

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: November 14, 2023**

ITEM 1 Request for a Zone Change (ZC-23;9-1) from the M, Manufacturing district to the R1-A, Single Family Residential and Agricultural zoning district for an approximate 23.5 combined acres to establish consistency with the AG, Agriculture General Plan classification (APNs 030-020-102 and 030-020-108).

Applicant: Ketron Family Living Trust and Volcano Gold LLC (Representative: Doug Ketron)

Supervisorial District: 3

Location: No situs. On both sides of Charleston road approximately 1,400 feet northwest of the town of Volcano.

A. General Plan Designation: AG, Agricultural General

B. Present Zoning: M, Manufacturing

C. Proposed Zoning: R1-A, Single Family Residential and Agricultural

D. Acreage Involved: 23.5

E. Description: The applicant is requesting a zone change to R1-A, Single Family Residential and Agricultural for two parcels totaling ±23.5 acres to establish consistency with the AG, Agricultural General Plan land use designation, and to enable residential uses. The current zoning is incompatible with the current General Plan land use designation. The project sites are vacant.

Permitted uses in the R1-A district include:

1. Single-family dwelling;
2. Home occupations as defined by Section [19.08.335](#);
3. Crop and tree farming;
4. General farming, including but not limited to the raising, growing, and harvesting of vegetable, field orchard, bush, and berry crops; vineyards; silviculture;
5. Wholesale operation of nurseries; greenhouses; mushroom rooms; floriculture; and uses of a similar nature;
6. Pasture for grazing (including supplemental feeding), raising, maintaining, breeding, and training of horses, cattle, sheep, goats, hogs, and similar livestock, provided there is no feeding of garbage, sewage, refuse, or offal, and subject to any limitations in number of animals in Chapter [19.48](#) of this code, General Provisions and Exceptions;
7. Feed lots, feed yards, provided there is no feeding of refuse, garbage, sewage, or offal;
8. Poultry farms;
9. Dairies;
10. The raising, feeding, maintaining, breeding, and slaughtering of livestock, chickens, turkeys, rabbits, pigeons, ducks, geese, fish, frogs, and small animals or fowl;
11. Processing, packing, selling, shipping of agricultural products not done on an on-site retail sales basis; wells, water storage and reservoirs, including on-site excavation or removal of materials for construction thereof;
12. Storage of petroleum products for use by the occupants of the premises;
13. Any structure, building, equipment, or use incidental and necessary to any of the foregoing uses.

Conditional Uses include:

1. Farm and forestry labor camps;
2. Recreation uses;
3. a. Processing, packing, selling, shipping of agricultural products for on-site retail purposes. This includes but is not limited to tasting rooms in conjunction with an on-site winery as defined in Section [19.08.687](#).
 - b. Wine tasting rooms operated subject to a duplicate 02 license from the California Department of Alcohol Beverage Control may also be permitted subject to at least meeting the standards outlined in Section [19.24.040](#), District regulations--Generally, subsections (27)(a) through (f) of the "A" agricultural zone district;
4. Veterinary clinics, animal hospitals, kennels, commercial stabling of horses for public recreation purposes;
5. Auction and sales yards;
6. Turkey farms, provided there is a cover crop or other dust control;
7. Any garbage, sewage, refuse, or offal feeding;
8. Commercial slaughterhouses and stockyards for livestock, small animals, poultry, and fowl;
9. Rendering plants, fertilizer plants and yards;
10. Oil and gas wells, drilling, mining, and excavation of natural minerals;
11. Any structure, building, use, or equipment incidental and necessary to any of the above uses, located on the same site, and included in the use permit.

F. TAC Review and Recommendation: The Amador County Technical Advisory Committee met on October 5, 2023 to review the project for completion, environmental review, and to make a project recommendation to the Planning Commission. TAC has no technical objection to the Planning Commission recommending approval of this Zone Change with the proposed Exemption from CEQA, pursuant to Section 15183 (projects that are consistent with the development density of existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified) and 15061 (b)(3) (Common Sense Exemption), and subject to the findings set forth below.

G. Planning Commission Action: As the approval of the proposed project and accompanying CEQA exemption is deferred to the Board of Supervisors, the Planning Commission's actions are to open the Public Hearing, and make a recommendation to the Board of Supervisors to approve or deny the Zone Change. Per Government Code 65855, the Planning Commission shall render its decision in the form of a written recommendation to the legislative body. Such recommendation shall include the reasons for the recommendation and the relationship of the proposed ordinance to the general plan

The proposed ordinance supports the AG, General Agricultural designation and supports the following:

- **Goal LU-10:** Guide future residential and local commercial uses into established cities, unincorporated Regional Service and Town Centers, and existing community areas (e.g. Pioneer, Volcano, Camanche, Fiddletown, Red Corral).
- **Policy LU-1.1:** Protect existing land uses and public facilities from encroachment by incompatible land uses.
- **Policy E-1.1:** Encourage an efficient and consistent regulatory environment, including a predictable development process.
- **Policy E-8.1:** Ensure future land uses are appropriately located and scaled to fit in with the county's rural and agricultural context.

H. Recommendation to the Board: If the Planning Commission recommends approval of the Zone change, the following statement is recommended for the record: “The Planning Commission recommends approval of the proposed zone change, the reason(s) being that the proposed project supports the preservation of agricultural lands within the county while encouraging the continued economic viability of sustained agricultural production, and the proposed zone change is consistent with the County’s General Plan Economic Development Element (policy E-1.1 and policy E-8.1), and Land Use Element (goal LU-10 and policy LU-1.1)” (attached).

I. Recommended Findings:

1. A review of the proposal was conducted by staff and the Technical Advisory Committee who, through their own research, found that the Zone Change will not have a significant effect on the environment and the Notice of Exemption included in the Staff Report reflects the Commission’s independent judgment and analysis, and will be filed with the County Recorder.
2. There are no project-specific significant effects which are peculiar to the project or its site.
3. There is no substantial new information which was not known at the time of the General Plan Environmental Impact Report certification that supports findings of new or more severe impacts than those addressed in the General Plan.
4. There are no identified significant impacts caused by this project, and therefore no corresponding feasible mitigation measures identified in the General Plan Environmental Impact Report.
5. The proposal is consistent with the General Plan. The proposed Zone Change is consistent with the goals, objectives, and policies of the Land Use Element of General Plan and the Agricultural General land use designation.

**DRAFT
ORDINANCE**

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING SECTIONAL ZONING DISTRICT MAP NO. M-17 PURSUANT TO SECTION 19.20.020 OF THE AMADOR COUNTY CODE BY REZONING CERTAIN REAL PROPERTY FROM THE M, MANUFACTURING DISTRICT TO THE R1-A, SINGLE FAMILY RESIDENTIAL AND AGRICULTURAL DISTRICT.

The Board of Supervisors of the County of Amador, State of California, do ordain:

SECTION I. Recitals of Fact.

WHEREAS, Chapter 19.68 (Amendments) of the Amador County Code provides for a procedure to amend Title 19 (Zoning) or to rezone property in Amador County; and

WHEREAS, rezoning requires an ordinance amending Sectional Zoning District Maps established in accordance with Section 19.20.020 of Title 19 (Zoning); and

WHEREAS, all notices and public hearings mandated by the State Planning Law and Title 19 (Zoning) of the Amador County Code have been adhered to by the Amador County Planning Commission and Board of Supervisors; and

WHEREAS, the Board of Supervisors adopts this ordinance with the findings contained in the pertinent Board minutes and because the public necessity, convenience, and general welfare require such an amendment.

SECTION II. Section 19.20.020 of the Amador County Code is amended by amending Sectional Zoning District Map No. M-17 (Zone Change No. 23;9-1) to change the zoning from the M, Manufacturing district to the R1-A, Single Family Residential and Agricultural zoning district for an approximate 23.5 combined acres located on both sides of Charleston road approximately 1,400 feet northwest of the town of Volcano specifically described in Exhibits A and B, which is attached hereto.

