



February 26, 2018

017060.00

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

Dear Chuck:

**SUBJECT: MASTER PLAN AMENDMENT APPLICATION  
MARTELL BUSINESS PARK MASTER PLAN  
AMADOR COUNTY, CALIFORNIA**

Based on our conversation and prior conversations between Sierra Pacific Industries, myself, and Susan Grijalva, former Planning Director, we have included the following materials to constitute an application for an Amendment to the Martell Business Park Master Plan in addition to a Zone Change request. Additional details are included in the enclosed materials, including:

- Application Fee of \$3,000 (\$1,000 deposit for each of Environmental, Public Works, and Planning).
- Environmental Questionnaire – completed and signed.
- Indemnification Agreement – signed.
- Project Description.
- Exhibit 1 – Legal Description and exhibit for the overall Martell Business Park Master Plan.
- Exhibit 2 – Current Landowner listing within the Martell Business Park Master Plan and highlighted APN maps.
- Martell Business Park Master Plan – edited and revised based on this Application.

The project, originally submitted in the 2006-2007 timeframe, is being resubmitted to better incorporate currently CEQA and notification requirements. It is our understanding that there are still deposit funds from the prior application, please transfer those to this account/application. I was involved in the original submittal along with Gary Blanc of SPI, and will both be available to attend and present (if possible) at the Technical Advisory Committee (TAC) meeting regarding the application. The application contents themselves have not changed significantly since the original 2007 application, and have recently been updated to reflect the October 2016 General Plan update, and the proposed improvements by the project related to traffic in-lieu of off-site improvements.

These proposed improvements included the granting of right-of-way within the Business Park for an extension of Wicklow Way as shown on the figures in the attached documentation up to Tower Drive in addition to the applicant extending and constructing the Ampine-Fibreform roadway from Commerce Drive to Industry Boulevard are considered to meet the County objectives to provide additional off-highway and internal circulation that is otherwise not subject to existing conditions of approval.

The enclosed Project Description and Master Plan outline the modifications proposed. Should you have any questions, please do not hesitate to contact me by email at [dbrown@lwinc.com](mailto:dbrown@lwinc.com) or by phone at the number on this correspondence.

Sincerely,

A handwritten signature in black ink, appearing to read 'DWB', written over a light blue horizontal line.

David Brown, P.E.  
Senior Civil Engineer

Cc: Gary Blanc (SPI, and Amador Ridge, LLC)

**ENVIRONMENTAL INFORMATION FORM**

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

**GENERAL INFORMATION**

Project Name: Martell Business Park Master Plan Amendment

Date Filed: \_\_\_\_\_ File No. \_\_\_\_\_

Applicant/ Developer Amador Ridge, LLC Landowner multiple - see attached Exhibit 2

Address PO Box 496014 Address \_\_\_\_\_  
Redding, CA 96049-6014

Phone No. 530-378-8139 Phone No. \_\_\_\_\_

Assessor Parcel Number(s) See Attached List - Exhibit 2

Existing Zoning District Master Plan: LM (Light Mfg); MM (Med Mfg); Office/Research & Devel.

Existing General Plan RSC - Regional Service Center

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: \_\_\_\_\_

See Attached Project Description. Zone Change to "PD" and Master Plan Amendment.

**WRITTEN PROJECT DESCRIPTION** (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

**ADDITIONAL INFORMATION** Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES NO

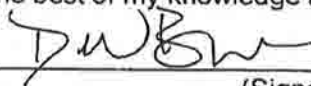
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of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

**ENVIRONMENTAL SETTING**

- 29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
- 30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 2-26-2018

  
 \_\_\_\_\_  
 (Signature)

For Agent for Owner

# Martell Business Park Master Plan Amendment

## Project Description

The Project includes the following primary project objectives:

### Land Use:

Amendment to the Martell Business Park Master Plan (Master Plan) to:

- Include a land use designation for Commercial and establish the allowed uses for this land use area;
- Modify the existing land uses allowed in the various land use areas, including addition and deletion of certain land uses, and;
- Adjust the land use boundaries and associated acreage of the land use areas within the Master Plan (refer to the Table, page 9 of the attached Master Plan).

### Zoning:

- Modify the existing Zoning for the entire Master Plan to “PD”, Planned Development. The General Plan Update approved in October 2016 changed the land use designation of the Business Park from Industrial to Regional Service Center (RSC). This zone change is consistent with the General Plan and appropriate for the mixed-use development within the Business Park.

### Special Use Permit:

- Amend the Special Use Permit for the uses proposed as part of this plan.

An exhibit and legal description is attached as **Exhibit 1** to illustrate the overall Martell Business Park (Business Park) area. It is noted that the Master Plan Area includes considerations for neighboring parcels that are not subject to the conditions of the Master Plan but are graphically shown on exhibits and figures as they relate to circulation, land use, and infrastructure. **Exhibit 2** is also attached to reflect a current listing of the landowner’s and assessors parcel numbers (APNs) within the Business Park.

### Secondary Project Objective:

In addition to the above, the Project has secondary objectives, including an update of the Master Plan exhibits and text based on actual land development allowed to occur or occurring since the inception of the Master Plan. This includes modifications based on, but not limited to, the: General Plan update approved October 2016; Developments that have occurred related to the Amador Ridge shopping center (Amador Ridge), Sierra West Business Park (SWBP), Amador Central Business Park (ACBP); and Infrastructure impacts from the same. Updates related to these current and as-approved conditions are not intended to be evaluated for mitigation purposes, and have been included within the Master Plan revision to maintain the document in a current and useable format reflecting existing conditions.

