



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT

PHONE: (209) 223-6380  
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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 23, 2023

**FROM:** Krista Ruesel, Planning Department

**PROJECT:** Request for a zone change from the "R1A," Single Family Residential & Agricultural zoning district to the "AG," Exclusive Agriculture zoning district in conjunction with a request for inclusion of a combined 281.75 acres into a California Land Conservation Act (CLCA) Contract (APN:008-330-039, 011-040-036, and 011-040-037).

**Owner/Applicant:** Kurt R. Oneto

**Supervisorial District:** 5

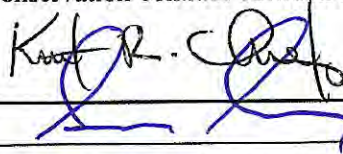
**Location:** 8869 Tonzi Road Ione, CA 95640

**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 application for environmental review and drafting of the Conditions of Approval during its regular meeting on Thursday, **April 6, 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.

# **Project Application**

## 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.

SVP, Division Manager/Business Dev. Manager  
Zions Ag Finance

**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
011-040-036-000	106.27	Livestock - cattle	106.27	Wildlife	106.27
011-040-037-000	24.02	Livestock - cattle	24.02	Wildlife	24.02
008-330-039 (lot line adjustment - a portion of). A parcel of land situated in County of Amador, State of CA, and lying w/in Section 34, Township 7 North, Range 10 East, Mount Diablo Meridian, and being "ADJUSTED AMADOR CREEK PARCEL," as shown and so designated upon that certain official map entitled "RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT for J. ETHEL CECCHETTINI, Surviving Trustee of the Cecchettini Trust dated April 24, 2001", and filed for record in the office of the Recorder of Amador on June 30, 2021 in Book 66 of Maps and Plats at Pages 86, Amador County Records. (This parcel is immediately north of, and contiguous to, the first 2 parcels.)	151.39+/-	Livestock - cattle	151.39	Wildlife	151.39
Total Acres in request.	281.75				

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

**ITEM E: AGRICULTURAL PRODUCTION FROM THE LAND**

Use	Crop	Production	Comments
Dry Pasture	<i>Cattle</i>	<i>Approx. 37 head year-round</i>	<i>Animal Units</i> <i>Beef cattle</i>
Irrigated Pasture	<i>n/a</i>		<i>Animal Units</i>
Field Crops	<i>n/a</i>		<i>Tons Per Acre</i>
			<i>Tons Per Acre</i>
Row Crops	<i>n/a</i>		<i>Tons Per Acre</i>
			<i>Tons Per Acre</i>
Orchard	<i>n/a</i>		<i>Tons Per Acre</i>
Other	<i>n/a</i>		

**ITEM F: OTHER INCOME FROM THE LAND**

Hunting	Fishing	Mineral	Other
\$ <i>n/a</i> Per Year	\$ <i>n/a</i> Per Year	\$ <i>n/a</i> Per Year	\$ <i>n/a</i> Per Year

**ITEM G: LEASES**

			Acres
1. Portion of subject property which is owner operated. <i>n/a</i>			
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s). <i>n/a</i>	Use	Cash Rent Per Acre	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s) <i>n/a</i>	Crop	% to Owner	
If operating expenses are shared by owner, explain: <i>n/a</i>			



**ITEM H: IMPROVEMENT AND INCOME STATEMENT**

**1. PERMANENT AGRICULTURAL IMPROVEMENTS**

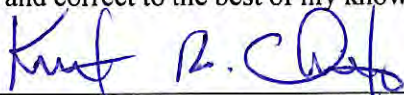
Type of Improvement	Estimated Value
Barn(s) <i>livestock/hay/equipment barn (under construction)</i>	<i>\$75,000 (when complete)</i>
Corral(s)	
Fences – <i>approx. 12,000ft new/restored fence</i>	<i>\$60,000</i>
Wells - <i>2 wells (1.5gpm and 60gpm)</i>	<i>\$25,000</i>
Water Systems	
Other (specify)	
TOTAL	<i>\$160,000</i>

**2. ESTIMATED INCOME**

Use	Estimated Annual Income
<i>Average sale of 37 steers/heifers annually</i>	<i>\$35,000 (at current market prices)</i>
TOTAL	<i>\$35,000</i>

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

NAME: Kurt R. Oneto  
 ADDRESS: 1340 Cromwell Court  
 CITY: El Dorado Hills  
 PHONE: 916-717-3285  
 Email: kurt.oneto@gmail.com

  
 Signature of person who prepared application.  
5-13-22  
 Date

Additional persons to be notified concerning action on this request:

NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_

PHONE: \_\_\_\_\_



PLANNING DEPARTMENT

APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

1. A. Name of Property Owner: Kurt R. Oneto
Mailing Address: 1340 Cromwell Court, El Dorado Hills, CA 95762
Phone Number: 916-717-3285
B. Name of Applicant: Kurt R. Oneto
Mailing Address: 1340 Cromwell Court, El Dorado Hills, CA 95762
Phone Number: 916-717-3285
C. Name of Representative: Kurt R. Oneto
Mailing Address: 1340 Cromwell Court, El Dorado Hills, CA 95762
Phone Number: 916-717-3285