SECTION III. This ordinance or a summary thereof shall be published in the manner prescribed in Government Code Section 25124.

The foregoing ordinance was duly passed and adopted at a regular session of the Board of Supervisors of the County of Amador, held on the **XX** day of December 2023, by the following vote:

AYES:

NOES:

ABSENT:

Jeffrey L. Brown
CHAIR, Board of Supervisors

ATTEST:

JENNIFER BURNS, Clerk of the
Board of Supervisors, Amador County, California

By _____ (ORDINANCE NO. XXXX) (XX/XX/XX)

“EXHIBIT A”
LEGAL DESCRIPTION

All that certain Parcel of land lying within Unincorporated Area of the County of Amador, State of California, and described as follows:

That certain Parcel of land delineated and designated "Adjusted Parcel 10" upon the Record of Survey Boundary Line Adjustment filed for record March 5, 1998 In Book 51 of Maps and Plats, at Page 18, Amador County Records.

Excepting therefrom that certain Parcel of land delineated and designated "Volcano Municipal Water Supply Tank House and Lot upon the map above referred to.

“EXHIBIT B”
LEGAL DESCRIPTION

All that certain Parcel of land lying within Unincorporated Area, of the County of Amador, State of California, as follows:

That certain Parcel of land delineated and designated "Adjusted Catholic Church Property," upon the Record of Survey Boundary Line Adjustment, filed for record March 5, 1998 in Book 51 of Maps and Plats at page 18, Amador County Records.

NOTICE OF EXEMPTION

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

AFFIDAVIT

- | | |
|--|----------------------|
| 1. Notice of Intent (NOI). | Initial
<u>NA</u> |
| 2. GIS List. <u>600</u> ft. Plus <u>email list</u>
<small>(Distance) (Special Instructions: e.g. to end of access road)</small> | <u>RB</u> |
| 3. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or
a. "SPECIAL INSTRUCTIONS." | <u>RB</u> |
| 4. Project Applicant and Representative(s), if applicable. | <u>RB</u> |
| 5. Checked Project file cover for agency distribution. | <u>RB</u> |
| 6. Checked inside file for special requests for notification. | <u>RB</u> |
| 7. Checked old notification list for additional notification. | <u>RB</u> |
| 8. Other – Specify:

_____ | |

AFFIDAVIT OF SERVICE BY MAIL

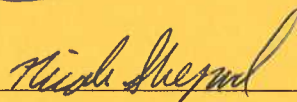
I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding ZC-23; 9-1 M to RIA by placing copies in 23 envelopes addressed to: (see attached list).

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on October 31, 2023 at Jackson, California.

I declare under penalty of perjury the foregoing is true and correct.

Executed at Jackson, California on October 31, 2023

Signed 

Witness 



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

NOTICE OF PUBLIC HEARING

Notice is hereby given the Planning Commission of the County of Amador, State of California, has received an application for the project described in this notice.

PROJECT NAME AND DESCRIPTION: Request for a Zone Change (ZC-23;9-1) from the M, Manufacturing district to the R1-A, Single Family Residential and Agricultural zoning district for an approximate 23.5 combined acres to establish consistency with the AG, Agriculture General Plan classification (APNs 030-020-102 and 030-020-108).

PROPERTY OWNERS: Ketron Family Living Trust and Volcano Gold LLC (Representative: Doug Ketron)

SUPERVISORIAL DISTRICT: 3

LOCATION: No situs. On both sides of Charleston road approximately 1,400 feet northwest of the town of Volcano.

NOTE: SEE MAP ON REVERSE. *The Staff Report will be available online (typically the Tuesday prior to the meeting) for viewing at <http://www.amadorgov.org> in the "Agendas and Minutes" section.*

ENVIRONMENTAL REVIEW PROCESS: In accordance with the California Environmental Quality Act (CEQA), the lead agency, Amador County, intends to consider a Notice of Exemption pursuant to Section 15183 of State CEQA Guidelines for projects that are consistent with the development density of existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified and Section 15061(b)(3) common sense exemption.

PUBLIC HEARING: Notice is hereby given said Planning Commission will hold a public hearing on this project at the County Administration Center, Board of Supervisors Chambers, 810 Court Street, Jackson, California, on November 14, 2023 at 7:00 p.m. or as soon thereafter as can be heard. Anyone having comments on the project may attend and be heard.

The meeting may be attended in person or via teleconference by dialing **669-900-6833** and using **meeting ID 537-512-9883**, or by using the following link: <https://us02web.zoom.us/j/5375128983>

The Chairperson will invite the public to comment via phone/online. Public comment will also be accepted by email at planning@amadorgov.org. All emails must be received prior to the start of the meeting and will be included in the record of the meeting. Emails received after those already included in the meeting materials will be printed and distributed to the Commissioners and available to the public, and shall be subject to the same rules as would otherwise govern speaker comments at the Commission meeting.

Letters of comment regarding this matter received by the County prior to the publication of the Staff Report will be sent to each Planning Commissioner as part of the agenda packet (generally the Tuesday prior to the meeting). Letters received after the Staff Report has been published will be copied and circulated to each Commissioner just prior to the public hearing. Be advised that due to time constraints, the Commissioners may not be able to give letters submitted after the Staff Report is published, as detailed a review as those received earlier. Therefore, it may be to your benefit to attend the hearing and summarize your concerns orally. Letters will not be read aloud at the public hearing. If you have any questions or desire more information, please contact this office.

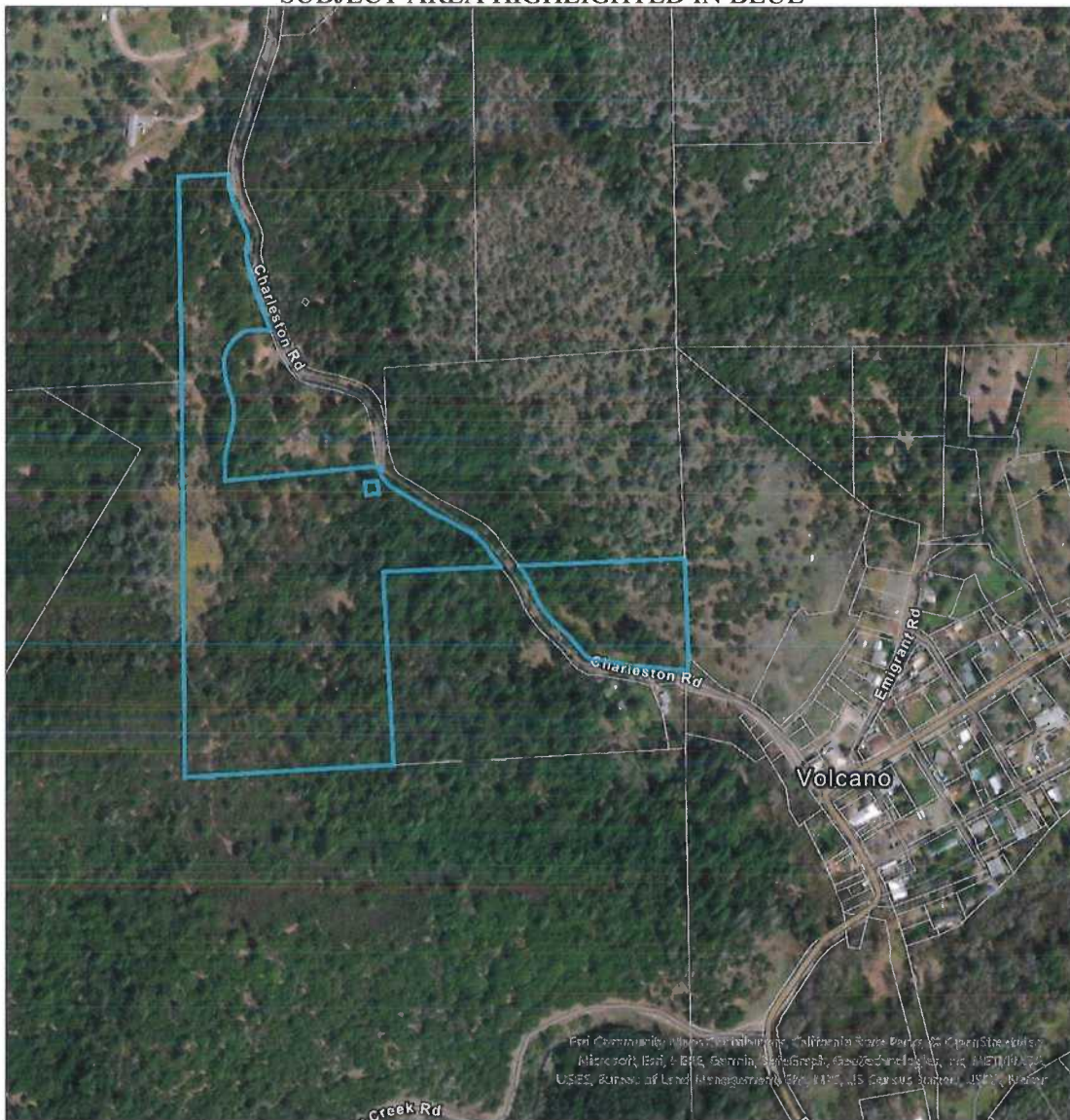
In compliance with the Americans with Disabilities Act, if you are a person with a disability and require special modification or accommodation to participate in this meeting, please contact the Amador County Planning Department, at (209) 223-6380, by email to planning@amadorgov.org. Requests must be made as early as possible, and at least two business days before the start of the meeting.

