



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

Early Consultation Application Referral

TO:

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

DATE: March 10, 2022

FROM: Krista Ruesel, Planning Department

PROJECT: Request for zone change, ZC-19;12-1, from the "X," Special Use zoning district to the "AG," Exclusive Agriculture zoning district in conjunction with a request for inclusion of 40 acres into a California Land Conservation Act (CLCA) Contract. (APN: 011-140-036)

Applicant: Kristine Cazadd and Jason Cazadd

Supervisory District: 1

Location: 9949 State Highway 88 Jackson, CA 95642

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 conduct environmental review of the project, determine draft conditions of approval, and make a recommendation of the environmental document and project to the Planning Commission during its regular meeting on Monday, **March 21, 2022 at 1:00 p.m.** in the Board of Supervisors Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.



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 Jason Robert Cazadd/Kristine Cazadd
Mailing Address 9939 State Highway 88
Jackson, CA 95642
Phone Number 209 217-4252 / 209 283-0154
- B. Name of Applicant Jason Cazadd/Kristine Cazadd
Mailing Address 9939 State Highway 88
Jackson, CA 95642
Phone Number 209 217-4252 / 209 283-0154
- C. Name of Representative KECAZADD@gmail.com
Mailing Address BCAZADD@gmail.com
Phone Number _____
- ___ 2. Assessor Parcel Number(s) 011-440-036
- ___ 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 \$ _____ (see attached schedule of fees).
- ___ 9. Application Form to be signed at the time of project presentation in the Planning Department.

INDEMNIFICATION

Project: Agricultural Preserve Request

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.

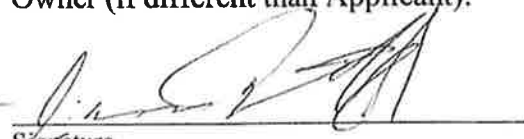
Applicant:


Owner (if different than Applicant):



Signature


Kustine Azadd




Signature


Kustine Azadd

REQUEST TO FORM AGRICULTURAL PRESERVE

I hereby request the Board of Supervisors of Amador County to establish my property, described below, in an agricultural preserve in accordance with the provisions of the California Land Conservation Act of 1965. In the event that the Board elects to establish such a preserve, I also request that the Board direct the Planning commission to initiate hearings to rezone said land to an "AG," Exclusive Agriculture zone. I also request that the Assessor consolidate the tax parcels on said land wherever possible. I understand the inclusion of said land in an agricultural preserve is conditioned on the execution of a land conservation contract between myself and Amador County.

Item A Signature(s) of all owner(s), owner(s) of interest, and lien holder(s) as shown on the attached title report.

Kristine Orzadd, Trustee BD Trust


Item B Attach current title report.

Item C Attach legal description of all property included in this request.

Item D Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
011-140-036 - 00	10	Vineyard		Grazing pasture	25
Total Acres in request.	40				

Are there uses on the property which are not listed on either the agricultural or compatible use lists? No
 If so, explain below.

Item H

IMPROVEMENT AND INCOME STATEMENT

1. **PERMANENT AGRICULTURAL IMPROVEMENTS**

Type of Improvement	Estimated Value
Barn(s) <i>Improved barn/storage</i>	<i>\$ 30,000.00</i>
Corral(s)	<i>\$ 500.00</i>
Fences	<i>\$ 1,000.00</i>
Wells	<i>\$ 15,000.00</i>
Water Systems / <i>Pond</i>	<i>\$ 15,000.00</i>
Other (specify) <i>Wine Cave</i>	<i>\$ 160,000.00</i>
TOTAL	

2. **ESTIMATED INCOME**

Use	Estimated Annual Income
<i>Grape Sales</i>	<i>\$ 50,000.00</i>
TOTAL	

I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: *Kristine Cazadd*
 ADDRESS: *10865 Sutter Circle*
 CITY: *Sutter Creek, CA 95685*
 PHONE: *209 283-0154*

Kristine Cazadd
 Signature of person who prepared application.
2/17/2022
 Date

Additional persons to be notified concerning action on this request:

NAME: *Jason Cazadd*
 ADDRESS: *9939 St. Highway 88*
 CITY: *Jackson, CA 95642*
 PHONE: *209 217-4253*

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

Order No. 39352 ER-UPDATE #1

EXHIBIT "A"

All that real property situated in the State of California, County of Amador, described as follows:

PARCEL 1

READJUSTED PARCEL 1, as said parcel is shown and delineated on the revised Record of Survey Boundary Line Adjustment for Kathleen Rosa Casazza, et al, filed for record on December 24, 2002, in Book 55 of Maps and Plats, at Page 24, Records of Amador County.