- 2. Assessor Parcel Number(s)
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. Planning Department Filing Fee: \$ 3,605.00
Environmental Health Review Fee: \$ 240.00
Public Works Agency Review Fee: \$
Amador Fire Protection District Fee: \$
Discretionary permits may be subject to a CA Fish & Wildlife Fee: \$
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: Oneto - Tonzi Road: Williamson Act Application

Date Filed: June 17, 2022 File No. \_\_\_\_\_

Applicant/

Developer Kurt R. Oneto Landowner Kurt R. Oneto

Address 1340 Cromwell Ct., El Dorado Hills, CA 95762 Address 1340 Cromwell Ct., El Dorado Hills, CA 95762

Phone No. 916-717-3285 Phone No. 916-717-3285

Assessor Parcel Number(s) 011-040-036-000; 011-040-037-000; & 008-330-039 (lot line adjustment - a portion thereof)

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 None

**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

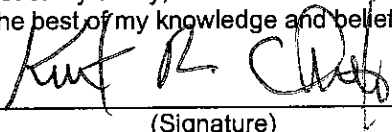
- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.          |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.                 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project.  |
| <input type="checkbox"/> | <input type="checkbox"/>            | 20. Significant amounts of solid waste or litter.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity.                                 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).                  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).                     |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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 June 17, 2022

  
 (Signature)  
 For Kurt R. Oneto

**INDEMNIFICATION**

Project: Oneto - Tonzi Road: Williamson Act Application

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

**1. Applicant name**

- a. Kurt R. Oneto

**2. Project title/description**

- a. *Oneto – Tonzi Rd.: Williamson Act Application.* The project is strictly limited to an application to enter into an agriculture preserve contract with the County of Amador, pursuant to the California Land Conservation Act of 1965 (“Williamson Act”), for approx. 282 acres located along Tonzi Rd., approx. 1 mile west of Hwy 49.

**3. Outline of property with dimensions**

- a. The property consists of APN 011-040-036-000; APN 011-040-037-000; & APN 008-330-039 (lot line adjustment - a portion thereof).
- b. Attached as Exhibit 1 are copies of the Assessor’s Parcel Maps identifying the parcels subject to the Williamson Act application.

**4. Size, dimensions, and distances from property lines of all structures on the property and proposed project area**

- a. There are currently no structures on the property.
- b. An application to construct an agricultural structure was submitted in 2021. However, construction of the structure is not yet complete. Attached as Exhibit 2 are the documents pertaining to the agricultural structure (including a parcel map identifying its proposed location).

**5. Location and distances from property lines and other structures of well, creeks, rivers, etc. and other outstanding property features**

- a. There are no structures currently on the property.
- b. Horse Creek, a seasonal creek, runs through the southwest corner of APN 011-040-036-000 for approximately ¼ mile. This section of Horse Creek parallels Tonzi Rd approx. 110 feet north of the southern boundary of APN 011-040-036-000

**6. Location, distance, and names of nearest road intersection**

- a. The nearest road intersection is Highway 49 and Tonzi Road, approx. 1 mile to the east.

**7. Distance and name of nearest road to property**

- a. The southern boundary of the property abuts Tonzi Road.

**8. Parcel size and assessor plat map number**

- a. APN 011-040-036-000 – 106.27 ac. See Assessor’s Map, Bk. 11, Pg. 04.
- b. APN 011-040-037-000 – 24.02 ac. See Assessor’s Map, Bk. 11, Pg. 04.

- c. APN 008-330-039 (lot line adjustment - a portion thereof) – approx. 151 ac. See Assessor’s Map, Bk 08, Pg. 33.

**9. Scale of map and direction of north**

- a. The scale and direction of north on the Assessor’s maps, attached hereto as Exhibit 1, are designated on those maps.