NOTE: If you do not comment at the public hearing or send in written comments and later decide to challenge the nature of this proposed action in court, you may be limited to raising only those issues you raised at the public hearing or have given in written correspondence delivered to the public entity conducting the hearing at, or prior to, the Public Hearing.

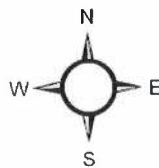
AMADOR COUNTY PLANNING COMMISSION

Date of this notice: October 31, 2023

SUBJECT AREA HIGHLIGHTED IN BLUE



Request for a Zone Change
(ZC-23;9-1) from the M,
Manufacturing district to the R1-A,
Single Family Residential and
Agricultural zoning district.



0 350 700
Feet

Legend

Assessor Parcels

APPLICATION

D. R. KETRON
Mining & Civil Projects
P.O. Box 12
VOLCANO. CA 95689
dketron@volcano.net
(209 601-2308)

September 14, 2023

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

Re: APN 030-020-102-000

Dear Mr. Beatty:

I wish to apply for a zone change for the referenced parcel. The current zoning is Manufacturing, whereas the site is hilltop and sloping terrain suitable for a residential use. There is no logical reason for the manufacturing zoning other than it is a hold-over from some designation in the distant past. A zone change is consistent with the General Plan.

Proposed use is as a residential parcel.

Should you have any questions or require further attention, please feel free to call or write at your convenience.

Sincerely,



Doug Ketron, Trustee
Ketron Family Trust



PLANNING DEPARTMENT

APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

1. A. Name of Property Owner DOUGLAS, DALE KETRON - KETRON FAMILY TRUST
Mailing Address P.O. Box 12
Volcano, CA 95689
Phone Number 209 601 2308
B. Name of Applicant SAME
Mailing Address
Phone Number
C. Name of Representative SAME
Mailing Address
Phone Number

2. Assessor Parcel Number(s) 030-020-102-000
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: \$ 1276
Environmental Health Review Fee: \$ 240
Public Works Agency Review Fee: \$ -
Amador Fire Protection District Fee: \$ 226
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.

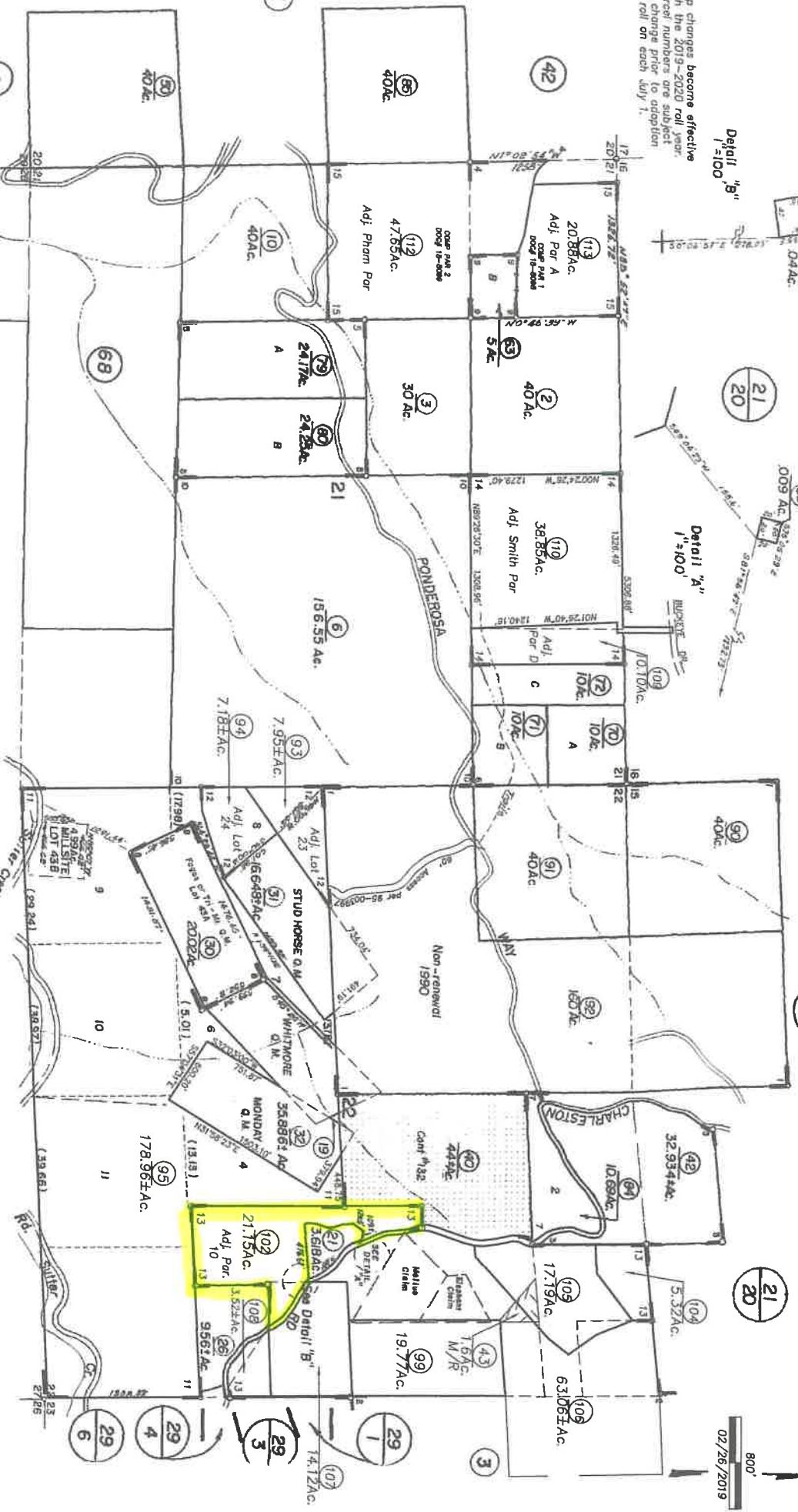
T.7N., R.12E., M.D.B. & M.