An update to the Traffic Study has been prepared by Fehr & Peers related to this secondary objective as a baseline condition for impacts associated with the primary objectives indicated earlier. The Traffic Study has been and will continue to be coordinated directly with Amador County Public Works as the lead agency.

Attached: Martell Business Park Master Plan

January 15, 2018

Project No. 11152220

**DESCRIPTION OF AREAS 1, 2, 3 & 4 OF THE MARTELL BUSINESS PARK  
MASTER PLAN**

**A PORTION OF SECTIONS 17, 18, 19 & 20, T.6N, R.11E,  
AND A PORTION OF SECTION 24, T.6N, R.10E, M.D.B. & M.  
COUNTY OF AMADOR, CALIFORNIA**

All of Lots 35, 36, 37, 38, 39, 40, 41, 41S, 42, 43, 44, 45, 46, 47, 48, 49, 53, and Remainder of Readjusted Parcel 1 (per Record of Survey 57 M 53) as shown on the map titled "Martell Business Park, Phase II, Subdivision No. 104, Amador Central Business Park-North," prepared by Carlton Engineering Inc. and filed for record 7/24/2007 in Book 9 of subdivision maps at Page 44 of County of Amador official records.

All of Readjusted Parcel 6 (per Record of Survey 60 M 24) and Readjusted Parcel 7 (per Record of Survey 60 M 24) as shown on the map titled "Record of Survey, Boundary Line Adjustment, Sierra Pacific Industries and Sierra Pacific Industries LLC 2008-0000624 and 2008-0007997 and Sierrapine 2005-0004702," prepared by GHD and filed for record 9/30/2015 in Book 64 of maps and plats at Page 46 of County of Amador official records.

All of Adjusted Remainder (per Subdivision Map 8 S 41) as shown on the map titled "Record of Survey, Boundary Line Adjustment, Remainder per 8-S-41, Adjusted Parcel 6 per 54-M-38 & Readjusted Parcel 7 per 57-M-53," filed for record 12/6/2007 in Book 60 of maps and plats at Page 24 of County of Amador official records.

All of Adjusted Parcel 4 (per 8 S 41) and Adjusted Parcel 5E (per 59 M 47) as shown on the map titled "Record of Survey, Boundary Line Adjustment, Parcel 4 of 8-S-41 and Parcel 5E of 59-M-48," prepared by Carlton Engineering Inc. and filed for record 10/25/2007 in Book 60 of maps and plats at Page 16 of County of Amador official records.

All of Parcels 5A, 5B, 5C, 5D and 5F as shown on the map titled "Parcel Map No. 2716, Phase 2, Parcel 5 as shown on Subdivision Map 8-S-41," prepared by Carlton Engineering Inc. and filed for record 3/15/2007 in Book 59 of maps and plats at Page 47 of County of Amador official records.

All of Parcels 2A, 2B, 2C and 2D as shown on the map titled "Parcel Map No. 2716, Phase 1, Parcel 2 as shown on Subdivision Map 8-S-41," prepared by Carlton Engineering Inc. and filed for record 3/15/2007 in Book 59 of maps and plats at Page 45 of County of Amador official records.

All of Parcel 1, Parcel 3 and Lot "T" as shown on the map titled "Martell Business Park – Subdivision No. 104, Phase 1, Readjusted Parcel 5 as shown on the Record of Survey recorded in Book 57 of maps Page 53," prepared by Carlton Engineering Inc. and filed for record 6/9/2005 in Book 8 of subdivision maps at Page 41 of County of Amador official records.

All of that portion of the 100-foot railroad right-of-way of Amador Central Railroad bounded by:

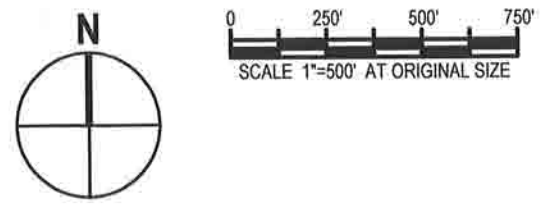
1. the easterly line of Remainder of Readjusted Parcel 1 (per Record of Survey 57 M 53) as shown on the map titled "Martell Business Park, Phase II, Subdivision No. 104, Amador Central Business Park-North," prepared by Carlton Engineering Inc. and filed for record 7/24/2007 in Book 9 of subdivision maps at Page 44 of County of Amador official records;
2. the southerly line of Readjusted Parcel 6 (per Record of Survey 60 M 24) as shown on the map titled "Record of Survey, Boundary Line Adjustment, Sierra Pacific Industries and Sierra Pacific Industries LLC 2008-0000624 and 2008-0007997 and Sierrapine 2005-0004702," prepared by GHD and filed for record 9/30/2015 in Book 64 of maps and plats at Page 46 of County of Amador official records;
3. the southerly line of Adjusted Remainder (per Subdivision Map 8 S 41) as shown on the map titled "Record of Survey, Boundary Line Adjustment, Remainder per 8-S-41, Adjusted Parcel 6 per 54-M-38 & Readjusted Parcel 7 per 57-M-53," filed for record 12/6/2007 in Book 60 of maps and plats at Page 24 of County of Amador official records; and
4. the northwesterly lines of Parcel 1 and Parcel 2 as shown on the map titled "Parcel Map No. 2570 for Fine & Sons Auto Wrecking, Inc.," prepared by Toma & Anderson and filed for record 7/25/2003 in Book 55 of maps and plats at Page 78 of County of Amador official records.

The basis of bearings for this description is same as Record of Survey filed for record 2/25/2005 in Book 57 of maps and plats at Page 53 of County of Amador official records.