**10. Environmental Setting.**

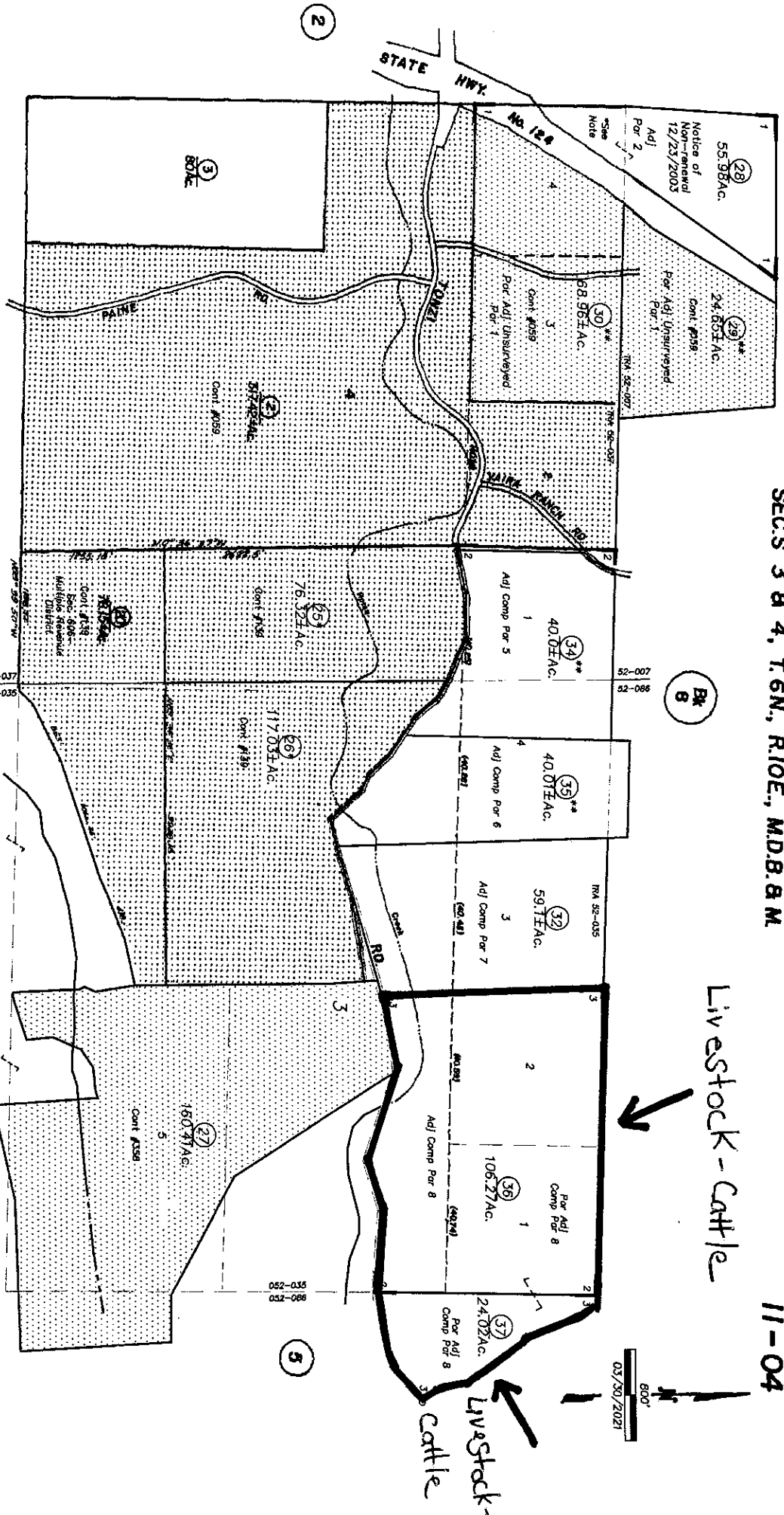
- a. The surrounding areas, on all sides, are undeveloped oak woodlands that are similarly used for livestock grazing.

**11. Any other pertinent information pertaining to the project**

- a. The property in question has been used as unimproved livestock grazing land for over a century. Consistent with that, I currently use the land for cattle grazing. There is no proposed change in use of the property whatsoever. The project consists only of an application to form an agriculture preserve pursuant to the Williamson Act.

SEC'S 3 & 4, T.6N., R.10E., M.D.B. & M

11-04



**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 2021-2022 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

- R.M. Bk. 52, Pg. 100 (12/22/1999)
- 1-R.M. Bk. 56, Pg. 24 (12/18/2003)
- 2-R.M. Bk. 65, Pg. 37 (12/18/2019)
- 3-R.M. Bk. 66, Pg. 46 (08/12/2020)

**NOTE—Assessor's Block Numbers Shown in Ellipses.**  
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 11, Pg. 04  
County of Amador, Calif.

\*\* Legal Parcels Split by Tax Area Code line

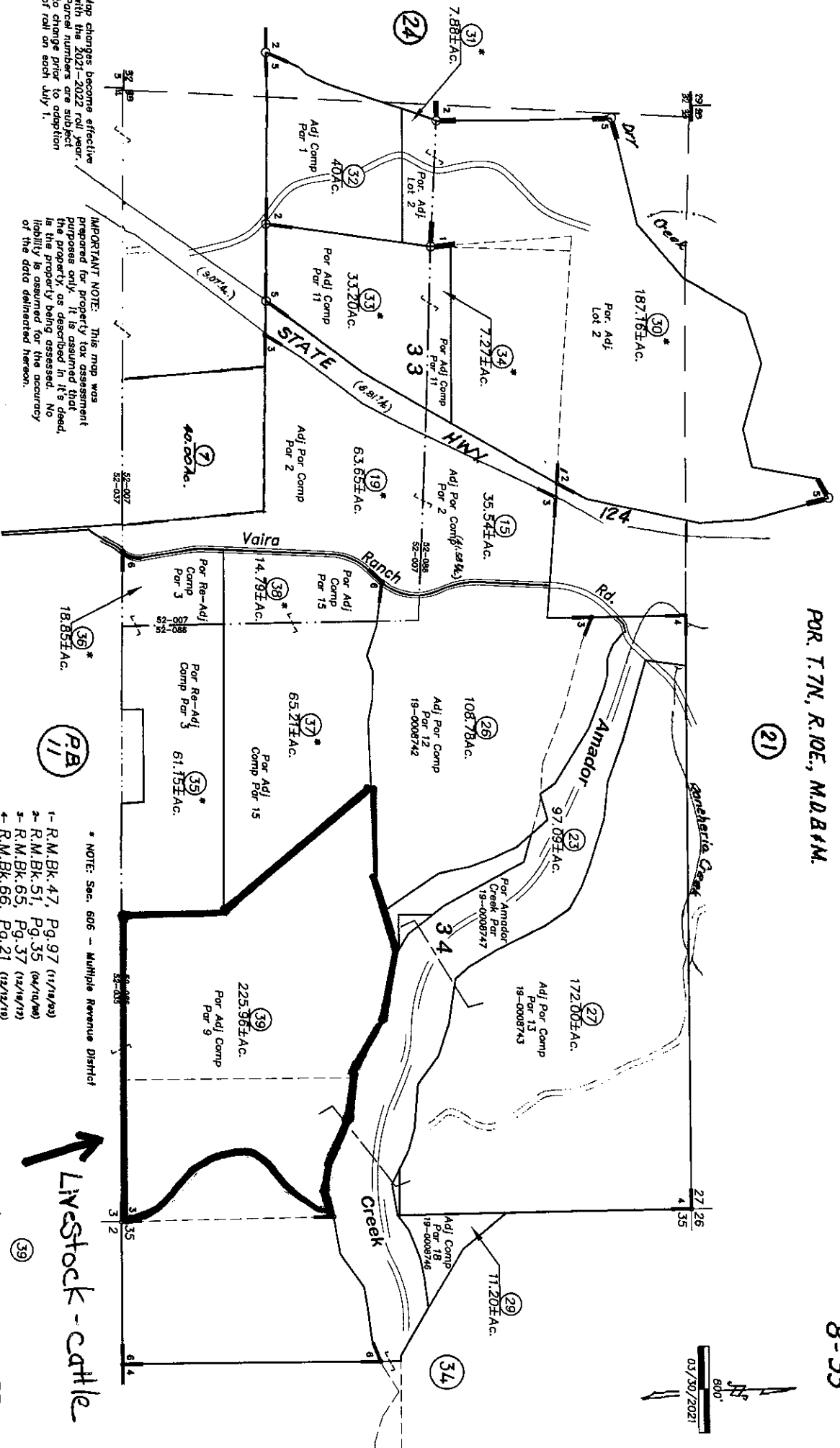
\*\* NOTE: Sec. 606 - Multiple Revenue District