PARCEL 2

Those certain 50' Access and Public Utility Easement shown on the map shown hereinabove.

Except any portions thereof lying within Readjusted Parcel 1 as shown and delineated on said Record of Survey.

APN: 011-140-036

RECORDING REQUESTED BY:


Western Land Title Company, Inc.

Order No.: 39352-ER

APN: 011-140-036-00

When Recorded Mail Document and Tax Statements to:

Kristine E. Cazadd
10865 Sutter Circle
Sutter Creek, CA 95685



Amador County Recorder
Sheldon D. Johnson
DOC- 2011-0004304-00
Acct 3-Western Land Title Co
Thursday, JUN 02, 2011 09:37:00
Ttl Pd \$427.00 Nbr-0000209794
CT1/R1/1-2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

Monument Preservation Fee is \$10.00

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is 407.00

(X) computed on full value of property conveyed, or

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

(X) Unincorporated area: () City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Brian C. Jorgensen and Joy E. Jorgensen

hereby GRANT(S) to
Kristine E. Cazadd, Trustee of the BD Trust

that property in Unincorporated area of Amador County, State of California, described as follows:

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

Date: May 12, 2011


Brian C. Jorgensen

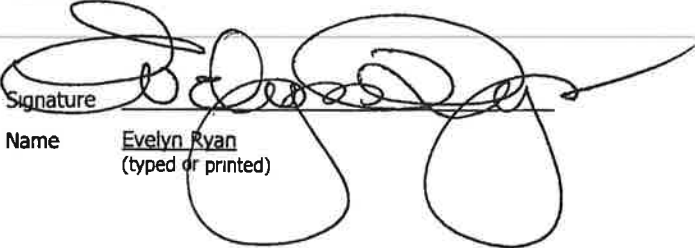

Joy E. Jorgensen

State of CA

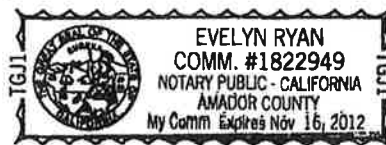
County of Amador

On 5-23-2011 before me, Evelyn Ryan, a Notary Public, personally appeared Brian C. Jorgensen and Joy E. Jorgensen, 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.