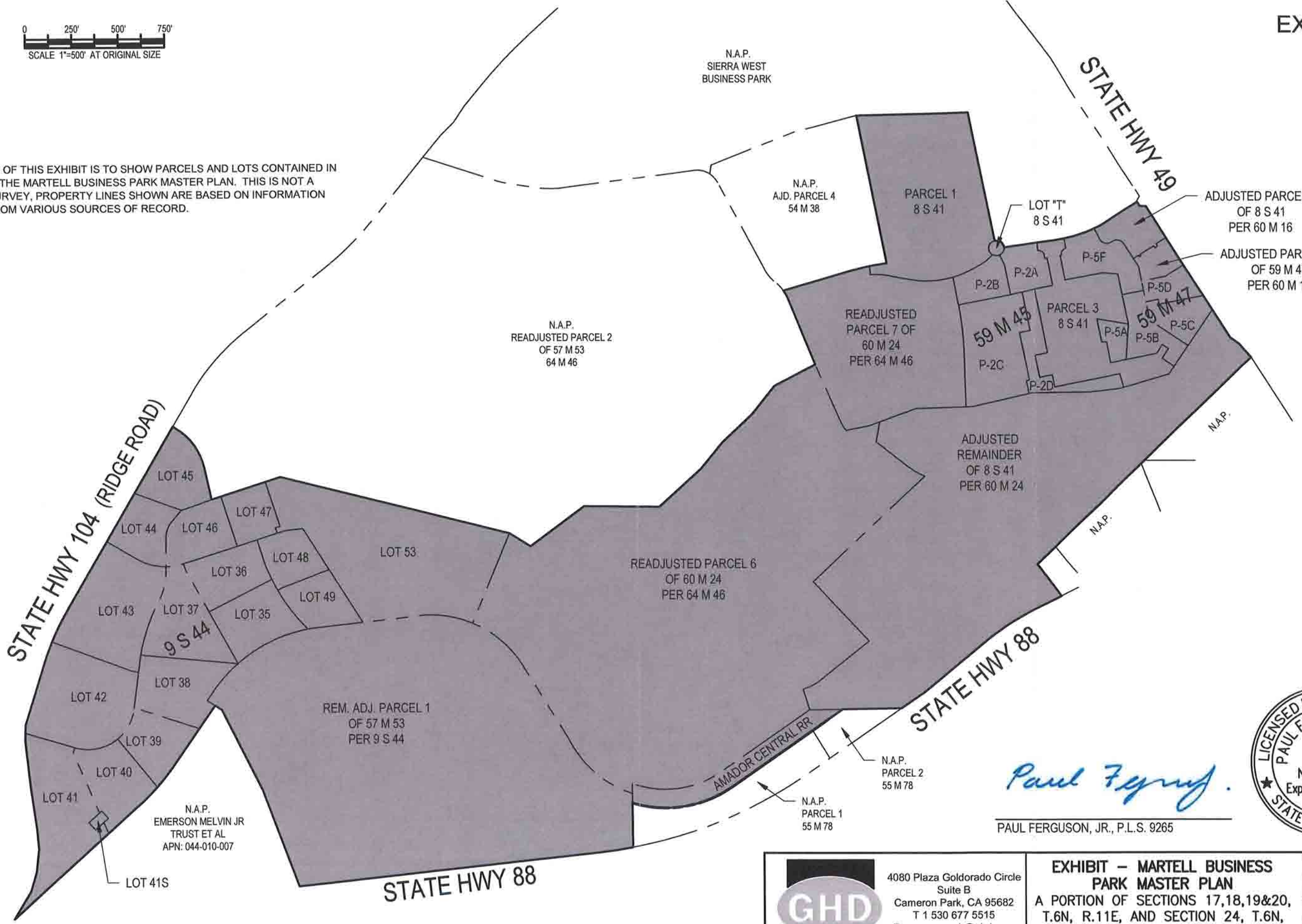
*Paul Ferguson, Jr.*

Paul Ferguson, Jr., PLS 9265






**NOTES:**  
 1. THE PURPOSE OF THIS EXHIBIT IS TO SHOW PARCELS AND LOTS CONTAINED IN AREAS 1-4 OF THE MARTELL BUSINESS PARK MASTER PLAN. THIS IS NOT A BOUNDARY SURVEY, PROPERTY LINES SHOWN ARE BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD.