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POR. T. 7N., R. 10E., M.D. B1M.

8-33



Map changes become effective with the 2021-2022 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

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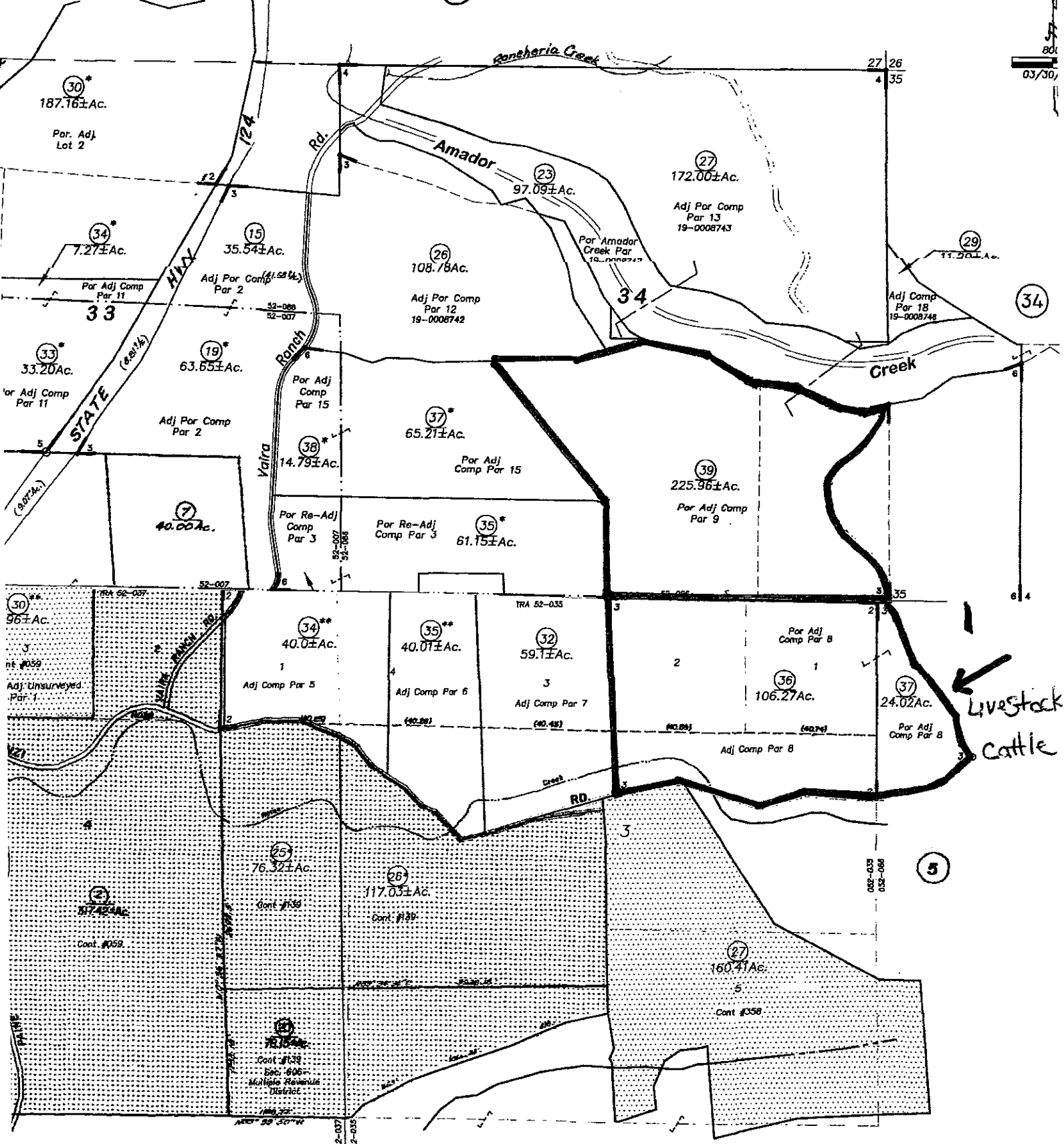
- \* NOTE: Sec. 606 -- Multiple Revenue District
- 1- R.M. Bk. 47, Pg. 97 (11/19/93)
  - 2- R.M. Bk. 51, Pg. 35 (04/10/98)
  - 3- R.M. Bk. 65, Pg. 37 (12/19/13)
  - 4- R.M. Bk. 66, Pg. 21 (12/12/19)
  - 5- R.M. Bk. 66, Pg. 12 (11/24/19)
  - 6- R.M. Bk. 66, Pg. 46 (06/12/20)

