



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

Early Consultation Application Referral

TO:

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

DATE: August 21, 2024
FROM: Krista Ruesel, Planning Department

PROJECT: Request for a zone change from the "R1A," Single-family Residential and Agriculture zoning district to the "AG," Exclusive Agriculture zoning district in conjunction with a request for inclusion of 174.25 acres into a California Land Conservation Act (CLCA) Contract. APN(s): 044-010-091, -092, -093, and -096.

Applicant: Travis and Karen Lyman
Supervisorial District(s): 1 & 4
Location: North of Jackson Gate Rd., between the Jackson City limits and Depot Rd.

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 completeness and environmental review during its regular meeting on Thursday, **September 5, 2024 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

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

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.

TRAVIS LYMAN / Tm Lyman 7/3/24
Karen Lyman / Karen Lyman 7/3/24

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
044-010-092-000	30	grazing cattle	30		
044-010-091-000	50	grazing cattle	50		
044-010-096-000	40	grazing cattle	40		
044-010-093-000	54.25	grazing cattle	54.25		
Total Acres in request.	174.25				

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		5 Animal Units	WILL INCREASE TO 20-40 ANIMAL UNITS IN THE FUTURE
Irrigated Pasture		Animal Units	
Field Crops		Tons Per Acre	
		Tons Per Acre	
Row Crops		Tons Per Acre	
		Tons Per Acre	
Orchard		Tons Per Acre	
Other			

ITEM F: OTHER INCOME FROM THE LAND

Hunting	Fishing	Mineral	Other
Per Year	Per Year	Per Year	Per Year
\$	\$	\$	\$

ITEM G: LEASES

			Acres
1. Portion of subject property which is owner operated.			
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
DARWIN LYMAN 18111 AMERICAN FLAT RD. FIDDLTOWN, CA	GRAZING	\$1,500 TOTAL FOR 3 MONTHS	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
If operating expenses are shared by owner, explain:			

ITEM H: IMPROVEMENT AND INCOME STATEMENT

1. PERMANENT AGRICULTURAL IMPROVEMENTS

Type of Improvement	Estimated Value
Barn(s)	\$22,000
Corral(s)	\$10,000
Fences	\$5,000
Wells	
Water Systems	\$5,000
Other (specify) 3 PHASE POWER ON SITE	\$100,000?
TOTAL	

2. ESTIMATED INCOME

Use	Estimated Annual Income
CATTLE	\$20,000
LEASING PASTURE	\$1,500
TOTAL	

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

NAME: TRAVIS LYMAN

ADDRESS: 65 HYGRADE RD

CITY: SUTER CREEK, CA 95685

PHONE: 209 418 8747

EMAIL: TRAVISLYMAN@TRAVISLYMAN123@GMAIL.COM

Additional persons to be notified concerning action on this request:

NAME: KAREN LYMAN

ADDRESS: SAME AS ABOVE

CITY: _____

PHONE: 775 813 5552

Travis Lyman
Signature of person who prepared application.

7/3/2024
Date

NAME: _____

ADDRESS: _____

CITY: _____

PHONE: _____

Karen Lyman 7/3/24

LEGAL DESCRIPTION

Order Number: P-608366

Exhibit "A"
Legal Description

THE PROPERTY DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF AMADOR, AN UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

A PARCEL OF LAND SITUATED IN THE COUNTY OF AMADOR, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 11 EAST, MOUNT DIABLO MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS THAT CERTAIN PARCEL OF LAND DELINEATED AND DESIGNATED "ADJUSTED PARCEL 2, 20.34 ACRES" UPON THAT CERTAIN OFFICIAL MAP ENTITLED "RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT FOR GENEVIEVE J. FULLER" (AS PER CERTIFICATION OF CORRECTION RECORDED AT DOCUMENT NO. 1993-013451), AND RECORDED IN THE OFFICE OF THE RECORDER OF AMADOR COUNTY IN BOOK 47 OF MAPS AND PLATS AT PAGE 100 AND PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 23, 1994 AS INST. NO. 1994-2084, AMADOR COUNTY OFFICIAL RECORDS.