30-02

Map changes become effective with the 2019-2020 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

Detail "B"
1"=100'

Detail "A"
1"=100'



IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is not intended for any other purpose. The assessor's liability is assumed for the accuracy of the data delineated hereon.

- 1- R.M. Bk. 13, Pg. 88
- 2- R.M. Bk. 13, Pg. 27
- 3- R.M. Bk. 17, Pg. 82
- 4- R.M. Bk. 13, Pg. 81
- 5- R.M. Bk. 21, Pg. 49
- 6- R.M. Bk. 21, Pg. 61
- 7- R.M. Bk. 27, Pg. 83
- 8- R.M. Bk. 35, Pg. 97
- 9- R.M. Bk. 40, Pg. 52
- 10- R.M. Bk. 44, Pg. 24 (10/0/90)
- 11- R.M. Bk. 47, Pg. 93 (11/16/93)
- 12- R.M. Bk. 50, Pg. 03 (9/24/98)
- 13- R.M. Bk. 51, Pg. 18 (05/05/98)
- 14- R.M. Bk. 51, Pg. 51 (04/27/98)
- 15- R.M. Bk. 60, Pg. 29 (12/11/07)
- 16- R.M. Bk. 65, Pg. 76 (09/09/10)

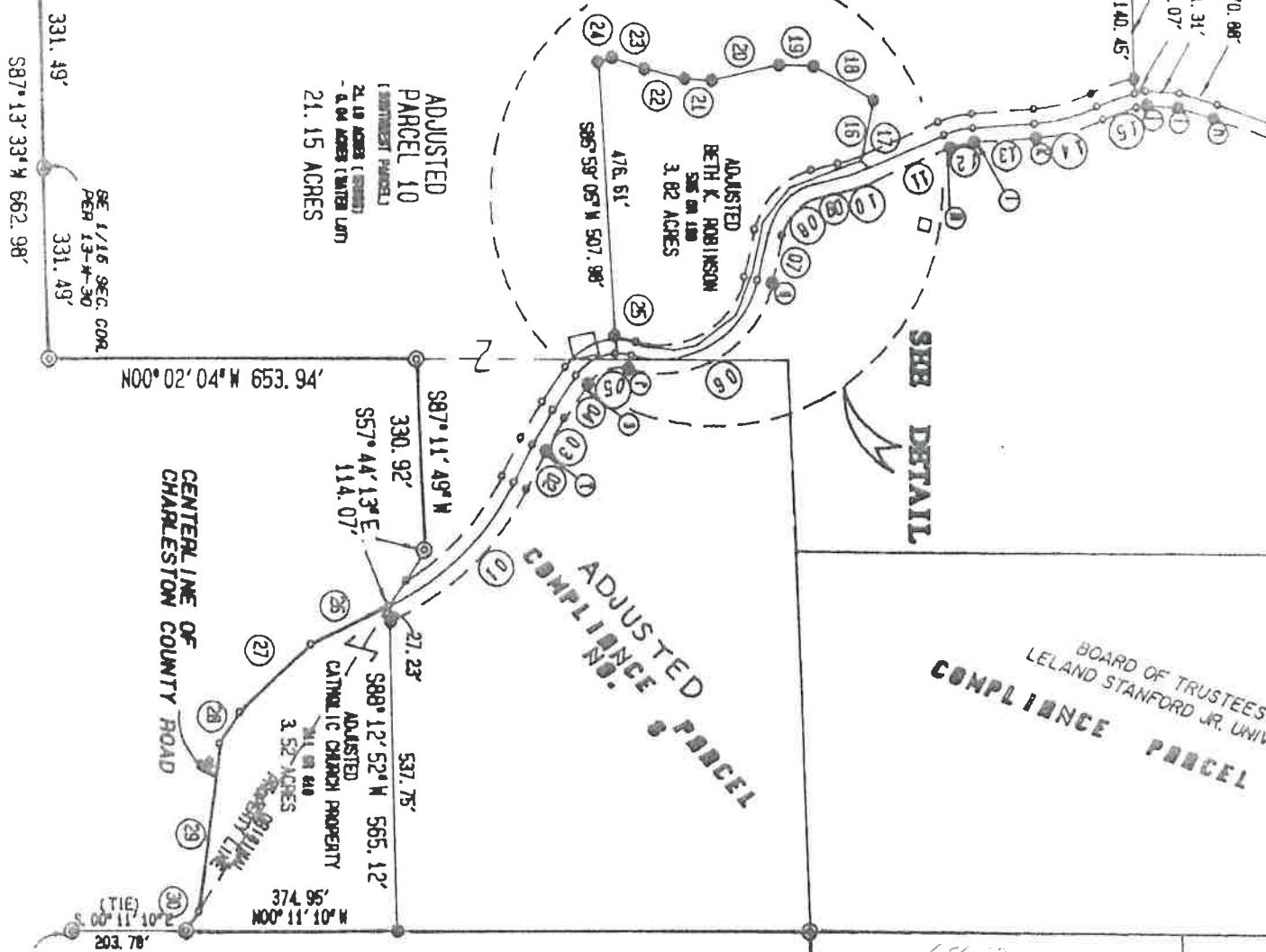
Assessor's Map Bk. 30, Pg. 02
County of Amador, Calif.

N 16° 18' 02" E 70.98'
N 04° 00' 14" E 61.31'
N 12° 36' 28" N 21.07'
190.45' TO CL

500° 13' 11" W 637.79'

500° 04' 01" W 1307.33'

A=29.67'
5.00'



SEE DETAIL

BOARD OF TRUSTEES OF
LELAND STANFORD JR. UNIVERSITY
COMPLIANCE PARCEL

ADJUSTED COMPLIANCE PARCEL

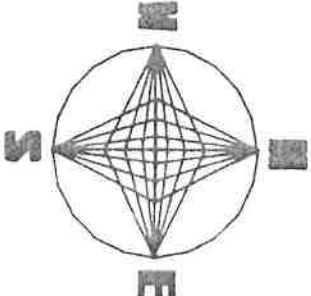
ADJUSTED PARCEL 10
(UNIMPROVED PARCELS)
24.18 ACRES (TAXED)
- 4.04 ACRES (WHITE LIFT)
21.15 ACRES

ADJUSTED BETH K. ROBINSON
526.00 ACRES
3.82 ACRES

ADJUSTED CATHOLIC CHURCH PROPERTY
24.00 ACRES
3.52 ACRES

CENTERLINE OF CHARLESTON COUNTY ROAD

FND. 2" I.P. WITH ALUMINUM CAPPED STAMPED LS 2902 AT S. 1/6 COR. BETWEEN SEC. S 22 & 23



REC
BOUN
PROPERTIES (354 O.R.G. AND BETH EAST 1/2 0 SCALE 1"=300'

BOARD OF TRUSTEES OF
LELAND STANFORD JR. UNIVERSITY
COMPLIANCE PARCEL

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Zona Change

Date Filed: Sept 13, 2023 File No. _____

Applicant/ Developer None Landowner Retrov's Family Trust

Address _____ Address P.O. Box 12, Volcano

Phone No. _____ Phone No. 209 601 2308

Assessor Parcel Number(s) _____

Existing Zoning District 030-020-102

Existing General Plan RESIDENTIAL

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 J

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 checked="" 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 Sept. 13, 2013

[Signature]
(Signature)

For _____

Environmental Information Supplement

1. Size of the parcel is 21.15 acres.
2. There are no proposed structures.
- 3, 4. Not applicable
5. Culinary water will be provided by a well. Under the ridge is the Cleveland Channel, a good source of clean, mineral-free water.
6. Sewage disposal will be via a conventional septic system. There are adequate soils for a standard system.
7. A plan is not necessary as there is no development anticipated.
- 8-16. Not applicable.
- 17-28. See checklist. All responses are negative.
29. A portion of the parcel is rolling ridge top with a volcanic rock cap. The majority of the parcel is land sloping to the east in varying degrees. Native brush and oak prevail and the land is open space and wildlife habitat. There are no cultural aspects.
30. The surrounding area is similar: Rolling hills with moderate to steep terrain covered with undergrowth manzanita and brush and typical oak woodlands. The site is between one-quarter and one-half mile north of the village of Volcano west of Charleston-Volcano County Road.
31. There is a filled-in adit adjacent to the County road and several shallow prospect shafts and adits. The remnants of the historic Volcano Ditch traverse the property from north to south.

