



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
Building Department
County Counsel
Environmental Health Department
Surveying Department
Transportation and Public Works
Department
Waste Management
Sheriff's Office
AFPD
ACTC
Amador Transit
Amador Water Agency
Cal Fire
CHP
Caltrans, District 10
CDFW, Region 2

Amador LAFCO
Shingle Springs Band of Miwok
Indians**
Calaveras Band of Mi-Wuk Indians**
Chicken Ranch Rancheria of Me-Wuk
Indians**
Jackson Rancheria Band of Miwok
Indians**
United Auburn Indian Community of
the Auburn Rancheria**
Nashville Enterprise Miwok- Maidu-
Nishinam Tribe**
Washoe Tribe of Nevada and
California**
Ione Band of Miwok Indians**
Buena Vista Band of Me-Wuk
Indians**

DATE: May 25, 2022

FROM: Ruslan Bratan, Planning Department

PROJECT: Request for a Use Permit (UP-22; 5-1) to allow for a contractors storage yard to store, repair, and maintain various tree servicing equipment and to allow for up to 6 cargo containers. APN's 005-200-010 & 005-200-011.

Owner/Applicant: Douglas Petersen

Supervisorial District: 2

Location: 4531 & 4545 State Highway 88 Ione, CA 95640

REVIEW: As part of the early consultation process, this project is being referred to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the application for completeness during its regular meeting on **Thursday, June 9, 2022 at 1:00 p.m.** in the Board Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.

**In accordance with Public Resources Code Section 21080.3.1, this notice constitutes formal notification to those tribes requesting project notification. This notification begins the 30-day time period in which California Native American tribes have to request consultation.