APN 044-010-095-000

PARCEL TWO:

A PARCEL OF LAND SITUATED IN THE COUNTY OF AMADOR, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 11 EAST, MOUNT DIABLO MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS THAT CERTAIN PARCEL OF LAND DELINEATED AND DESIGNATED "ADJUSTED PARCEL 3 40.00 ACRES" UPON THAT CERTAIN OFFICIAL MAP ENTITLED "RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT FOR GENEVIEVE J. FULLER" (AS PER CERTIFICATION OF CORRECTION RECORDED AT DOCUMENT NO. 1993-013451), AND RECORDED IN THE OFFICE OF THE RECORDER OF AMADOR COUNTY IN BOOK 47 OF MAPS AND PLATS AT PAGE 100 AND PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 23, 1994 AS INST. NO. 1994-2086, AMADOR COUNTY OFFICIAL RECORDS

APN 040-010-096-000

PARCEL THREE:

A PARCEL OF LAND SITUATED IN THE COUNTY OF AMADOR, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 11 EAST, MOUNT DIABLO MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS THAT CERTAIN PARCEL OF LAND DELINEATED AND DESIGNATED "ADJUSTED PARCEL 4, 50.00 ACRES" UPON THAT CERTAIN OFFICIAL MAP ENTITLED "RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT FOR GENEVIEVE J. FULLER" (AS PER CERTIFICATION OF CORRECTION RECORDED AT DOCUMENT NO. 1993-013451), AND RECORDED IN THE OFFICE OF THE RECORDER OF AMADOR COUNTY IN BOOK 47 OF MAPS AND PLATS AT PAGE 100 AND PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 23, 1994 AS INST. NO. 1994-2088, AMADOR COUNTY OFFICIAL RECORDS

APN 044-040-091-000

PARCEL FOUR:

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APN 044-010-092-000

PARCEL FIVE:

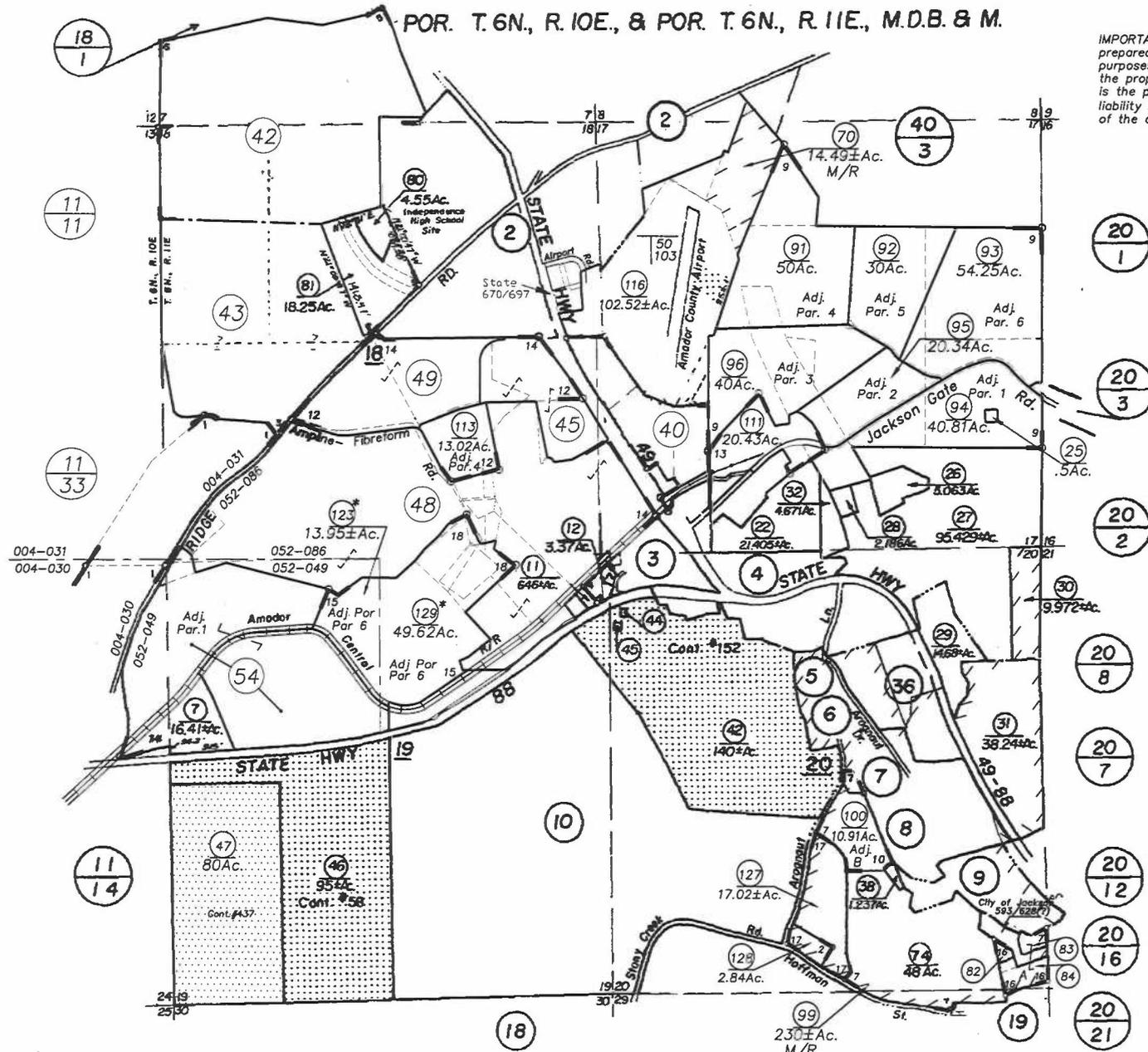
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APN 044-010-093-000