2

RECORDING REQUESTED BY:
FIRST AMERICAN TITLE INSURANCE
COMPANY
AND WHEN RECORDED MAIL TO:

DOUGLAS R. KETRON and DALE
WMS. KETRON
P.O. BOX 12
VOLCANO, CA 95689

"OWNERSHIP CHANGE RECEIVED"
RECORDED AT REQUEST OF
FIRST AMERICAN TITLE CO.
at 30 Min. Past 9 AM

1998 004747

MAY 27 1998

Official Records
Amador County, California
9.08
\$10.00 SM Recorder

A.P. #AMADOR COUNTY 702886

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 3-88729-XXX TITLE ORDER NO. 88729
AFNF
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is ~~\$20.40~~ 26.95
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale.
 Unincorporated area City of, AND

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

THE BOARD OF TRUSTEE OF THE LELAND STANFORD UNIVERSITY

hereby GRANT(s) to:

DOUGLAS R. KETRON and DALE WMS. KETRON, Husband and Wife as Community Property

the,real property in the , County of AMADOR State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

AMADOR COUNTY

DATED May 8, 1998
STATE OF CALIFORNIA
COUNTY OF San Mateo
On May 11, 1998
before me, Christina Sebastian
a Notary Public in and for said State, personally appeared
Curtis F. Feeny

THE BOARD OF TRUSTEE OF THE LELAND
STANFORD UNIVERSITY, By: Stanford Management
Company
by: [Signature]
Curtis F. Feeny, Executive Vice President,
Real Estate

personally known to me (or 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.
WITNESS my hand and official seal.



Signature Christina Sebastian

(This area for official notarial seal)

Mail tax statements to: DOUGLAS R. KETRON and DALE WMS. KETRON, P.O. BOX 12, VOLCANO, CA 95689

1998 004747

Form No. 1988 (11/83)
CLTA Preliminary Report
(Rev. 11/18/82)

EXHIBIT A

NO. 702886

Legal Description

All that certain Parcel of land lying within Unincorporated Area of the County of Amador, State of California, and described as follows:

That certain Parcel of land delineated and designated "Adjusted Parcel 10" upon the Record of Survey Boundary Line Adjustment filed for record March 5, 1998 in Book 51 of Maps and Plats, at Page 18, Amador County Records.

Excepting therefrom that certain Parcel of land delineated and designated "Volcano Municipal Water Supply Tank House and Lot" upon the map above referred to.

A.P.N. 30-020-098 (a portion)

035 *ecf*

AMADOR COUNTY

5.

"END OF DOCUMENT"

D. R. KETRON
Mining & Civil Projects
P.O. Box 12
VOLCANO. CA 95689
dketron@volcano.net
(209 601-2308)

September 14, 2023

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

Re: APN 030-020-108-000

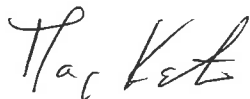
Dear Mr. Beatty :

Il wish to apply for a zone change for a portion of the referenced parcel. Current zoning splits the parcel with a portion being Manufacturing and the remainder being Residential. The site consists of two flat areas suitable for a residential use surrounded by County road and sloping ground.. There is no logical reason for the manufacturing zoning other than it is a hold-over from some designation in the distant past. A zone change is consistent with the General Plan.

A proposed use is as a residential parcel.

Should you have any questions or require further attention, please feel free to call or write at your convenience.

Sincerely,



Doug Ketron, Managing Partner
Volcano Gold, LLC



PLANNING DEPARTMENT

APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

1. A. Name of Property Owner VOLCANO GOLD LLC
Mailing Address P.O. Box 12
VOLCANO, CA 95689
Phone Number (209) 601-2308
- B. Name of Applicant SAME
Mailing Address _____
Phone Number _____
- C. Name of Representative DOUGLAS METRON
Mailing Address P.O. Box 12
VOLCANO, CA 95689
Phone Number (209) 601-2308

2. Assessor Parcel Number(s) 030-020-108-000 (PORTION)
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: \$ 1276 (1226 Application 50 Recording admin)
Environmental Health Review Fee: \$ 240
Public Works Agency Review Fee: \$ —
Amador Fire Protection District Fee: \$ 226
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: NONE

Date Filed: _____ File No. _____

Applicant/ Developer _____ Landowner KETRON FAMILY TRUST

Address _____ Address P.O. BOX 12 VOLLAHO 95689

Phone No. _____ Phone No. 209 601 2308

Assessor Parcel Number(s) 030-020-10E

Existing Zoning District MANUFACTURING

Existing General Plan RESIDENTIAL

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 checked="" 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 _____

(Signature)

For _____

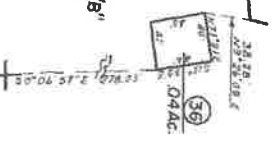
Environmental Information Supplement

1. Size of the parcel is 2.43 acre portion of a 3.52 acre property..
2. There are no proposed structures.
- 3, 4. Not applicable
5. Culinary water will be provided by a well or overflow from the Cleveland Channel via riparian right.
6. Sewage disposal will be via a conventional septic system. There are adequate soils for a standard system.
7. A plan is not necessary as there is no development anticipated.
- 8-16. Not applicable.
- 17-28. See checklist. All responses are negative.
29. The parcel was mined in the early days of the gold Rush period and has naturally reclaimed to a flat covering the contact between the limestone to the east and Calaveras slate to the west. The limestone portion is steeply sloping upward to the land to the east. The lot is open space and wildlife habitat. There are no cultural aspects.
30. The surrounding area is similar: Rolling hills with moderate to steep terrain covered with brush and typical oak woodlands. The parcel adjoins the undeveloped portion of the Townsite of Volcano on the remaining portion is bounded by the Charleston Volcano County Road on the south and west..
31. There are no remaining artifacts of mining remaining on the site..