*Paul Ferguson*  
 PAUL FERGUSON, JR., P.L.S. 9265



 <p>4080 Plaza Goldorado Circle                  Suite B                  Cameron Park, CA 95682                  T 1 530 677 5515                  E cameronpark@ghd.com                  W www.ghd.com</p>	<p><b>EXHIBIT – MARTELL BUSINESS PARK MASTER PLAN</b>                  A PORTION OF SECTIONS 17,18,19&amp;20, T.6N, R.11E, AND SECTION 24, T.6N, R.10E, M.D.B.&amp;M.                  COUNTY OF AMADOR CALIFORNIA</p>	<p>SCALE: 1" = 500'                  JOB NO.: 11152220                  DRAWN BY: PFF                  CHECKED BY: MVD                  DATE: 01/15/2018</p>
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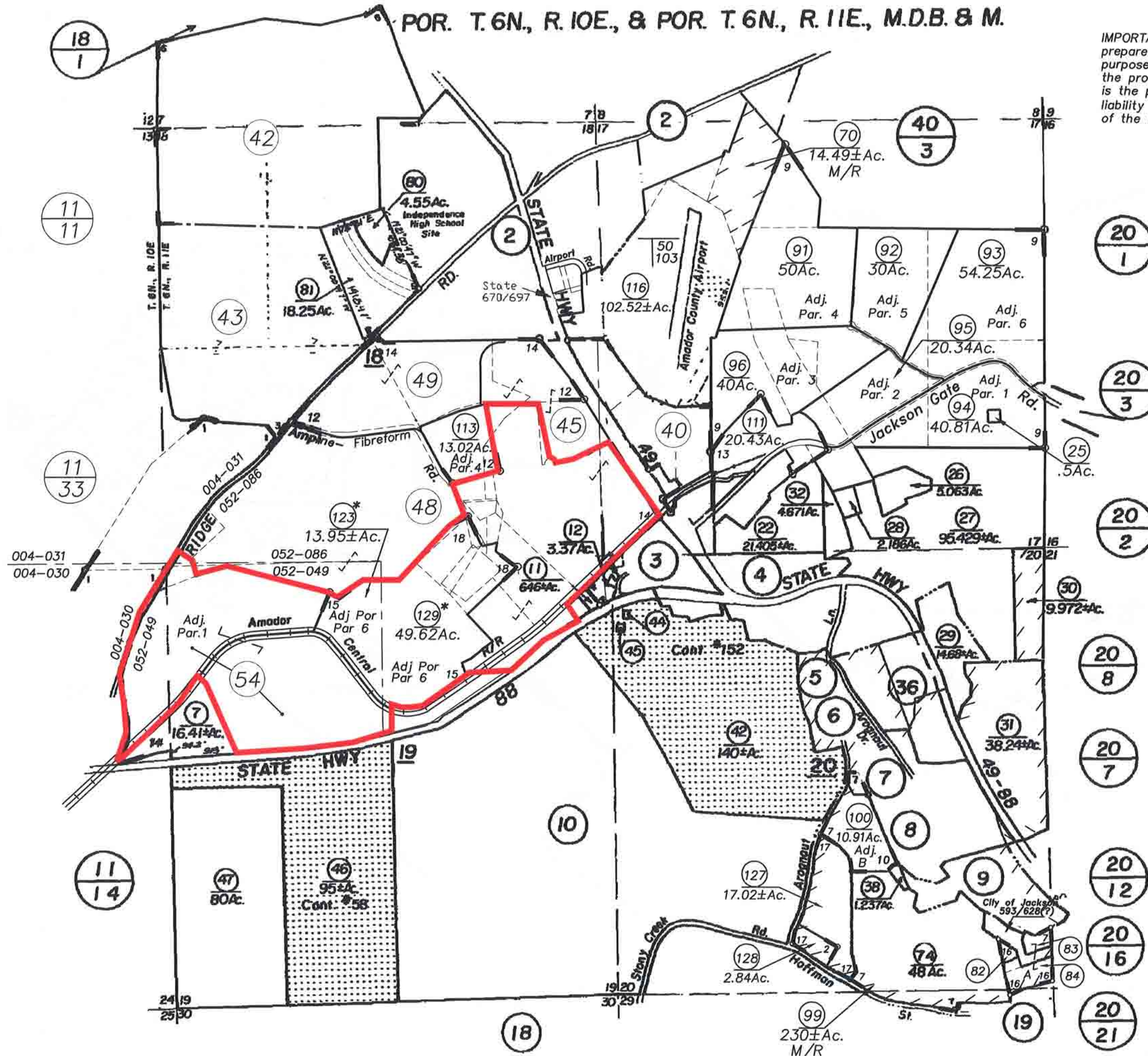
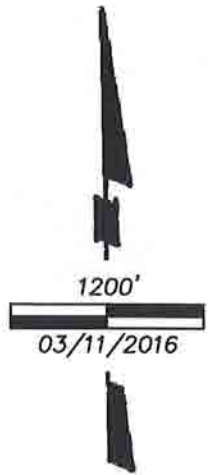
## Martell Master Plan Amendment

### Application Supplement - Martell Master Plan – Landowner List:

Assessors Parcel No.	Owner's Name
<p><i>Amador Central Business Park</i>            044-054-001 thru 009 and 011 thru 019            044-054-010</p>	<p>Sierra Pacific Industries, Inc.            Amador County (General Services)</p>
<p><i>Amador Ridge Shopping Center</i>            044-048-001            044-048-003 thru 005, 008, 012 thru 017,            020 thru 023.            044-048-026 and 029            044-048-024            044-048-025            044-048-019</p>	<p>Lowe's Companies, Inc.            Amador Ridge, LLC              Sierra Pacific Industries, LLC            Safeway, Inc.            America's Tire, Inc.            BBVA Compass Bancshares, Inc.</p>
<p><i>Undeveloped Areas south and west of Amador Ridge Shopping Center</i>            044-010-123 and 129</p>	<p>Sierra Pacific Industries, Inc.</p>

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.

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.  
03/25/09 ORIGINAL MAP  
03/14/16