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 Doug Petersen

Mailing Address PO Box 14
Lone, Ca. 95640

Phone Number 916-454-5486

Assessor Parcel Number 005-200-010 & 011

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 _____

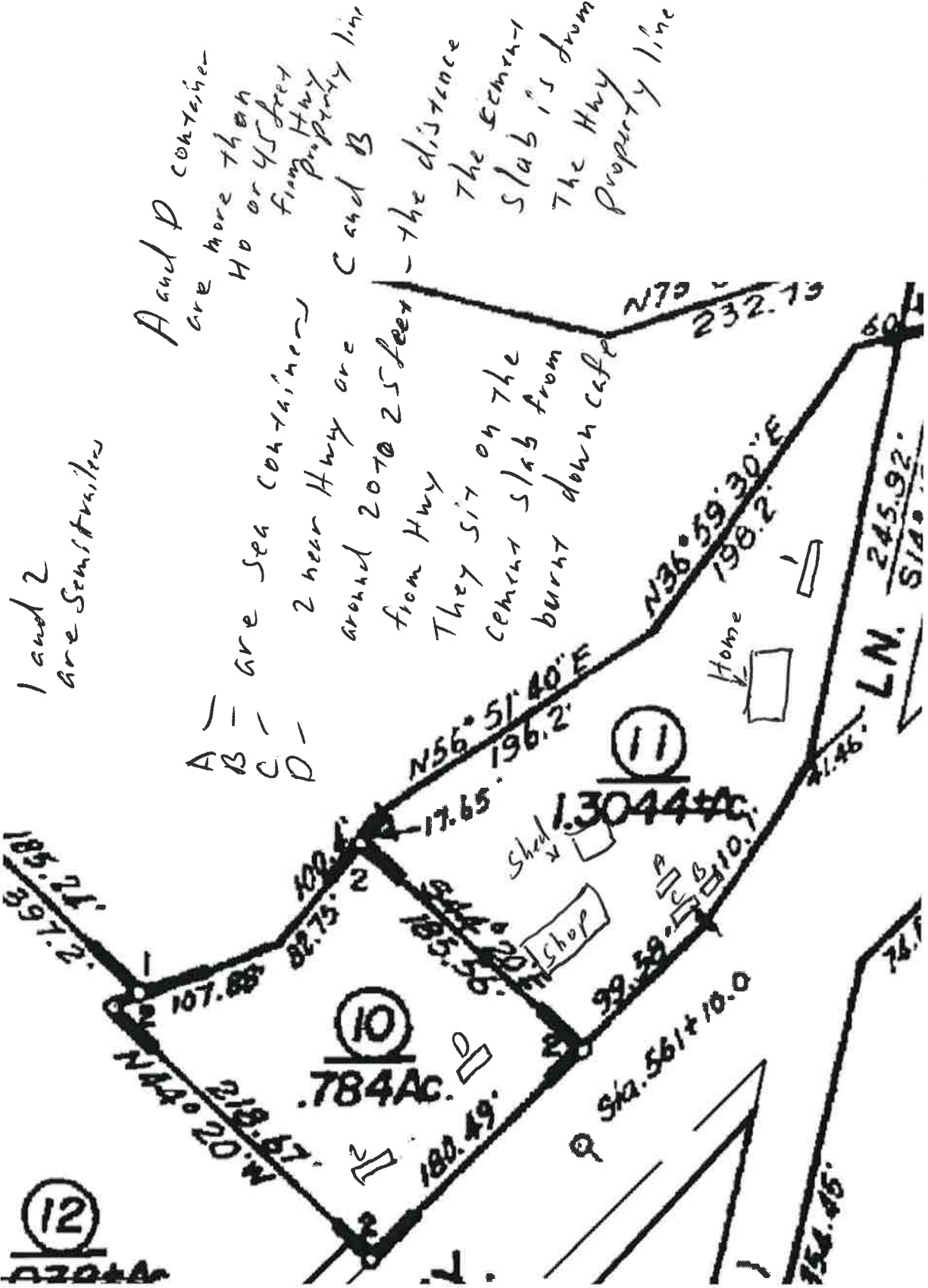
- ✓ 2. Attach a letter explaining the purpose and need for the Use Permit.
- ✓ 3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
- ✓ 4. If Applicant is not the property owner, a consent letter must be attached.
- ✓ 5. Assessor Plat Map (can be obtained 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.
- ✓ 7. Planning Department Filing Fee: \$ 1,829
Environmental Health Review Fee: \$ _____
Public Works Agency Review Fee: \$ _____
AFPD \$ 176
- ✓ 8. Complete an Environmental Information Form.
- ✓ 9. Sign Indemnification Form.

I'm self employed - Tree Service
and other things - and a ranch
this is our hub and parking
and maintenance place and our home
presently - we bought this place with that
purpose and it's zoned Commercial and
has a home on the property - We use
this place as storage for our activities
and projects as we see that it has
been used this way for years - many years
The property is a bit over 2 acres
and has been in disrepair for along
time. We moved in and have been fixing
it up as we have funds available
We are being required to get this permit
because we have 4 Sea Containers for
storage and now being required for a
Contractors Storage yard - We have been
slow at getting this permit because
of supposed CEQA requirements that
have an unknown cost exceeding 10,000⁰⁰
dollars which is money we need for our
home that needs a lot of work - we need
a new roof and new siding and new decks
among other things. Our work consists of
Tree Service - Equipment ~~and~~ and vehicle

Maintenance and repair, Towing, mobil millery,
wood storage for salvaged logs and processed
wood. We use the shop for repair
and the yard for storage. Presently
3 of the containers on on cement from
a slab foundation from a burnt down Cafe
and We are in a constant state of
moving things around as projects come
and go. The Highway will probably in
the not to off future will probably
be widened and thus we may be
eminent domained and have enough
property taken as we may have to
move. We have heard this from the
mine behind us. We do not see this
Property as something to invest much
money in because of that other
than the comfort of our home