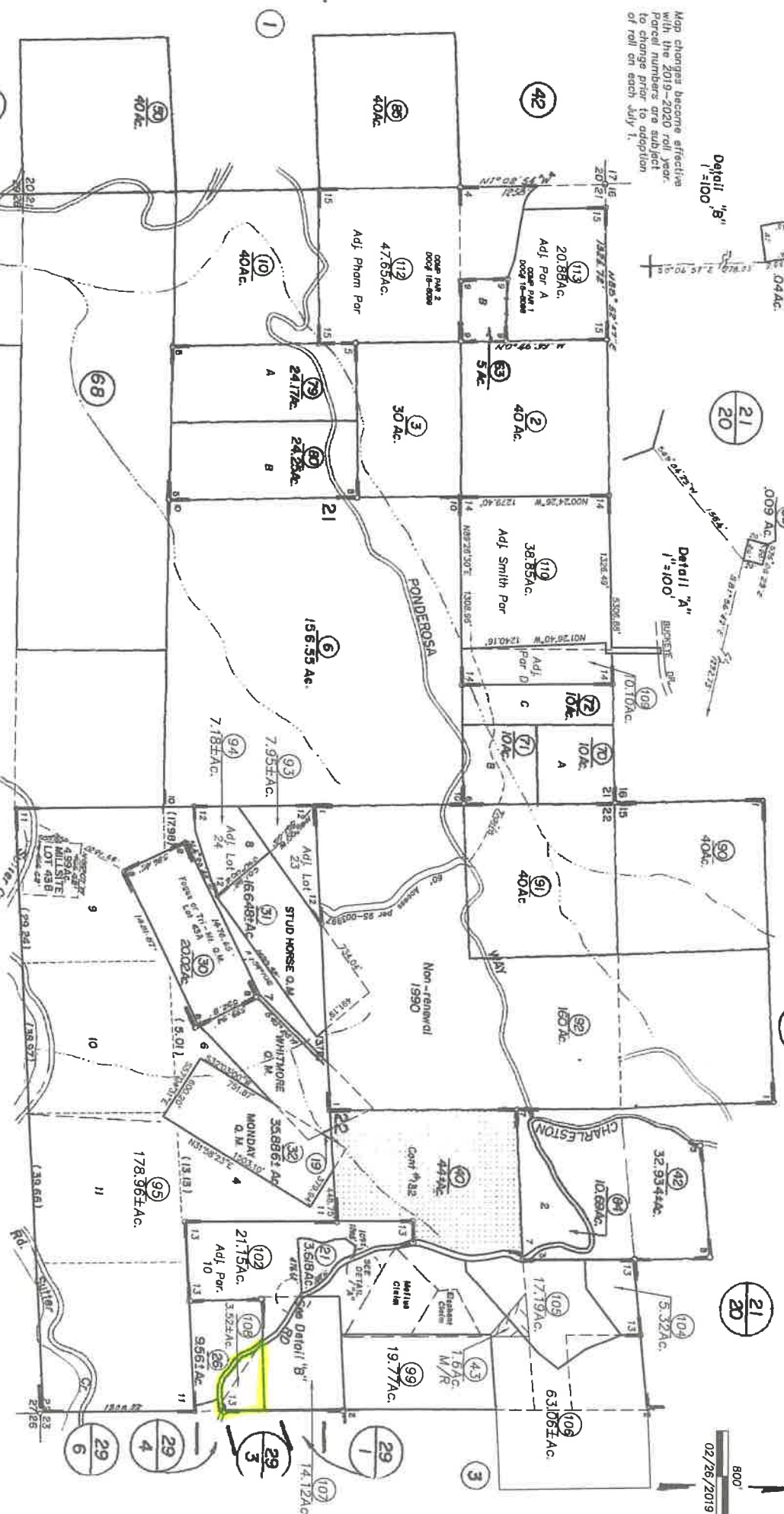
T.7N., R.12E., M.D.B.8M.

30-02

Detail "g"
1"=100'



Detail "A"
1"=100'



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

- 1- R.M. Bk. 13, Pg. 88
- 2- R.M. Bk. 17, Pg. 27
- 3- R.M. Bk. 13, Pg. 82
- 4- R.M. Bk. 21, Pg. 81
- 5- R.M. Bk. 21, Pg. 49
- 6- R.M. Bk. 21, Pg. 61
- 7- R.M. Bk. 21, Pg. 61
- 8- R.M. Bk. 23, Pg. 80
- 9- R.M. Bk. 5, Pg. 83
- 10- R.M. Bk. 27, Pg. 21
- 11- R.M. Bk. 35, Pg. 97
- 12- R.M. Bk. 40, Pg. 52
- 13- R.M. Bk. 44, Pg. 24 (1/10/90)
- 14- R.M. Bk. 47, Pg. 93 (11/15/93)
- 15- R.M. Bk. 50, Pg. 03 (6/24/98)

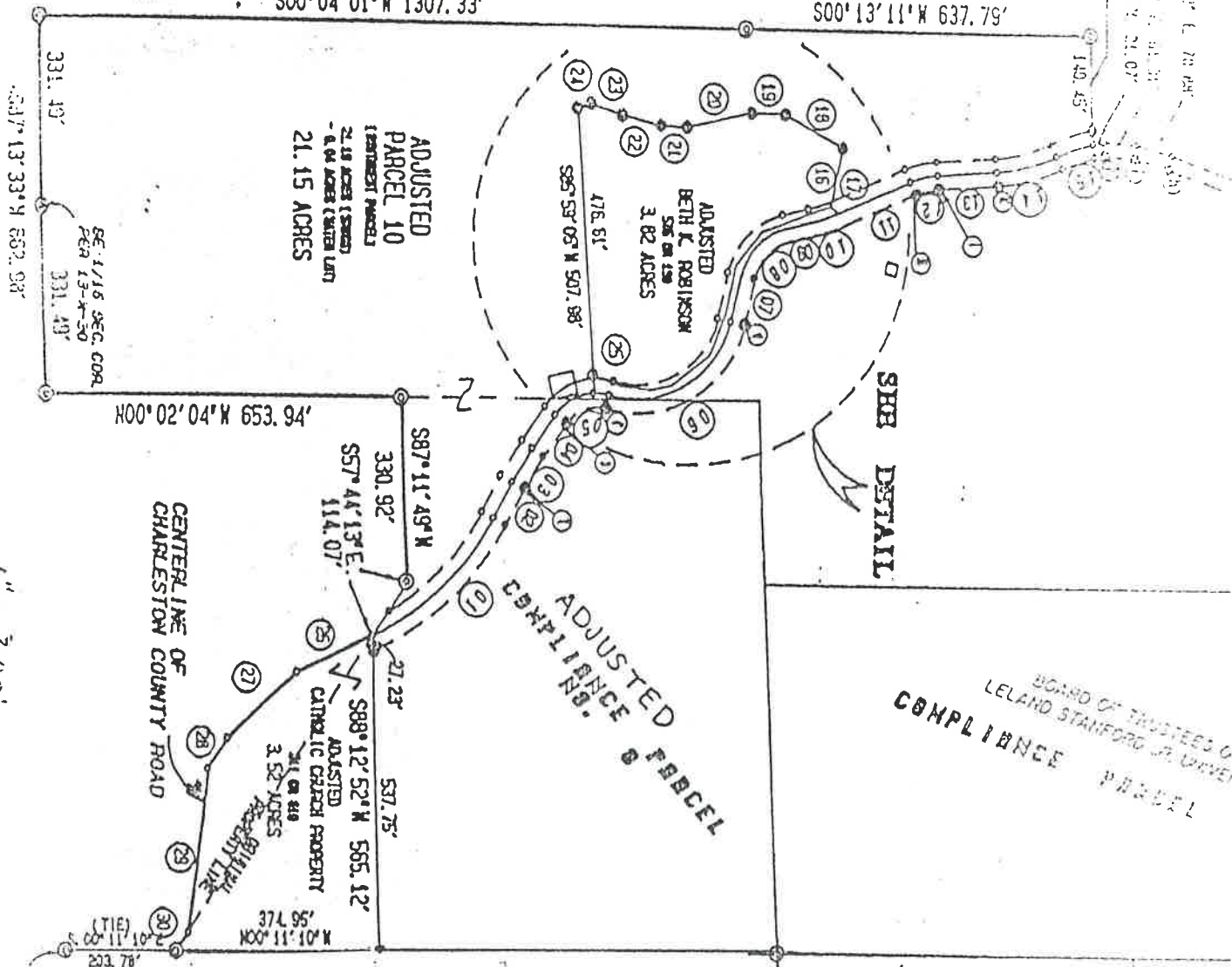
Assessor's Map Bk. 30, Pg. 02
County of Amador, Calif.