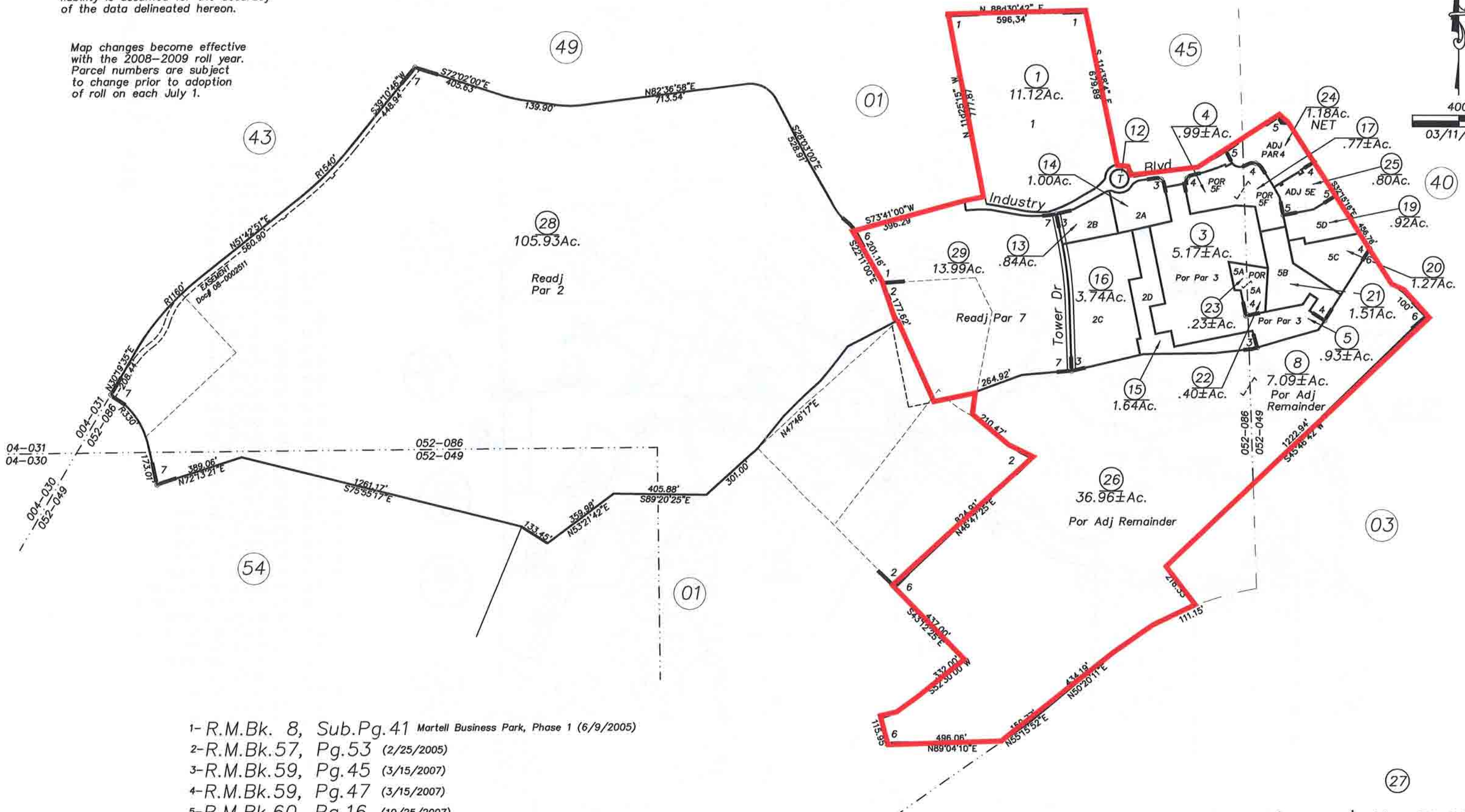


- Unrec. Sur. 1271
- R.M. Bk.04, Pg.61
- R.M. Bk.04, Pg.79
- R.M. Bk.04, Pg.86
- R.M. Bk.04, Pg.90
- R.M. Bk.05, Pg.24
- R.M. Bk.06, Pg.30
- R.M. Bk.06, Pg.49
- R.M. Bk.06, Pg.96
- R.M. Bk.07, Pg.28
- R.M. Bk.09, Pg.07
- R.M. Bk.09, Pg.41
- R.M. Bk.10, Pg.78
- R.M. Bk.11, Pg.05
- R.M. Bk.11, Pg.06
- 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 B.L. Adj
- 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 B.L. Adj
- 4- R.M. Bk.39, Pg.69 B.L. Adj
- 5- R.M. Bk.39, Pg.73 B.L. Adj
- 6- R.M. Bk.42, Pg.30 B.L. Adj
- 7- R.M. Bk.44, Pg.26 B.L. Adj (1/30/90)
- 8- R.M. Bk.44, Pg.35 B.L. Adj (2/16/90)
- R.M. Bk.47, Pg.90 Amador Rapid Transit
- 9- R.M. Bk.47, Pg.100 (12/1/93)
- R.M. Bk.49, Pg.46 Amador Rapid Transit
- R.M. Bk.49, Pg.88 (4/23/96)
- 10- R.M. Bk.50, Pg.07 (7/23/96)
- 11- R.M. Bk.51, Pg.07 (12/10/97)
- 12- R.M. Bk.52, Pg.06 (2/08/99)
- 13- R.M. Bk.52, Pg.24 (3/16/99)
- 14- R.M. Bk.54, Pg.38 (12/11/2002)
- R.M. Bk.57, Pg.22 (10/28/2004)
- 15- R.M. Bk.60, Pg.24 (12/06/2007)
- 16- R.M. Bk.57, Pg.78 (05/12/2005)
- 17- R.M. Bk.59, Pg.21 (10/06/2006)
- 18- R.M. Bk.64, Pg.46 (09/30/2015)

POR SW 1/4 SEC 17 & SE 1/4 SEC 18 &  
NE 1/4 SEC 19 & NW 1/4 SEC 20, T6N., R.11E. M.D.B. & M.

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.