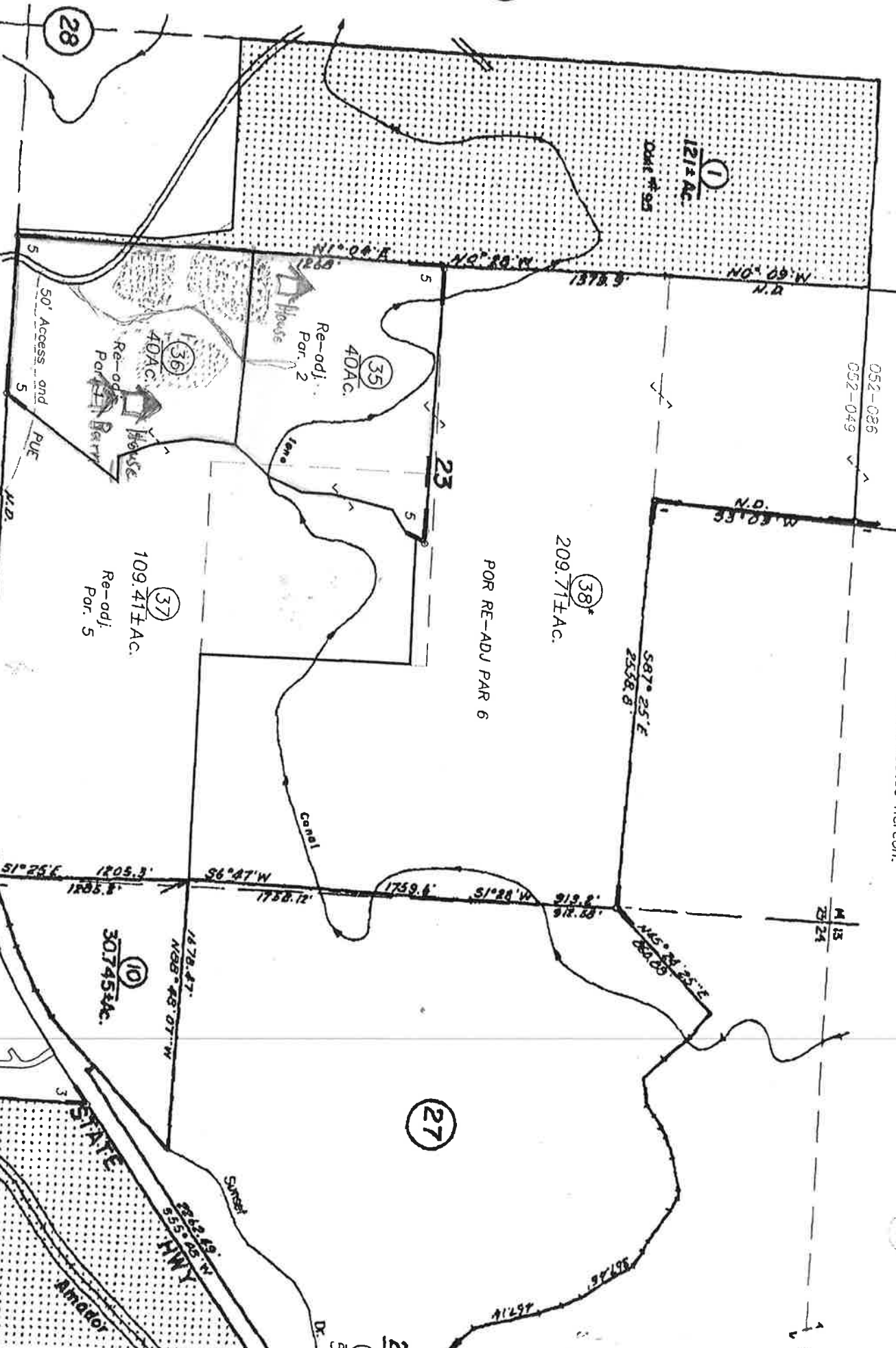
Signature 
Name Evelyn Ryan
(typed or printed)

(Area reserved for official notarial seal)



liability is assumed for the accuracy of the data delineated hereon.

(33)



(13)

(28)