Dany Peterson

A picture



1 and 2 are Semistrailers

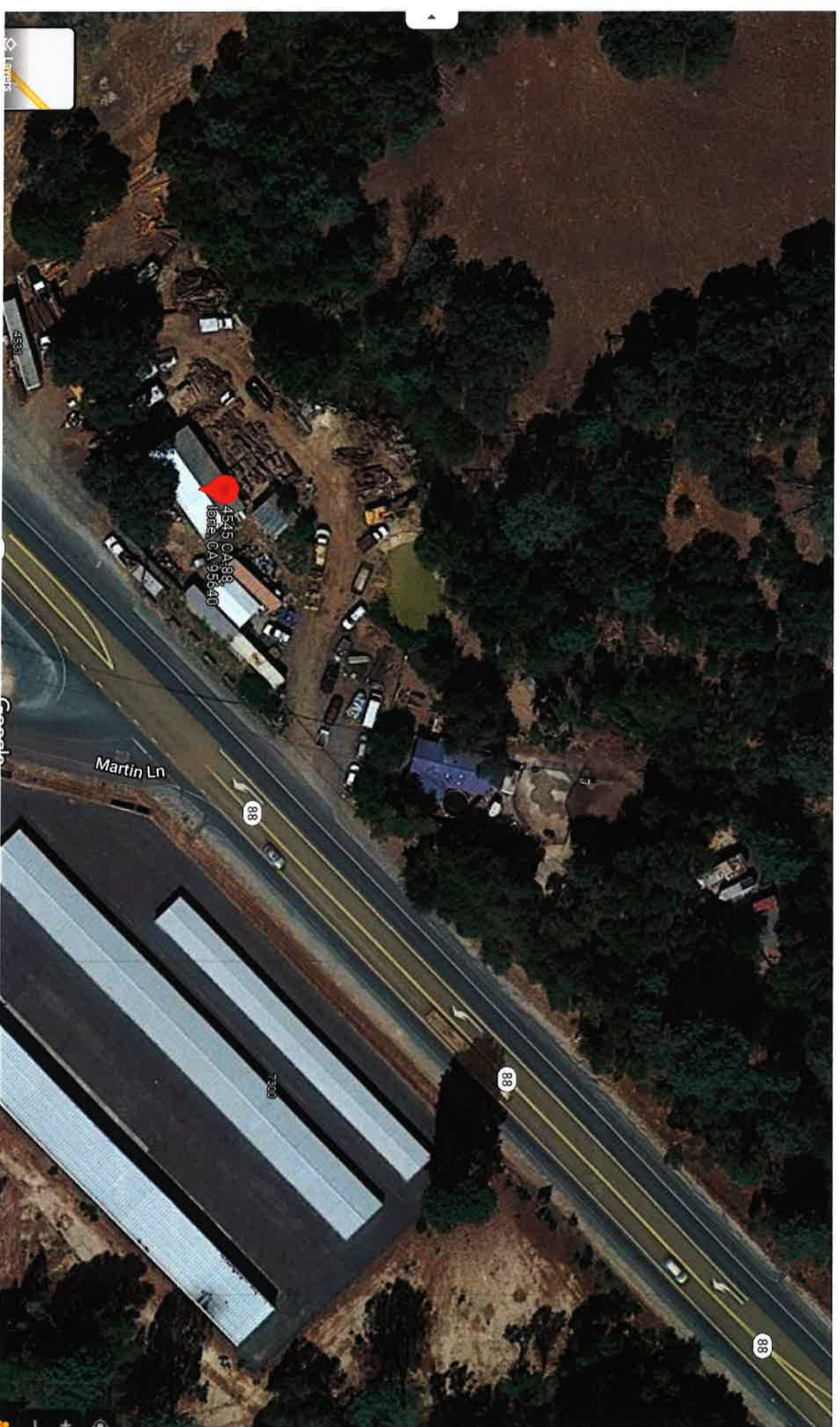
A and D containers are more than 40 or 45 feet from Hwy property line

B and C are sea containers around 20 to 25 feet from Hwy

They sit on the cement slabs from burnt down cafe

A B C D

B picture



C larger picture



ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Use Permit

Date Filed: _____ File No. _____

Applicant/

Developer _____ Landowner Doug Petersen

Address _____ Address PO Box 14 Tama Co. 95640

Phone No. _____ Phone No. 916 454 5486

Assessor Parcel Number(s) 005-200-010-000, 005-200-011-000

Existing Zoning District _____

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 _____

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.