N 15° 19' 02" E 78.04'
 N 12° 30' 27" W 21.07'
 S 80° 45' 10" W 10.41'

S00° 13' 11" W 637.79'

S00° 04' 01" W 1307.33'

A=29.67'
 00'



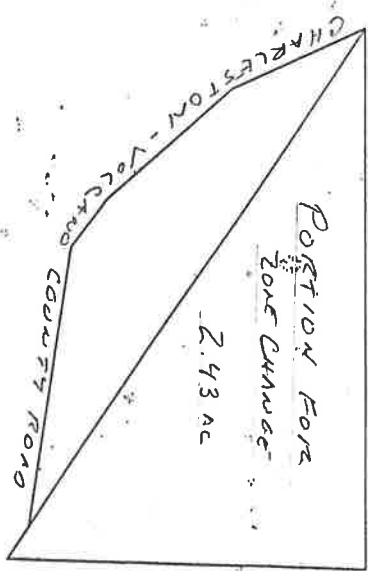
BOARD OF TRUSTEES OF
 LELAND STANFORD JUNIOR
 COMPLIANCE PARCEL

1" = 300'

FND. 2" I.P. WITH
 ALUMINUM CAPPED STAPLER
 LS 2902 AT S. 1/6 COR.
 BETWEEN SEC. 5 22 & 24

APN. 030-020-108-000

1" = 200'



BOARD OF TRUSTEES OF
 LELAND STANFORD JUNIOR
 COMPLIANCE PARCEL

INDEMNIFICATION

Project: PORTION - 030-020-108-000

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

RECORDING REQUESTED BY:
First American Title Company
AND WHEN RECORDED MAIL TO:

VOLCANO GOLD, LLC
P.O. BOX 12
VOLCANO, CA 95689-0012



Amador County Recorder
Sheldon D. Johnson
DOC- 2001-0004767-00

Acct 2-First American Title Co
Thursday, MAY 10, 2001 10:00:00
Ttl Pd \$22.00 Nbr-0000016002

TAB/R1/1-3

APN 30-020-025 & 103 (Portion)

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW 89718/704992-SB

10/1/99

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX \$ *RAT Code 11934*

computed on full value of property conveyed, or

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

Unincorporated area City of

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

The Roman Catholic Bishop of Sacramento, a Corporation Sole and The Board of Trustees of the Leland Stanford, Jr. University

hereby GRANT(s) to:

Volcano Gold, LLC., a California limited liability company

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

FOR LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

THIS DEED WAS SIGNED IN COUNTER-PART AND CONSTITUTES BUT ONE ORIGINAL

DATED March 30, 2001

STATE OF CALIFORNIA

COUNTY OF *Sacramento*

On *April 20, 2001*

before me, *Kathleen Daniels*

a Notary Public in and for said State, personally appeared

ROBERT P. WALTON

The Roman Catholic Bishop of Sacramento,
a Corporation Sole

By: *Robert P. Walton*

Rev. Robert P. Walton, Vicar General

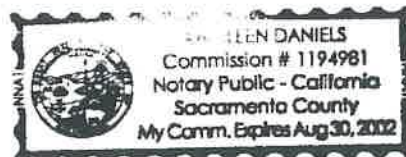
The Board of Trustees of the Leland Stanford, Jr.
University

By:

personally known to me (or ~~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.
WITNESS my hand and official seal.

Signature

Kathleen Daniels



(This area for official notarial seal)

Mail tax statements to: SAME AS ABOVE

RECORDING REQUESTED BY:
First American Title Company
AND WHEN RECORDED MAIL TO:

2001 004767

VOLCANO GOLD, LLC
P.O. BOX 12
VOLCANO, CA 95689-0012

APN 30-020-025 & 103 (Portion)

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW 89718/704992-SB

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX \$ R+T code 11934

computed on full value of property conveyed, or

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

Unincorporated area City of

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DATED March 30, 2001
STATE OF CALIFORNIA
COUNTY OF San Mateo

On April 19, 2001
before me, Anna D. Smith
a Notary Public in and for said State, personally appeared
William T. Phillips

personally known to me (or 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/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature Anna D. Smith

The Roman Catholic Bishop of Sacramento,
a Corporation Sole

By: _____
Rev. Robert P. Walton, Vicar General

The Board of Trustees of the Leland Stanford, Jr. University

By: William T. Phillips
MANAGING DIRECTOR, REAL ESTATE
STANFORD MANAGEMENT COMPANY



(This area for official notarial seal)

Mail tax statements to: SAME AS ABOVE

Legal Description

All that certain Parcel of land lying within Unincorporated Area, of the County of Amador, State of California, as follows:

That certain Parcel of land delineated and designated "Adjusted Catholic Church Property," upon the Record of Survey Boundary Line Adjustment, filed for record March 5, 1998 in Book 51 of Maps and Plats at page 18, Amador County Records.

A.P.N. 30-020-103
30-020-103 (portion)

New Assessor's Parcel No. Pending: A.P.N. 30-020-018

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL OF
ANNA D SMITH AFFIXED TO THE WITHIN
DOCUMENT, WHILE NOT BEING PHOTOGRAPHICALLY REPRODUCIBLE, CAN BE
READ. I FURTHER CERTIFY THAT THE SAID NOTARY COMMISSION EXPIRES
ON 1-16-04. THE NOTARY BOND AND COMMISSION IS FILED
IN SANTA CLARA COUNTY.

PLACE OF EXECUTION JACKSON
DATE 5-10-01
[Signature] FATCO
(Signature and firm, if any)

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL OF
KATHLEEN DANIELS AFFIXED TO THE WITHIN
DOCUMENT, WHILE NOT BEING PHOTOGRAPHICALLY REPRODUCIBLE, CAN BE
READ. I FURTHER CERTIFY THAT THE SAID NOTARY COMMISSION EXPIRES
ON 8-30-02. THE NOTARY BOND AND COMMISSION IS FILED
IN SACRAMENTO COUNTY.

PLACE OF EXECUTION JACKSON
DATE 5-10-01
[Signature] FATCO
(Signature and firm, if any)

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date September 14 2022

RECEIVED FROM

Volcano Gold LLC

ADDRESS

PO Box 12 Volcano, CA 95404

DOLLARS (\$ 1742.00)

One Thousand Seven Hundred and ~~xx~~ 1000

For Request for Zone Change (ZC 23-9-1) from M. Mann Factoring to RIA Single

Family Residential and Agriculture on AM 030-020-102 & 108

Environmental Health \$40, AFPD#226, Planning \$1226 ZC application \$50 recording admin fee.

ACCOUNT

How Paid

Planning

Department

Amount Due

1742

00

Cash

Amount Paid

1742

00

Check

507

Money Order

Credit Card

By Ruslan Ratan

Deputy

98432

COMMENTS



Planning Department <planning@amadorgov.org>

TAC Project Referral - ZC-23;9-1 Ketron M to R1-A - Completeness & Environmental Review

Richard Vela <rvela@amadorgov.org>

Fri, Sep 22, 2023 at 9:57 AM

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

The Transportation and Public Works Department has no concerns with the proposed zoning change. The applicant is reminded that any proposed access onto Charleston Road requires an encroachment permit from the Department.

[Quoted text hidden]

--

Richard R. Vela, P.E.

Director

Amador County Department of Transportation and Public Works

810 Court Street

Jackson, CA 95642

209-223-6429 Main

209-223-6457 Direct

rvela@amadorgov.org



Planning Department <planning@amadorgov.org>

TAC Project Referral - ZC-23;9-1 Ketron M to R1-A - Completeness & Environmental Review

AFPD Headquarters <afpdhdq@amadorgov.org>

Mon, Sep 25, 2023 at 8:48 AM

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

Good morning. Annexation into the CFD will be required unless parcels are protected by the Williamson Act.

Thank you,

Nicole Cook
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."