Assessor's Map Bk. 08, Pg. 33  
County of Amador, Calif.

↑ Livestock - cattle

P.B. 11





Map changes become effective with the 2021-2022 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

- ⑦ R.M.Bk.52, Pg.100 (12/22/1999)
- ①-R.M.Bk.56, Pg.24 (12/18/2003)
- ②-R.M.Bk.65, Pg.37 (12/19/2012)
- ③-R.M.Bk.66, Pg.46 (08/12/2020)

NOTE—Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 11 , Pg. 04  
County of Amador, Calif.

• Not an actual parcel map. Only an example of how the parcels are contiguous.





AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT

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**STAFF REPORT TO: AMADOR COUNTY AGRICULTURAL ADVISORY COMMITTEE**

**FOR MEETING OF: February 1, 2023**

**ITEM #1: New Williamson Act Contract: Oneto (2023)** Discussion and possible action regarding a recommendation to the Board of Supervisors concerning a request to establish an agricultural preserve in accordance with the California Land Conservation Act for three (3) parcels totaling 281.75 acres (106.27, 24.02, and +/- 151.39 acres). The parcels are currently zoned R1A, Single-family Residential and Agriculture District. (APNs: 011-040-036, -037, and -039 (lot line adjustment-a portion of, see legal description in application).

**Applicant:** Kurt R. Oneto

**Supervisorial District:** 5

**Location:** 8869 Tonzi Rd., Ione, CA 95640

**Review:** This application is a request to establish a 281.75-acre agricultural preserve including three separate contiguous parcels, per the requirements of the California Land Conservation Act. The preserve is proposed for livestock grazing land for cattle, and related compatible uses. The subject parcels are zoned "R1A," Single-family Residential and Agriculture District and have a General Plan designation of AG- Agriculture-General.

Agricultural income and improvements for the parcel, as provided by the applicant, are included in the attached information.

The Committee must review the application to determine if the proposed contracted parcel:

- 1) Meets the annual agricultural income potential of \$7,383.00; and
- 2) Meets the agricultural improvement criteria of \$36,916.00, as required by County Code Section 19.24.036(D)(4) for less 160-acres or more.

The Committee should also review the proposal to determine if they are compatible with the California Land Conservation Act and Government Code 51238.1, attached. The Committee's recommendations will be forward to the Planning Commission and Board of Supervisors for further consideration.

GOVERNMENT CODE – GOV TITLE 5. LOCAL AGENCIES [50001 - 57607]  
DIVISION 1. CITIES AND COUNTIES [50001 - 52203]  
PART 1. POWERS AND DUTIES COMMON TO CITIES AND COUNTIES [50001 - 51298.5]  
CHAPTER 7. Agricultural Land [51200-51297.4]  
ARTICLE 2.5. Agricultural Preserves [51230 - 51239]  
51238.1.

(a) Uses approved on contracted lands shall be consistent with all of the following principles of compatibility:

- (1) The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.
- (2) The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in agricultural preserves. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping.
- (3) (3) The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.

In evaluating compatibility a board or council shall consider the impacts on noncontracted lands in the agricultural preserve or preserves.

(b) A board or council may include in its compatible use rules or ordinance conditional uses which, without conditions or mitigations, would not be in compliance with this section. These conditional uses shall conform to the principles of compatibility set forth in subdivision (a) or, for nonprime lands only, satisfy the requirements of subdivision (c).

(c) In applying the criteria pursuant to subdivision (a), the board or council may approve a use on nonprime land which, because of onsite or offsite impacts, would not be in compliance with paragraphs (1) and (2) of subdivision (a), provided the use is approved pursuant to a conditional use permit that shall set forth findings, based on substantial evidence in the record, demonstrating the following:

- (1) Conditions have been required for, or incorporated into, the use that mitigate or avoid those onsite and offsite impacts so as to make the use consistent with the principles set forth in paragraphs (1) and (2) of subdivision (a) to the greatest extent possible while maintaining the purpose of the use.
- (2) The productive capability of the subject land has been considered as well as the extent to which the use may displace or impair agricultural operations.
- (3) The use is consistent with the purposes of this chapter to preserve agricultural and open-space land or supports the continuation of agricultural uses, as defined in Section 51205, or the use or conservation of natural resources, on the subject parcel or on other parcels in the agricultural preserve. The use of mineral resources shall comply with Section 51238.2.
- (4) The use does not include a residential subdivision.