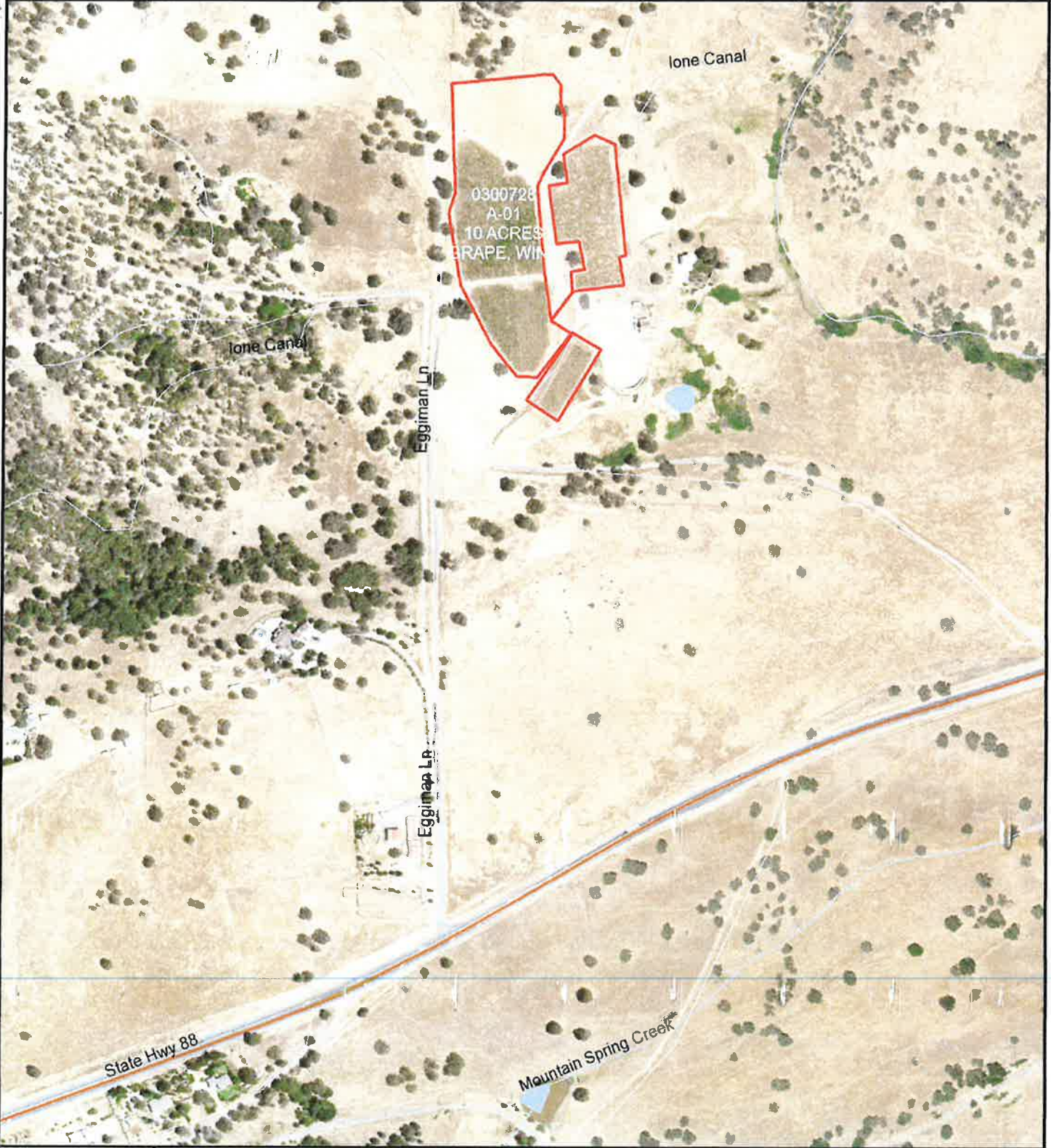
(27)

- R.M. Bk. 4, Pg. 55
- R.M. Bk. 7, Pg. 90
- R.M. Bk. 13, Pg. 95
- R.M. Bk. 43, Pg. 11 (10/20/88)
- R.M. Bk. 44, Pg. 84 (9/10/90)
- R.M. Pl. 51, N. 77

Map changes by



Amador County	Permit Number: 0300728
Kristine Cazadd	Created On: 2/23/2021
9949/9939 HWY 88	Operator: Kristine Cazadd



Included Sites:

A-01





Krista Ruesel <kruesel@amadorgov.org>

AG Williamson Act Application Information

Kristine Cazadd <kecazadd@gmail.com>

Wed, Mar 2, 2022 at 5:18 PM

To: Breanna Cazadd <bcazadd@gmail.com>, Krista Ruesel <kruesel@amadorgov.org>

Hi Krista and Breanna,

This email is to confirm that Jason Cazadd will be representing me at the Ag Commission meeting tonight, and he is fully qualified both as a co-owner of the property and as property manager, to speak on my behalf with respect to all matters regarding the application. Please extend my deepest apologies for not being present and extend my thanks for their time and consideration.

Sincerely,

Kristine Cazadd

[Quoted text hidden]

4 attachments



Ag Preserve Contract Application.pdf

45K



GOV_51238.1..pdf

82K



2021 CLCA Income and Improvement INFO SHEET.pdf

214K



Exhibit B - AG district regs.pdf

141K



Krista Ruesel <kruesel@amadorgov.org>

AMA-88-PM 36.81 Early Consultation Zone Change, Cazadd-BD Trust

Bauldry, Paul@DOT <paul.bauldry@dot.ca.gov>
To: Krista Ruesel <kruesel@amadorgov.org>
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Tue, Mar 1, 2022 at 1:32 PM

Hello Krista,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the application for a Request for a Zone Change (ZC) from the Special Use (X) zoning district to the Exclusive Agriculture (AG) zoning district in conjunction with a request for inclusion of 40-acres into a California Land Conservation Act (CLCA) Contract (Williamson Act).

The property is located at [9949 State Route \(SR\) 88](#) in the City of Jackson. The Assessor's Parcel Number is 011-140-036.

Caltrans has no additional comments at this time. However, Caltrans requests for all future development at this location to be included in the review process.

Thank you.

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