Map changes become effective with the 2008-2009 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

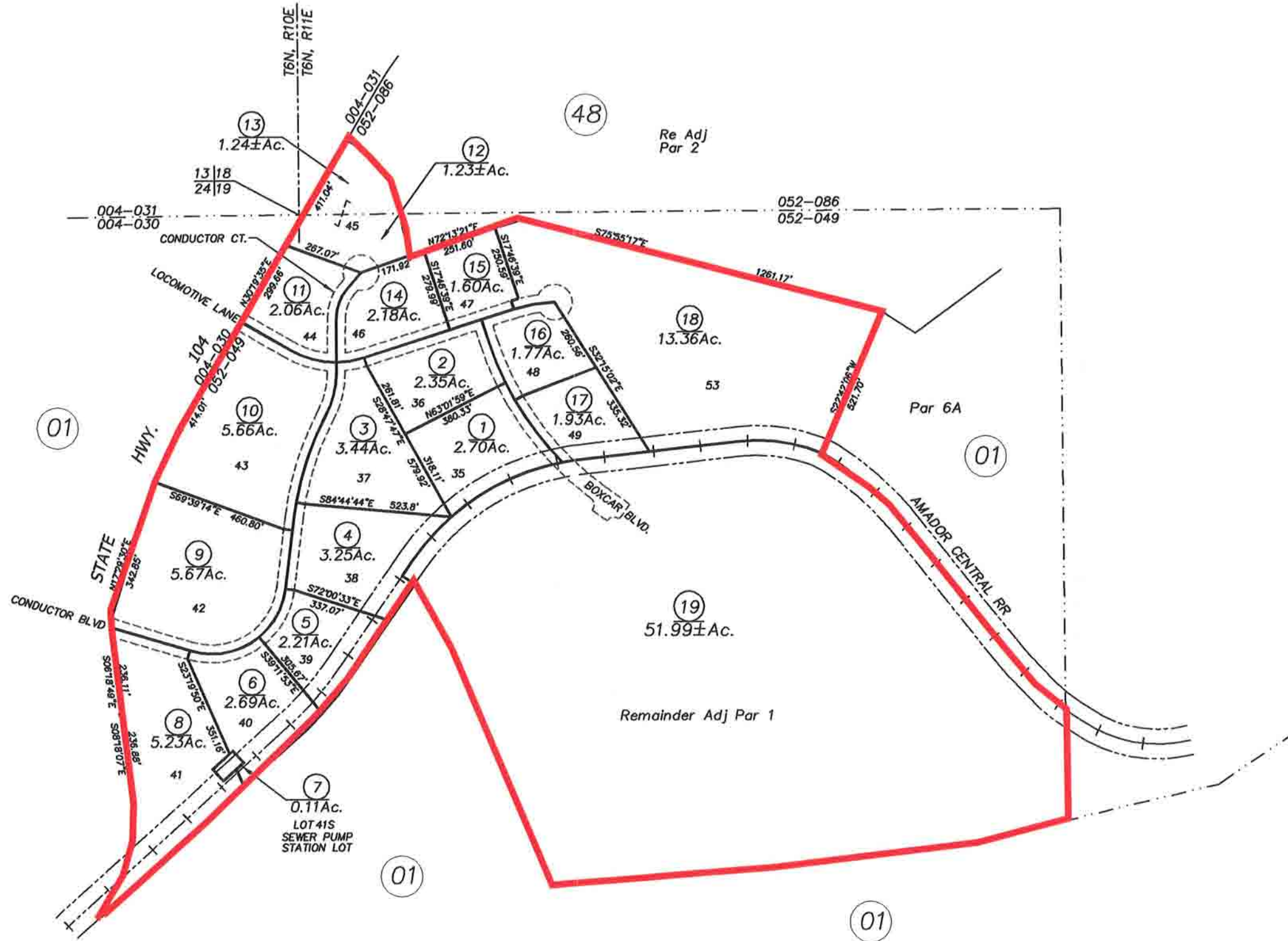


- 1- R.M.Bk. 8, Sub.Pg.41 Martell Business Park, Phase 1 (6/9/2005)
- 2- R.M.Bk.57, Pg.53 (2/25/2005)
- 3- R.M.Bk.59, Pg.45 (3/15/2007)
- 4- R.M.Bk.59, Pg.47 (3/15/2007)
- 5- R.M.Bk.60, Pg.16 (10/25/2007)
- 6- R.M.Bk.60, Pg.24 (12/06/2007)
- 7- R.M.Bk.64, Pg.46 (09/30/2015)

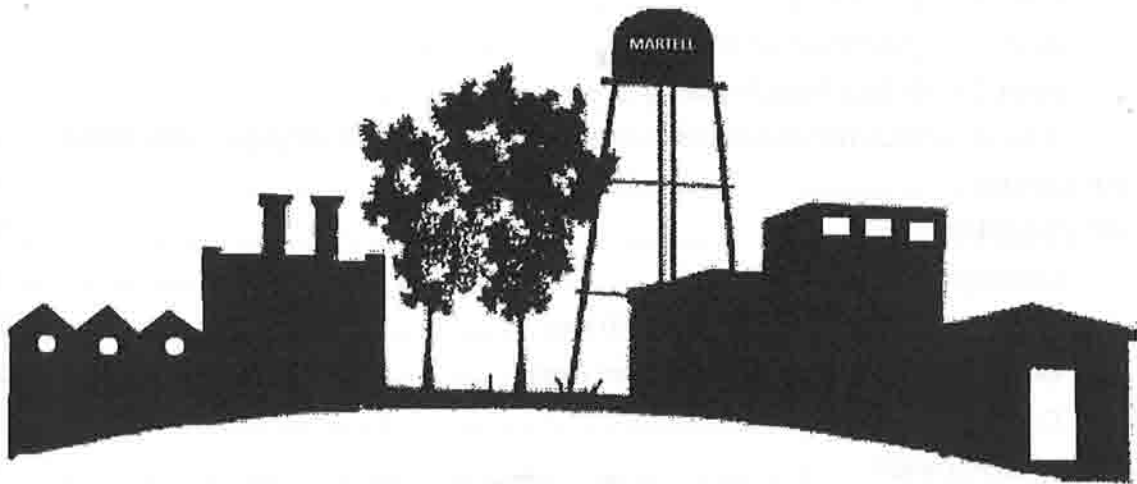
POR NE 1/4 SEC 24, T6N., R10E. &  
 NW 1/4 SEC 19, & SW 1/4 SEC 18, T6N., R11E. M.D.B.& M.