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

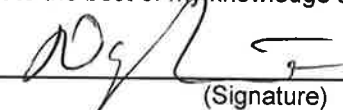
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of 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 5-6-22


(Signature)

For _____

INDEMNIFICATION

Project: 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 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

Foothill Resource Management

Steve Q. Cannon, RPF #2316
P.O. Box 818, Pine Grove, CA 95665
(209)419-1569

Mr. Chuck Beatty, Director
Planning Department, County of Amador
810 Court Street
Jackson, CA 95642

14 April 2022

Re: Peterson property, APNs 005-020-010 & 005-020-011

Dear Mr. Beatty,

At the request of Mr. Doug Peterson, I conducted an inspection of the property referenced above. I was told by Mr. Ruslan Bratan of your office that the Planning Department has required that an Oak Woodlands Assessment shall be done for the parcel since applying for a Conditional Use Permit. This letter is in response to that requirement.

Section 21083.4 of the California Public Resources Code requires that counties determine if there will be a significant effect on oak woodlands as a result of a project proposed to the county. The first question that must be answered is whether a project area does indeed qualify as an "Oak Woodland". The Fish and Game Code of the State of California defines "Oak Woodland" under Section 1361(h) as "... oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10% canopy cover". Additional important information comes from PRC 21083(a), where it is stated that oaks included in the determination of oak woodland status cannot come from the Group A or Group B commercial species as defined by 14 CCR 895.1 (Forest Practice Rules). California Black Oak (*Quercus kelloggii*), which is common in Amador County, is a Group B species, but it is not usually found at the elevation of APN 005-020-010 & 011.

On the 30th of March, 2022, I visited the Peterson property and conducted an evaluation of the property. It seemed to be obvious from the air photos and a casual drive-by that the area around these parcels would qualify as an "Oak Woodland", as defined by the Fish & Game Code. When I conducted my on-site inspection, it was also obvious that while the areas around the developed portion of the property were oak woodland, the amount of development that has occurred over a fairly long period of time has changed the property to the extent that it is no longer oak woodland. The PRC mandates this kind of evaluation if the property *is* oak woodland or *historically* has been oak woodland. There is no doubt in my mind that this property was oak woodland in the past, but was converted and changed long before PRC Section 21083.4 was part of Public Resources Code.

The oak woodlands around the perimeter of the Peterson property are Valley Live Oaks (*Quercus lobata*). Their diameters range from 4" DBH to 12" DBH. Their spacing is such that the crown cover of the areas where oaks have not been removed in the past results in those areas definitely qualifying as oak woodland. The portion of the Peterson property where oaks still exist is minor.

However, given the degree to which the Petersons and the former owners have developed the property, it is highly unlikely that these parcels could ever return to being oak woodland. Therefore, I conclude that the impact of granting the Peterson's a Conditional Use Permit would not have a significant impact on oak woodlands.

Page 2, Peterson Oak Woodland Report

I have attached an Assessor Parcel Map and a topographic map showing the approximate location of the Peterson parcels.

If you have any questions, please feel free to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Cannon", with a long horizontal flourish extending to the right.