For the purposes of this section, a board or council may define nonprime land as land not defined as “prime agricultural land” pursuant to subdivision (c) of Section 51201 or as land not classified as “agricultural land” pursuant to subdivision (a) of Section 21060.1 of the Public Resources Code. Nothing in this section shall be construed to overrule, rescind, or modify the requirements contained in Sections 51230 and 51238 related to noncontracted lands within agricultural preserves.

(Added by Stats. 1994, Ch. 1251, Sec. 5. Effective January 1, 1995.) Amador County Planning Department

# Comments



Krista Ruesel <[kruesel@amadorgov.org](mailto:kruesel@amadorgov.org)>

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## Fwd: AMA-88-PM 11.973, Zone Change (ZC) Kurt Oneto

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Ruslan Bratan <[rbratan@amadorgov.org](mailto:rbratan@amadorgov.org)>  
To: Krista Ruesel <[kruesel@amadorgov.org](mailto:kruesel@amadorgov.org)>

Fri, Jul 1, 2022 at 8:56 AM

### Ruslan Bratan

Planner | Amador County Planning Department

810 Court Street, Jackson, CA 95642

[rbratan@amadorgov.org](mailto:rbratan@amadorgov.org) | (209) 223-6332

----- Forwarded message -----

From: **Bauldry, Paul@DOT** <[paul.bauldry@dot.ca.gov](mailto:paul.bauldry@dot.ca.gov)>  
Date: Fri, Jul 1, 2022 at 8:55 AM  
Subject: AMA-88-PM 11.973, Zone Change (ZC) Kurt Oneto  
To: Ruslan Bratan <[rbratan@amadorgov.org](mailto:rbratan@amadorgov.org)>  
Cc: Ponce, Gregoria@DOT <[gregoria.ponce@dot.ca.gov](mailto:gregoria.ponce@dot.ca.gov)>

Hello Ruslan,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Kurt R. Oneto proposed project. The proponent requests a zone change (ZC) from the Single-Family Residential & Agricultural (R1A) zoning district to the Exclusive Agriculture (AG) zoning district, in conjunction with a request for the inclusion of a combined 281.75 acres into a California Land Conservation Act (CLCA) Contract.

This project is located approximately two (2) miles from state route (SR) 124 in the City of Lone.

Based on the project description, Caltrans has no comments at this time. However, Caltrans requests to be included in the review process for any future development.

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](#)





AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 223-6254  
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

June 30, 2022

Anna M. Starkey, MA, RPA  
Auburn Rancheria Tribal Historic Preservation Department  
10720 Indian Hill Rd.  
Auburn, CA 95603  
Cc: Anna Starkey <[astarkey@auburnrancheria.com](mailto:astarkey@auburnrancheria.com)>

RE: AB52: ZC-22;6-1 Oneto (AB 52) Formal Response

Dear Ms. Starkey:

You have requested formal consultation for the following project, pursuant to AB 52. We are happy to assist in the facilitation of this consultation. Below, please find a description of the proposed project, a map showing the project location (on reverse), and the name of our project point of contact.

**PROJECT DESCRIPTION:** Request for a zone change from the "R1A," Single Family Residential & Agricultural zoning district to the "AG," Exclusive Agriculture zoning district in conjunction with a request for inclusion of a combined 281.75 acres into a California Land Conservation Act (CLCA) Contract (APN:008-330-039, 011-040-036, and 011-040-037).

**OWNER/APPLICANT:** Kurt R. Oneto  
**SUPERVISORIAL DISTRICT:** 5  
**LOCATION:** 8869 Tonzi Road Ione, CA 95640

**LEAD AGENCY CONTACT:** Krista Ruesel, Planner, [planning@amadorgov.org](mailto:planning@amadorgov.org), 810 Court Street, Jackson, CA 95642, 209-223-6380.

The consultation may be done by email, letter, phone, or in person. It may cover potential significant adverse effects to tribal cultural resources within the geographic area traditionally and culturally affiliated with the tribe. This may include discussion concerning the type of environmental review necessary, the significance of tribal cultural resources, the significance of the project's impacts on the tribal cultural resources, and, if necessary, project alternatives or the appropriate measures for preservation or mitigation that the tribe may recommend. The consultation does not limit the ability of the tribe to informally submit information to Amador County regarding the significance of tribal cultural resources, the significance of the project's impact on tribal cultural resources, or any appropriate measures to mitigate the potential impacts.

Please contact me at your earliest convenience in order to arrange a date, time, and location for the consultation or if you have any questions concerning this proposed project or what is being requested in this letter. I may be reached at the above address, phone number, and email.