On Thu, Sep 21, 2023 at 3:40 PM Amador County Planning Department <planning@amadorgov.org> wrote:

[Quoted text hidden]



TAC Project Referral - ZC-23;9-1 Ketron M to R1-A - Completeness & Environmental Review

Hoag, Jeff@CALFIRE <jeff.hoag@fire.ca.gov>
To: Amador County Planning Department <planning@amadorgov.org>

Mon, Oct 2, 2023 at 1:05 PM

Ruslan,

CAL FIRE has no comments on this application.

Thank you,



Jeff Hoag

Battalion Chief - Amador El Dorado Unit

Wildfire Resiliency Program

2840 Mt. Danaher Rd Camino 95709

Cell: (530) 708-2725



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

Sent: Thursday, September 21, 2023 3:40 PM

Subject: TAC Project Referral - ZC-23;9-1 Ketron M to R1-A - Completeness & Environmental Review

Warning: this message is from an external user and should be treated with caution.

[Quoted text hidden]



AMA-88-PM ____ Zone Change (ZC) Ketron Family Trust

Bauldry, Paul@DOT <paul.bauldry@dot.ca.gov>

Mon, Oct 2, 2023 at 7:41 AM

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

Hi Ruslan,

California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the AMA-88-PM ____ Zone Change (ZC) Ketron Family Trust project.

The proposed project is on both sides of Charleston Road, approximately 1,400 feet northwest of the community of Volcano.

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



Note to Amador County Planning Commission re: Ketron Application for Change in Zoning

2 messages

Dave Hagerman <davehagerman@dhhagerman.com>

Mon, Nov 6, 2023 at 11:52 AM

To: "planning@amadorgov.org" <planning@amadorgov.org>

Cc: Dave Hagerman <davehagerman@dhhagerman.com>, Susan Wels <susanwels@gmail.com>

To Whom it May Concern:

My wife and I, Susan Wels, own the property at 21400 St. George Street in Volcano. I worked with Doug Ketron briefly when we purchased the house, and he was very professional and we had a good relationship. He's a very knowledgeable man.

I am curious as to the development plans in store for Ketron Family Living Trust and Volcano Gold LLC properties. I think it would be wise for the community to have a clear idea of what will be done with the property should the zoning change(s) be approved. Are there plans for residential housing development? If so, how many houses/how big will the lots be, etc.

Also, I'm a bit concerned about the possible waiver of the environmental review aspect of the zoning conversion.

Admittedly, my family are only in Volcano generally 2 weekends per month, and then more often during summer, but we are curious as to the future plans for the property.

Many thanks for your consideration,

Dave Hagerman and Susan Wels

Amador County Planning Department <planning@amadorgov.org>

Mon, Nov 6, 2023 at 3:50 PM

To: Dave Hagerman <davehagerman@dhhagerman.com>

Cc: Dave Hagerman <davehagerman@dhhagerman.com>, Susan Wels <susanwels@gmail.com>

Hello,

Your comments have been received and are part of the project record.

The rezone request would allow the by right uses listed in the [Single Family Residential and Agricultural district](#). There were no housing developments submitted with this project, nor were there required, and the lots are not proposed to be split.

The current zoning of the properties is M, Manufacturing which is incompatible with the current General Plan land use designation of AG, Agricultural General. The rezone would bring the properties into compliance with the Amador County General Plan. CEQA requires that projects adhering to the development density prescribed by current zoning, community plan, or general plan policies with a certified EIR do not necessitate additional environmental review. This simplifies the evaluation of these projects and minimizes the necessity for redundant environmental studies. If you have any worries regarding the project's particular environmental impacts, please do not hesitate to let us know.

Thank you,
Ruslan Bratan, Planner

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

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Response to application for zoning change in Volcano, Ketron/Volcano Gold LLC

2 messages

LESLIE J BONNEAU <lbonneau@sbcglobal.net>
To: "planning@amadorgov.org" <planning@amadorgov.org>

Mon, Nov 6, 2023 at 4:59 PM

We are writing in response to the request from the Ketron's and Volcano Gold LLC to change zoning from manufacturing to R1A for apn 030-020-102 and 030-020-108 to which we are vehemently opposed. We own the approximate 190 acres to the west and south (Kevin Bonneau, deceased, Leslie Bonneau, TTE), and 10 acres to the south/east (Bonneau Family Trust, Linda and Leslie Bonneau TTE's) on which the homes built by our grandfather and father stand. Our mother, Doris Bonneau is currently 99, and we are also her power of attorney. In addition to these immediately adjacent parcels, our family, along with the estate of my late Aunt, held in the Alberta Hale Land Trust, own the majority of the open land surrounding the town of Volcano. This is not by happenstance, but by over 160 years of constant work, sacrifice, legal battle, and dedication to the preservation of the area. The 190 acre parcel is one of the first in the county to have a conservation easement held by the Mother Lode Land Trust along with another large parcel to the south of town. Access to this parcel is through the northern portion of the Ketron parcel. The Alberta Hale Land Trust properties are held as a not for profit agricultural preserve in perpetuity. Although it is hoped these conservation efforts enrich the lives of those who live in or visit Volcano, there is zero intent that they help monetarily enrich those who own adjacent properties.

The general plan has for years kept the surrounding area of Volcano in AG with 40 acre minimum for a reason and with great success at preserving this historic area. There appears no reason to depart from that aside from making money for a handful of individuals and their LLC. Although one of the Ketron's has been a long time resident of the old Robinson home on Charleston, he has made it clear that he is not staying. This request is an attempt to make some cash and drop a hand grenade on Volcano as he exits. They tried to sell the property to the east of Charleston a few years ago and were told, as was their agent, that we assert water rights through that area. So even if that were to be marketed as residential, a legal battle will surely ensue. Having expertise in water and mining engineering, the Ketron's knew precisely what bundle of rights they had purchased... a lot of rocky, previously mined property zoned for manufacturing. Now that they want to make some money and get out of town, they are suddenly in the residential real estate business, to the detriment of Volcano.

We would also question the "common sense" exemption to CEQA of an area which was last historically used for mining and is upstream of the watershed gulches leading to the town park, Alberta Hale Land trust property, Sutter Creek, and other private properties. In addition, historically the area near our Charleston road lots has been referred to as "Indian Hill" because the Miwok lived in that area, so is potentially of archaeological significance. Waiving environmental protections does not seem prudent.

The parcel to the east of Charleston is not even contiguous to the other larger parcel. Trying to slide that small lot in as meeting any 20 acre minimum, much less a 40, is at best disingenuous and not in any way in keeping with the general plan. It isn't even the same titled owner. That area is also under the general plan as AG, 40 acre minimum. Taking a small manufacturing zoned lot in an area that is minimum 40 acre AG is quite a leap. I understand the Ketron's have had their own legal and financial battles amongst themselves over the years, but it isn't incumbent upon the county, proximate landowners, and town of Volcano to help resolve them by granting a request that serves no purpose other than to assist the Ketron's in maximizing the spoils they will divide amongst themselves. They can do what the rest of us do. Sell what you bought, nothing more, nothing less.

Thank you for your careful consideration in this matter. If we sound overly passionate on the subject, it's because we are. The hours, money, and unending stress that has gone into the preservation of the Volcano area cannot be overstated. We don't begrudge property owners their rights, but when they ask for new rights which are far removed from the bundle of rights they initially purchased, the process of how and why they should be afforded special treatment should be thoroughly scrutinized with a bias toward the status quo. We have done all we can for 160+ years to preserve Volcano, and will spend another 160 years doing the same.

Thank you,

Leslie Bonneau
209-267-5735

Linda Bonneau
209-245-4206

Amador County Planning Department <planning@amadorgov.org>
To: LESLIE J BONNEAU <lbonneau@sbcglobal.net>

Tue, Nov 7, 2023 at 8:50 AM

Hello,

Your comments have been received and are part of the project record.

Amador County Planning Department
810 Court Street
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