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 2009-2010 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

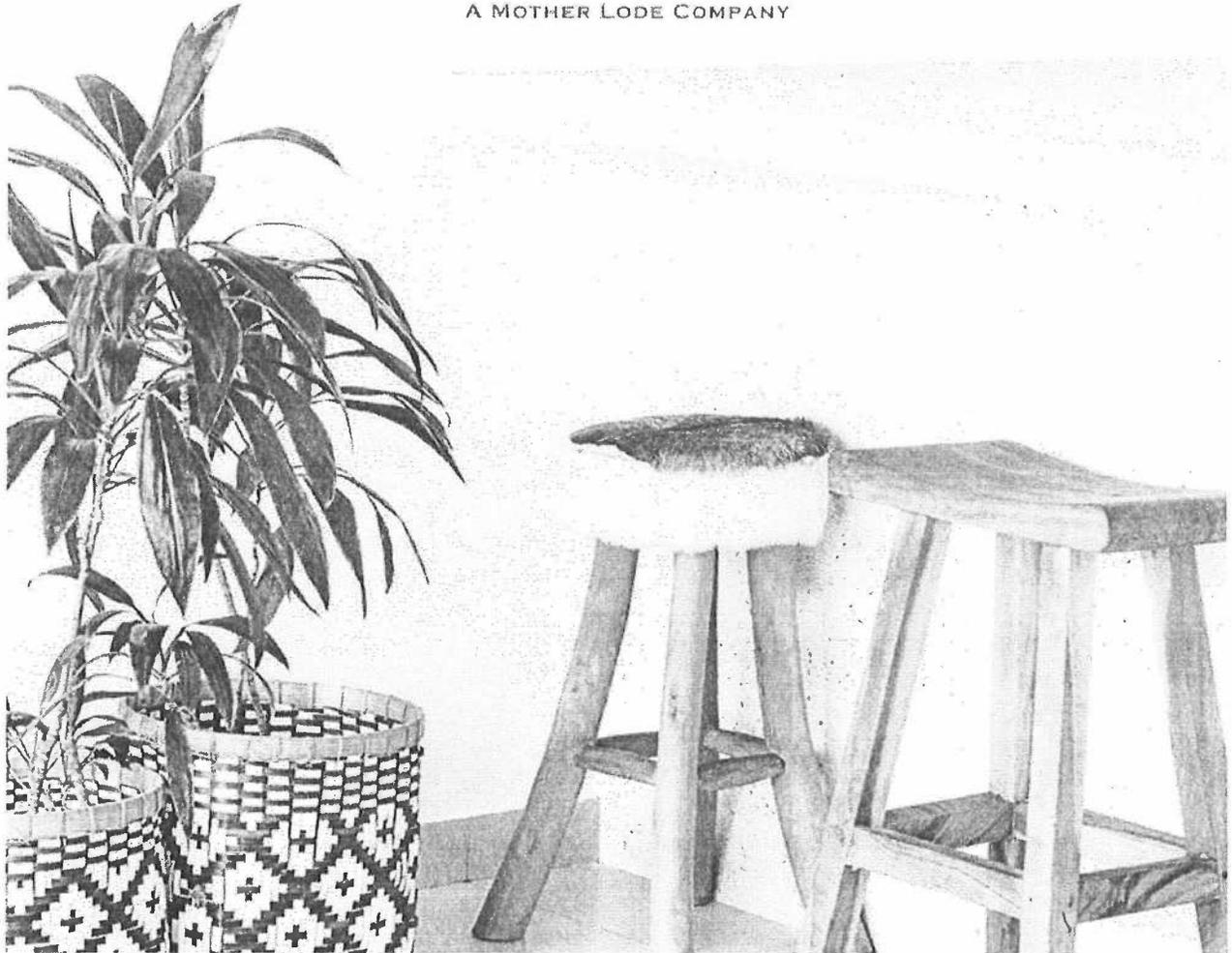
1200'
05/24/2018



- Unrec. Sur. 1271
- R.M. Bk.04, Pg.61
- R.M. Bk.04, Pg.79
- R.M. Bk.04, Pg.86
- R.M. Bk.04, Pg.90
- R.M. Bk.05, Pg.24
- R.M. Bk.06, Pg.30
- R.M. Bk.06, Pg.49
- R.M. Bk.06, Pg.96
- R.M. Bk.07, Pg.28
- R.M. Bk.09, Pg.07
- R.M. Bk.09, Pg.41
- R.M. Bk.10, Pg.78
- R.M. Bk.11, Pg.05
- R.M. Bk.11, Pg.06
- R.M. Bk.12, Pg.38
- R.M. Bk.19, Pg.73
- R.M. Bk.26, Pg.44
- R.M. Bk.26, Pg.53
- P.M. Bk.30, Pg.23
- R.M. Bk.32, Pg.20
- R.M. Bk.36, Pg.08
- R.M. Bk.36, Pg.69
- 1- P.M. Bk.37, Pg.83
- R.M. Bk.38, Pg.90
- 2- R.M. Bk.39, Pg.27
- 3- P.M. Bk.39, Pg.39
- 4- R.M. Bk.39, Pg.69
- 5- R.M. Bk.39, Pg.73
- 6- R.M. Bk.42, Pg.30
- 7- R.M. Bk.44, Pg.26
- 8- R.M. Bk.44, Pg.35
- R.M. Bk.47, Pg.90
- 9- R.M. Bk.47, Pg.100
- R.M. Bk.49, Pg.46
- R.M. Bk.49, Pg.88
- 10- R.M. Bk.50, Pg.07
- 11- R.M. Bk.51, Pg.07
- 12- R.M. Bk.52, Pg.06
- 13- R.M. Bk.52, Pg.24
- 14- R.M. Bk.54, Pg.38
- R.M. Bk.57, Pg.22
- 15- R.M. Bk.60, Pg.24
- 16- R.M. Bk.57, Pg.78
- 17- R.M. Bk.59, Pg.21
- 18- R.M. Bk.64, Pg.46



PLACER TITLE COMPANY
A MOTHER LODE COMPANY



Date: 06/26/2024
Property: 13101 JACKSON GATE RD,
JACKSON, CA 95642
APN: 044-010-092-000
County: AMADOR

Prepared By: Placer Title Company
caryk
11321 Prospect Dr
Jackson, CA, 95642
ckeener@placertitle.com

RECORDING REQUESTED BY

Placer Title Company
Escrow Number: P-608366
Branch: 90

AND WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

Travis Patrick Lyman and Karen Elizabeth Lyman
65 Hygrade Road
Sutter Creek, CA 95685



Amador Recorder
Kimberly L. Grady
DOC - 2023-0006322

Account: Placer Title Co
Thursday, October 26, 2023 14:39
Total Paid: \$1,079.00

counter2/1 - 5

A.P.N.: 044-010-091-000, 044-010-092-000, 044-010-093-000, 044-010-095-000, 044-010-096-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

SB2 EXEMPT