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 2008-2009 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.



# **Martell Business Park Master Plan**



***"A RURAL BUSINESS COMMUNITY"***

**Prepared for:  
Amador County Planning Department  
County Administrative Center  
810 Court Street  
Jackson, CA 95642  
Ph: (209) 223-6380**

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## 1.0 Introduction

### Background

The community of Martell is one surrounded with historical events and locations. A short distance to the south is the famous gold rush town of Jackson, the Amador County seat, which draws large amounts of tourism annually. To the north of Martell is the City of Sutter Creek, which also has the characteristics of a historic gold rush town and is famous for its many antique dealers. The gold rush caused large populations to migrate into the Sierra foothills and the timber industry boomed along with it. Martell's central location in the County set it up as an employment hub when the original timber mill was created.

As gold rush activity declined, the timber industry continued to thrive in Amador County. Various industries began utilizing the area around the former mill site, as it was already a location for employment opportunities. With development of the site occurring over time and in response to a variety of industrial activities associated with the mill, much of the site's existing development is fragmented and disjointed. A rail spur was put in place to service the general areas contained in the site, and over time interior site roads were put in place to serve various needs. Many ponds were constructed to serve multiple needs at the mill site from irrigation to fire protection and wastewater/water.

Over the past two decades, Amador County saw the expansion of economic activity in Martell, along the portion of State Route 49, which borders the Plan Area. Restaurants, retail businesses, automobile dealerships and other light industrial uses have sprung up along this now heavily traveled stretch of historic State Route 49.

In the last 15 years, highway improvements, including a bypass to historic Route 49, have been constructed just north of Martell, and the former railroad that originally serviced the mill site and Martell area has since ceased operation and been abandoned and physically removed. One reminder of the former mill site at this location is the water tower which remains west of Hwy 49 within a traffic circle on Industry Blvd. This is one of the few items from the former mill site still present in Martell.

### Existing (2002) Master Plan Purpose

The purpose of the existing Martell Business Park Master Plan was to rejuvenate the former Martell mill site into an aesthetically pleasing and economically prosperous business area. The historic Martell timber mill site, generally contained within a triangle created by three State Routes – 49, 88, and 104, - has an important place in Amador County economic history. This property, purchased from Georgia Pacific in 1999 by Sierra Pacific Industries (SPI), a California based timber company, has a rich past of mixed industrial uses. The complex myriad of building footprints and circulation routes within the site, created by decades of various industrial uses, left the then virtually empty site with many issues to address in order for future redevelopment to take place. The solution to these issues revolved around the reorganization and orderly planning of, and circulation throughout, the site.

Essential to another century of successful and sustainable use on this historically active economic site is the creation of a master plan that will embrace all aspects of the site, as well as the surrounding context. The study of environmental impacts, traffic circulation, land-use alternatives and the implementation of an up to date infrastructure plan are all necessary components of the Master Plan. Amador County's economy will benefit from the development of this business complex.

The Martell Business Park Master Plan provides prime highway frontage lots for local and tourist traffic. The addition of this business park to the community of Martell and its surrounding communities of Jackson and Sutter Creek will not only encourage outside businesses to relocate here, it may also encourage local businesses to expand into new facilities in the park and employ a higher number of local workers.

### **Purpose – Master Plan Amendment**

The purpose of the Master Plan Amendment is two-fold: First, to update the Martell Business Park Master Plan based on the current General Plan (as approved October 2016), as-built developments and construction; and Second, to adjust the land use area boundaries of Light Manufacturing and Medium Manufacturing to Commercial for 14.67 acres adjacent to the Amador Ridge Shopping Center.



## 2.0 Project Description

### Location

The Martell Business Park Master Plan (Master Plan) Area is located in the foothills of the Sierra Nevada in the western portion of Amador County. The unincorporated community of Martell is located at the crossroads of State Routes 49, 88 and 104 between the cities of Sutter Creek and Jackson.

The Plan Area, which includes the Sierra West Business Park (SWBP), Ampine parcel and the Fibreform Parcel, is exhibited on portions of the Amador City and Jackson 7.5 minute United States Geological Survey (USGS) quadrangle maps. The SWBP, Ampine and Fibreform parcels comprise approximately 193 acres collectively and are not a part of, nor subject to the Master Plan or Master Plan Amendment. The Master Plan encompasses portions of Section 17, 18, 19, 20 and 24. The 269+/- acre triangular shape Master Plan Area shown in Figure 1 is bounded by State Route 104 on the north and west, State Route 88 on the south, and State Route 49 on the east. Agricultural, industrial, and commercial lands surround the Plan Area.

There are four existing encroachments into the Plan Area from State Route 104 (Ridge Road), including: Locomotive Lane, Conductor Boulevard, Prospect Drive and Ampine-Fibreform Road (an existing private drive). Industry Boulevard currently accesses the Plan Area from State Route 49. The future Sierra Pacific Drive will access the southeast corner of the Plan Area also from State Route 49. The future Boxcar Boulevard roadway will access the south end of the Plan Area from Highway 88 where the physical intersection was constructed in 2008 but not extended into the Amador Central Business Park subdivision. An extension of Wicklow Way from Highway 88 is also planned to serve the Plan Area, although right of way through an offsite parcel has not been obtained.