Steve Q. Cannon, Registered Professional Forester #2316

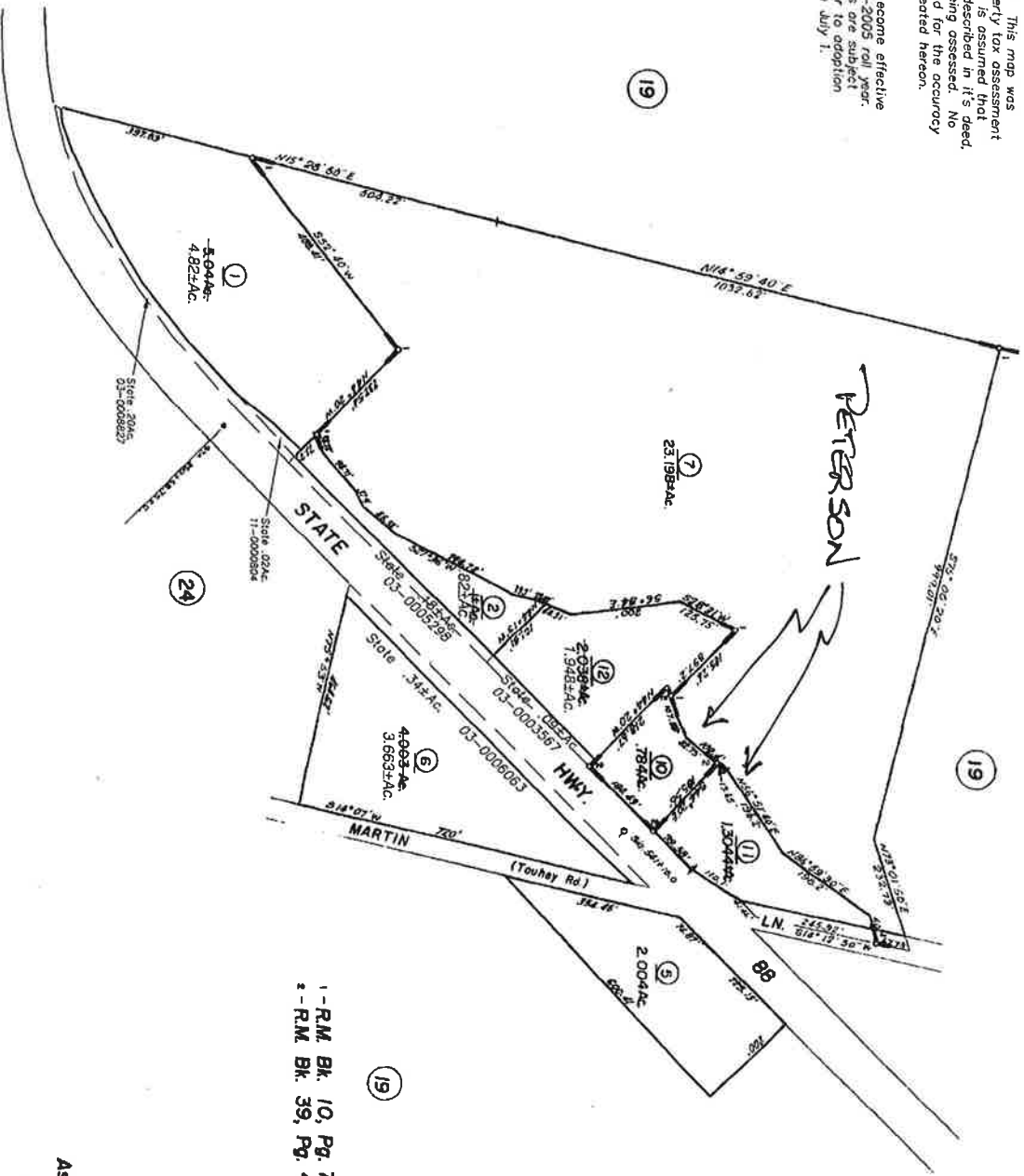
attachments

POR. RANCHO ARROYO SECO.

5-20

IMPORTANT NOTE: This map was prepared for property tax assessment purposes and is assumed that the property is described in its deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

Map changes become effective with the 2004-2005 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.