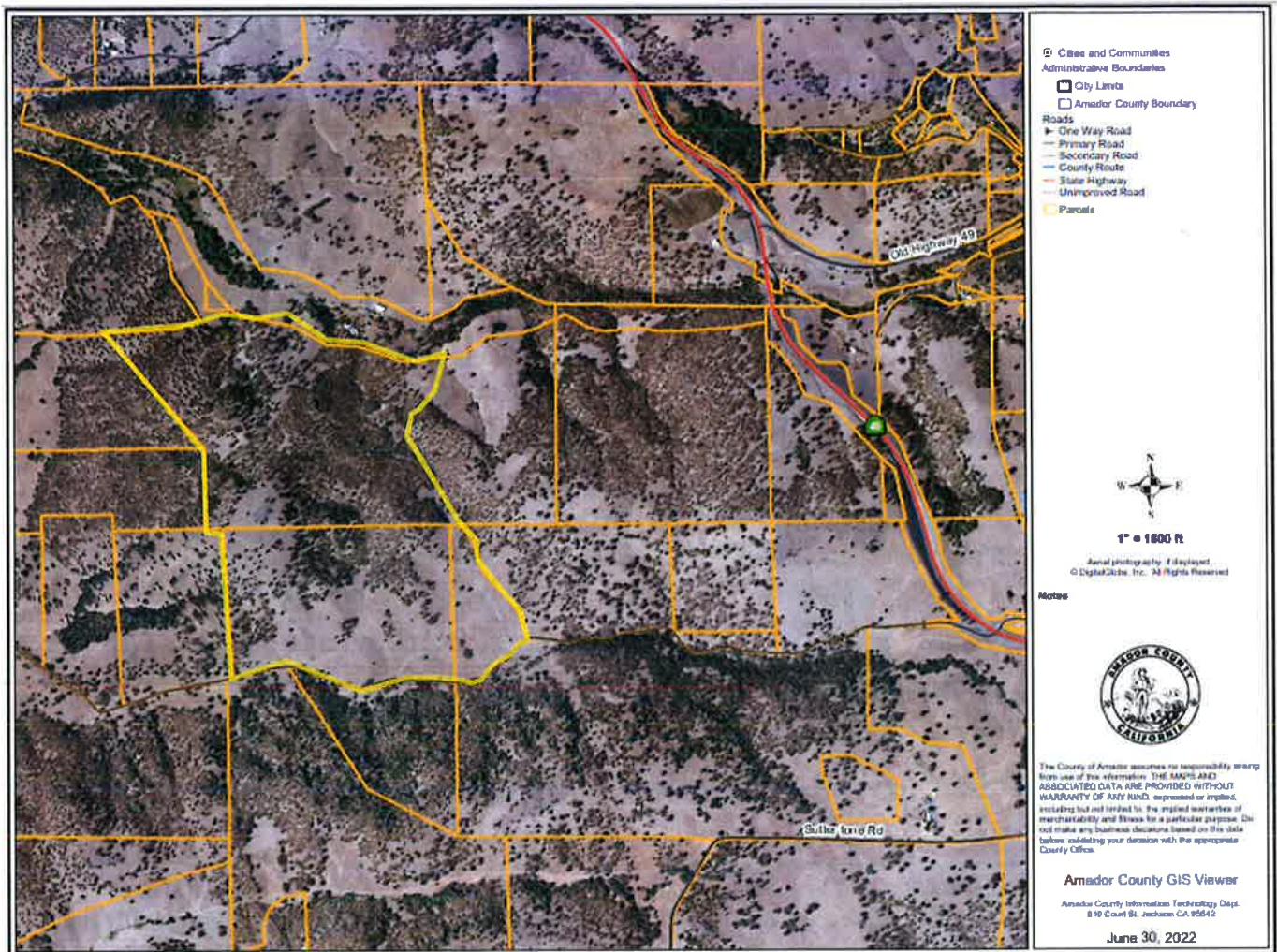
Respectfully,

A handwritten signature in blue ink that reads "Krista Ruesel".

Krista Ruesel, Planner  
Amador County Planning Department

## Project Location (Highlighted in Yellow):


\*Please note, the below map is an approximate representation of the project area.





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**Amador County Planning Department** <planning@amadorgov.org>

to Kurt, Anna 

Hi Anna,

I just wanted to summarize our conversation we had last Friday. We will be moving the project on to the environmental review and will not require the applicant to provide additional CEQA Initial Study, we will forward a draft to you prior to moving the project forward to a public hearing thus allowing UAIC to provide additional information, mitigations, or recomm


Thank you,

Krista Ruesel, Planner

Amador County Planning Department  
810 Court Street  
Jackson, CA 95642  
(209) 223-6380  
[planning@amadorgov.org](mailto:planning@amadorgov.org)



**Anna Starkey**

to me, Kurt 

Good morning,

Thank you for the summary of our conversation. Everything is correct and accurate.

I will be providing UAIC's mitigation measures and recommendations for the Tribal Cultural Resources Chapter of the IS/MND (assuming this will be a recommendation would include having a 100 foot set back of all identified cultural/tribal cultural resources. I will provide that language when we re

Thank you,

Anna



Planning Department <planning@amadorgov.org>

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## TAC Project Referral - ZC-22;6-1 Oneto - Williamson Act Contract and Zone Change Application - Completeness

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AFPD Headquarters <afpdhdq@amadorgov.org>

Mon, Jul 18, 2022 at 12:07 PM

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

Thank you. CFD condition does not apply.