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$1,045.00 City Transfer Tax: \$0.00

(X) Unincorporated Area () City of _____

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

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

Monument Fee \$10.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **The Fuller Family Partnership**

Hereby GRANT(S) to **Travis Patrick Lyman and Karen Elizabeth Lyman, husband and wife, as community property with right of survivorship**

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APN 044-010-092-000

PARCEL FIVE:

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APN 044-010-093-000

Dated: October 21, 2023

Fuller Family Partnership

By: Teresa C. Lahaderne
Teresa C. Lahaderne, General Partner

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

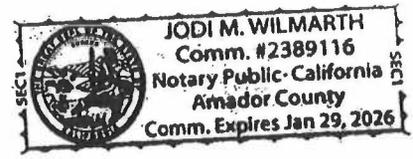
State of California)
County of Amador) ss.

On October 24, 2023 before me,
JODI M. WILMARTH
Notary Public personally appeared TERESA C. LAHADERNE

_____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE Jodi M. Wilmarth



Dated: October 21, 2023

Fuller Family Partnership

By: [Signature]
Brian Drake, General Partner

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

State of ~~California~~ ^{SS} Nevada)
County of ~~Amador~~ ^{SS} Douglas) ss.

On October 23, 2023 before me,

Sonia Johnson

Notary Public personally appeared Brian Drake

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ ^{Nevada} that the foregoing paragraph is true and correct. WITNESS my hand and official seal. _{SS}

SIGNATURE [Signature]



Dated: October 21, 2023

Fuller Family Partnership

By: *Robert L. Beaton*
Robert L. Beaton, General Partner

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

State of California)
County of ~~Amador~~ Marin) ss.
(E.L.)

On October 23, 2023 before me,

Eve L Grumish

Notary Public personally appeared Robert L Beaton

_____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE *Eve L Grumish*