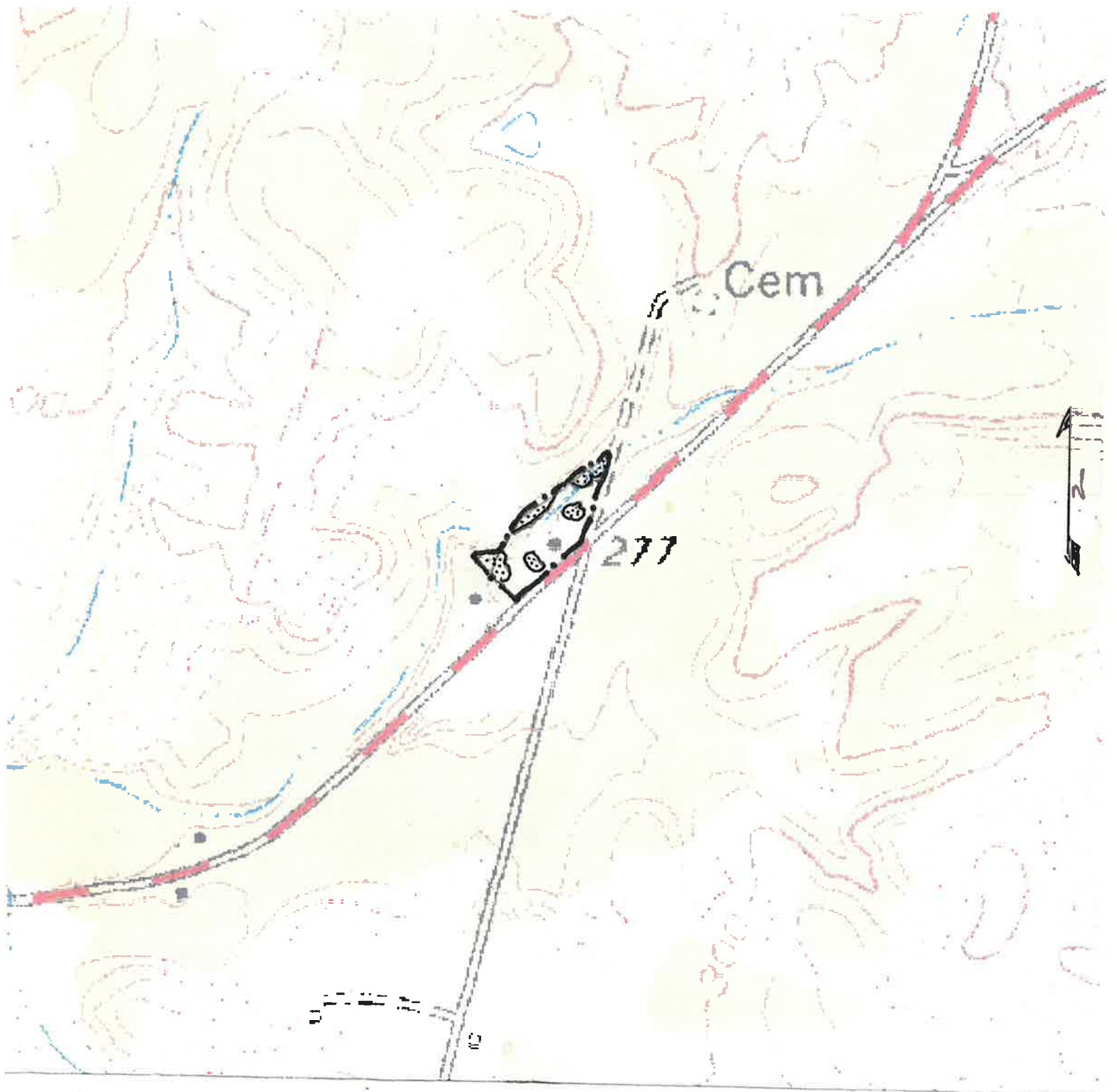
1 - R.M. Bk. 10, Pg. 77
 2 - R.M. Bk. 39, Pg. 47

Peterson Oak Woodlands Evaluation

Arroyo Seco Land Grant Area

1one 7.5' Quadrangle

Amador County



 Peterson Property Boundary

Area of Oak Canopy



Approx. Scale



0 500 ft

COMMENTS



Planning Department <planning@amadorgov.org>

TAC Project Referral - UP-22;5-1 Petersen Contractors Storage Yard and Cargo Containers - Completeness

AFPD Headquarters <afpdhdq@amadorgov.org>

Wed, Jun 1, 2022 at 9:15 AM

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

Cc: Stacy Powrozek <spowrozek@amadorgov.org>

CFD annexation condition applies.

Thank you,

Nicole Cook
Amador Fire Protection District
810 Court Street
Jackson, CA 95642
209-223-6391-phone
209-223-6646-fax

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[Quoted text hidden]