, ON SEPTEMBER 14, 1977 IN BOOK 26 OF MAPS AND PLATS AT PAGE 80:

TOGETHER WITH THAT CERTAIN 50 FOOT WIDE ACCESS AND UTILITY EASEMENT, THE CENTERLINE OF WHICH IS SHOWN ON THE ABOVE REFERENCED MAP.

ALSO TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES, OVER THAT CERTAIN PRIVATE ROAD LANDING FROM RIDGE (COUNTY) ROAD TO THE ABOVE DESCRIBED PROPERTY, AS STATED IN THE DEED FROMN STEPHEN A. SZABO ETUX TO WALTER B. RICHARDSON, RECORDED NOVEMBER 13, 1950 IN BOOK 41 OF SAID OFFICIAL RECORDS, AT PAGE 415.

ALSO TOGETHER WITH THAT CERTAIN EASEMENT FOR WELL AND WATER LINE MAINTENANCE, AS RESERVED IN THE DEED RECORDED JULY 17, 1967 IN BOOK 165 OF OFFICIAL RECORDS, AT PAGE 444.

APN: 030-090-063-000

COMMENTS



Planning Department <planning@amadorgov.org>

TAC Project Referral - Fowler Zone Change (ZC-21;10-1), General Plan Amendment (GPA-21;10-1) and Use Permit (UP-21;10-2) - Completeness

AFPD Headquarters <afpdhdq@amadorgov.org>

Wed, Oct 20, 2021 at 2:02 PM

To: Amador County Planning Department <planning@amadorgov.org>

CFD applies.

Thank you,

Nicole
Amador Fire Protection District
[810 Court Street](#)
[Jackson, CA 95642](#)
209-223-6391-phone
209-223-6646-fax

This communication may contain legally privileged and confidential information sent solely for the use of the intended recipient, and the privilege is not waived by the receipt of this communication by an unintended and unauthorized recipient. If you are not the intended recipient of this communication you are not authorized to use it in any manner, and must either immediately destroy it or return it to the sender. Please notify the sender immediately by telephone at (209) 223-6391 if you received this communication in error."

[Quoted text hidden]



TAC Project Referral - Fowler Zone Change (ZC-21;10-1), General Plan Amendment (GPA-21;10-1) and Use Permit (UP-21;10-2) - Completeness

Brandt Cook <bcook@amadorwater.org>

Wed, Oct 20, 2021 at 4:06 PM

To: Amador County Planning Department <planning@amadorgov.org>

Cc: Lucas Carthew <lcarthew@amadorwater.org>, Elizabeth Atkins <EAtkins@amadorwater.org>

Ruslan,

The Amador Water Agency does not provide water service to [14674 Tanyard Hill Road](#) (APN 030-090-063) as described on the project's environmental information application and zoning amendment exhibit.

Sincerely,

Brandt Cook

[Amador Water Agency](#), Direct: (209) 257-5206

[12800 Ridge Road, Sutter Creek, CA 95685](#)

*Rates and fees subject to change.

From: rbratan@amadorgov.org <rbratan@amadorgov.org> **On Behalf Of** Amador County Planning Department

Sent: Wednesday, October 20, 2021 1:28 PM

Subject: TAC Project Referral - Fowler Zone Change (ZC-21;10-1), General Plan Amendment (GPA-21;10-1) and Use Permit (UP-21;10-2) - Completeness

Greetings,

[Quoted text hidden]

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Thank You,

Amador Water Agency [12800 Ridge Road, Sutter Creek, California 95685](#) www.amadorwater.org



Ruslan Bratan <rbratan@amadorgov.org>

TAC Project Referral - Fowler Zone Change (ZC-21;10-1), General Plan Amendment (GPA-21;10-1) and Use Permit (UP-21;10-2) - Completeness

Patrick Chew <pchew@amadorgov.org>
To: Ruslan Bratan <rbratan@amadorgov.org>

Wed, Oct 27, 2021 at 1:40 PM

Hey Ruslan, you can just give them this email ... Pat

Please provide detail information on all roadways and parcels indicating which portion of the vehicle access roads are either in or out of compliance with the provision of the County's Standard, Chapter 15.30, Fire and Life safety. Once a working site map has been provided for review, we can discuss mitigation.

[Quoted text hidden]

--

Patrick Chew
Division Chief / Fire Marshal
Amador Fire Protection District
810 Court Street
Jackson, CA 95642
Office 209-223-6391
Fax 209-223-6646
pchew@amadorgov.org
www.amadorfire.org

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 **Staff Referral Packet - Fowler.pdf**
25507K



Ruslan Bratan <rbratan@amadorgov.org>

AMA-88 PM 21.611 Conditional Use Permit, Response email

1 message

Bauldry, Paul@DOT <paul.bauldry@dot.ca.gov>
To: Ruslan Bratan <rbratan@amadorgov.org>
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Mon, Nov 1, 2021 at 7:09 AM

Mr. Bratan:

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the application for a Zone Change for Mr. Fowler.

The Zone Change (ZC-21;10-1) proposes to change zoning from the Residential Estates (RE) zoning district to the Planned Development (PD) zoning district, for the 7.29 acres to bring the current multi-family residential use of the property into compliance with County Code; and General Plan Amendment (GPA-21;10-1) from the Agricultural Transition (AT) land use designation to the Special Planning Area (SPA) land use designation for 7.29 acres to bring the current multi-family residential use of the property into compliance with County Code; and 3) Use Permit (UP-21;10-2) to bring the current multi-family residential use of the property into compliance with County Code.

The property Assessor Parcel Number (APN) is 030-090-063, and the project is located at [14674 Tanyard Hill Road](#) in Pine Grove and is approximately 1.89 miles west of State Route (SR) 88 in Amador County.

Caltrans has the following comments

Based on the project type, description, at this time, Caltrans has no comments. If there are any future changes or developments on these parcels, Caltrans would like an opportunity to review them.

Encroachment Permits

If any future project activities encroach into Caltrans Right-of-Way (ROW), the project proponent must apply for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. Appropriate environmental studies must be submitted with this application. These studies will analyze potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans ROW at the project site(s). For more information, please visit the Caltrans Website at:

<https://dot.ca.gov/programs/traffic-operations/ep/applications>

If you have any questions or would like to discuss these comments, don't hesitate to contact me at (209) 670-9488 or by email: paul.bauldry@dot.ca.gov.

Sincerely,

Paul Bauldry

Caltrans District 10

Office of Rural Planning

Division of Planning, Local Assistance, and Environmental

[1976 E. Dr. Martin Luther King Jr Blvd.](#)

[Stockton CA 95205](#)

Telework # 209.670.9488



AB52: Fowler - Zone Change (ZC-21;10-1), General Plan Amendment (GPA-21;10-1), Use Permit (UP-21;10-2)

Anna Starkey <astarkey@auburnrancheria.com>
To: Amador County Planning Department <planning@amadorgov.org>

Tue, Nov 9, 2021 at 1:49 PM

Good afternoon,

Thank you for the notification and opportunity to consult on the project referenced above. Based on the description, UAIC has no comments or concerns. Therefore we decline to consult.

Thank you again for your time and consideration.

Sincerely,

Anna Starkey

The United Auburn Indian Community is now accepting electronic consultation request, project notifications, and requests for information! Please fill out and submit through our website. Do not mail hard copy letters or documents.
<https://auburnrancheria.com/programs-services/tribal-preservation> **Bookmark this link!**



Anna M. Starkey, M.A., RPA
Cultural Regulatory Specialist
Tribal Historic Preservation Department | UAIC
10720 Indian Hill Road
Auburn, CA 95603
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