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

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## TAC Project Referral - ZC-22;6-1 Oneto - Williamson Act Contract and Zone Change Application - Completeness

7 messages

**Amador County Planning Department** <planning@amadorgov.org> Thu, Jun 23, 2022 at 12:13 PM  
Bcc: Todd Barr <tbarr@amadorgov.org>, Glenn Spitzer <gspitzer@amadorgov.org>, Chuck Beatty <CBeatty@amadorgov.org>, Ruslan Bratan <rbratan@amadorgov.org>, Mary Ann Manges <mmanges@amadorgov.org>, Krista Ruesel <kruesel@amadorgov.org>, Roger Pitto <rpitto@amadorgov.org>, Richard Vela <rvela@amadorgov.org>, Valerie Villa <vvilla@amadorgov.org>, Mark Hopkins <mhopkins@amadorgov.org>, Jeffry Gardner <jgardner@amadorgov.org>, Herminia Perry <hperry@amadorgov.org>, Mathew Peterson <mpeterson@amadorgov.org>, Gary Redman <gredman@amadorgov.org>, Cultural Committee <culturalcommittee@ionemiwok.net>, Sara <sara@ionemiwok.net>, Mike DeSpain <mike@buenavistatribe.com>, "Morningstar Pope, Rhonda" <rhonda@buenavistatribe.com>, Darrel Cruz <Darrel.Cruz@washoetribe.us>, Michelle Opalenik <mopalenik@amadorgov.org>, tribalchairperson@ssband.org, dfonseca@ssband.org, rcuellar@ssband.org, Amador County Recreation Agency <ACRA@amadorgov.org>, John Gedney <john@actc-amador.org>, Jared Critchfield <jcritchfield@acusd.org>, AFPD Head Quarters <afpdhdq@amadorgov.org>, Patrick Chew <pchew@amadorgov.org>, Dave Sheppard <dsheppard@amadorgov.org>, maggie@amadortransit.com, "Cook, Brandt" <bcook@amadorwater.org>, Darin McFarlin <darin.mcfarlin@fire.ca.gov>, Caltrans District 10 <d10.rural.igr@dot.ca.gov>, Fish and Wildlife Region 2 <R2CEQA@wildlife.ca.gov>, Matthew McKee <MMcKee@chp.ca.gov>, Roseanne Chamberlain <amador.lafco@gmail.com>, Bill Philpot <wtp6@pge.com>, Mara Feeney <marafeeney@gmail.com>, Katherine Evatt <katherine@mokeriver.com>, Sherry Pease <sherry@foothillconservancy.org>, carolyn@foothillconservancy.org, Amy Gedney <agedney@cityofsuttercreek.org>, calaverasband.miwukindians@gmail.com, calaverasmiwukpreservation@gmail.com, lmathiesen@crtribal.com, Adam Dalton <adalton@jacksoncasino.com>, bguth@auburnrancheria.com, Amanda Watson <Amanda@amadorrtd.org>, Kurt Oneto <kurt.oneto@gmail.com>


Greetings,

Please see attached submittal of ZC-22;6-1 Oneto - R1A to AG (CLCA), to be reviewed by the Technical Advisory Committee on **Thursday, July 7, 2022 at 1:00 PM** in the Board of Supervisors Chambers in the Amador County Administration Center, located at 810 Court St., Jackson, CA 95642. The Technical Advisory Committee will review the project for completeness.

Thank you,

Amador County Planning Department  
810 Court Street  
Jackson, CA 95642  
(209) 223-6380  
[planning@amadorgov.org](mailto:planning@amadorgov.org)

---

 **Staff Referral Memo - Oneto ZC-22;6-1 CLCA.pdf**  
1830K

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**Amador County Planning Department** <planning@amadorgov.org>  
Bcc: David Estey <destey@amadorgov.org>

Thu, Jun 23, 2022 at 12:17 PM

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 **Staff Referral Memo - Oneto ZC-22;6-1 CLCA.pdf**  
1830K

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**CulturalCommittee IBMI** <culturalcommittee@ionemiwok.net>  
To: Amador County Planning Department <planning@amadorgov.org>

Thu, Jun 30, 2022 at 3:50 PM



Cc: Jereme Dutschke <jereme@ionemiwok.net>

Hi Ruslan,

Could you please send the cultural resources report for this application?

Thank you,



**Cultural Committee**  
Ione Band of Miwok Indians  
9252 Bush Street  
Plymouth, CA 95669-0699  
Email: [culturalcommittee@ionemiwok.net](mailto:culturalcommittee@ionemiwok.net)

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**Amador County Planning Department** <planning@amadorgov.org>  
To: CulturalCommittee IBMI <culturalcommittee@ionemiwok.net>  
Cc: Jereme Dutschke <jereme@ionemiwok.net>

Thu, Jun 30, 2022 at 4:00 PM

Hi Jereme,

There was no cultural resources study submitted with this project, however, I suspect TAC will find that one will be required in order to find the application complete.

Thanks,

Krista Ruesel, Planner

Amador County Planning Department  
810 Court Street  
Jackson, CA 95642  
(209) 223-6380  
[planning@amadorgov.org](mailto:planning@amadorgov.org)



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**AFPD Headquarters** <afpdhdq@amadorgov.org>  
To: Amador County Planning Department <planning@amadorgov.org>

Mon, Jul 18, 2022 at 11:58 AM

Do you know if this parcel is going to go into the Williamson Act?

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]

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**Amador County Planning Department** <planning@amadorgov.org>  
To: AFPD Headquarters <afpdhdq@amadorgov.org>

Mon, Jul 18, 2022 at 12:05 PM

Yes the application is for a new Contract.

Amador County Planning Department  
810 Court Street  
Jackson, CA 95642  
(209) 223-6380  
[planning@amadorgov.org](mailto:planning@amadorgov.org)

[Quoted text hidden]

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**AFPD Headquarters** <afpdhdq@amadorgov.org>  
To: Amador County Planning Department <planning@amadorgov.org>

Mon, Jul 18, 2022 at 12:07 PM

Thank you. CFD condition does not apply.

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

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