### Existing Conditions

#### Land Use

The Amador County General Plan, as approved by the Board of Supervisors on October 4, 2016, designates the Martell Business Master Plan Area, also referred to as Martell Business Park, as a Regional Service Center (RSC), currently the only RSC in the County. RSC is described in the General Plan as Larger-scale service centers with combinations of residences, commercial, industrial and public service uses serving countywide needs and/or communities in nearby counties.

Current land uses at the Martell Business Park includes retail, commercial, restaurant, office, light industrial uses, consistent with the RSC designation. A portion of the Business Park remains undeveloped. The Amador Ridge Shopping Center (Amador Ridge) is the primary fully developed area within the Business Park.

The Master Plan Area immediately south and west of Amador Ridge (Phase 2 of the Master Plan) planned for Light and Medium Manufacturing remains undeveloped. Further to the west, the first phase of Amador Central Business Park (Phase 3 of the Master Plan) has been developed for uses including a general mix of office/research &

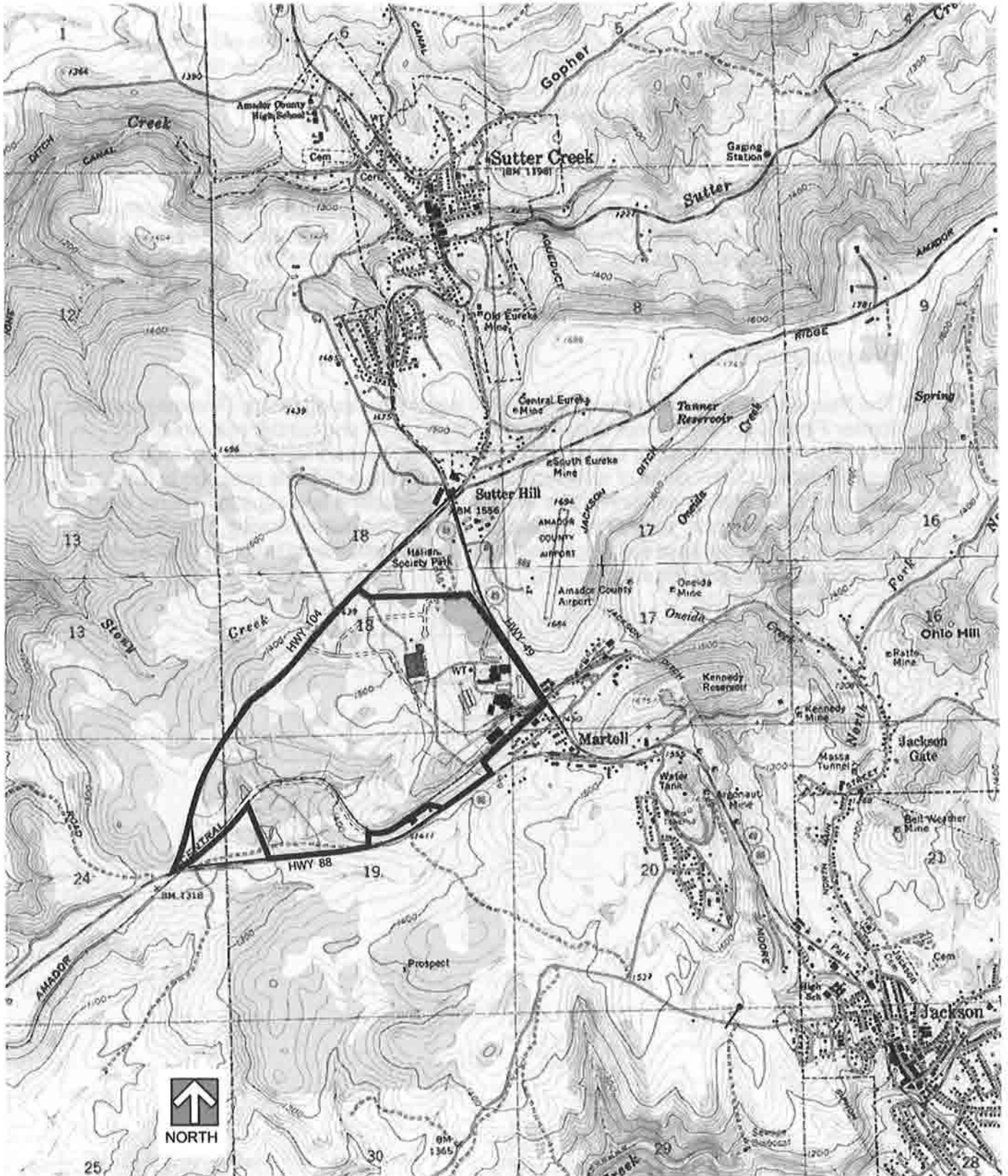
development. Phase 4, or the second phase of the Amador Central Business Park, remains undeveloped for uses also including a general mix of office/research & development.

The existing land use designations within the Plan Area to the north and east of the Business Park are Industrial and Commercial, including the SWBP, Fibreform and Ampine parcels.

The existing land use to the northwest (across Highway 104) and west of the Plan Area is predominately rangeland and anticipated for residential development (Gold Rush Ranch Resort) through Sutter Creek. An isolated pocket of commercial and industrial establishments is located at the junction of State Routes 88 and 104. A small number of commercial and industrial establishments are also present northeast of the Plan Area along Prospect Drive (formerly Forest Products Road) in the City of Sutter Creek.

Land uses to the south and east of the Plan Area are predominately developed. To the south, the existing land use that abuts the Plan Area is Martell's historical community center. The community center, which parallels the Martell Cutoff Road, located between State Route 88 and the former Amador Central Railroad, is comprised of established commercial uses and some residential dwelling units. Additional commercial developments abut the Plan Area outside the community center. South of State Route 88, the area is comprised of regional commercial land uses and rangeland. Regional commercial land uses south of State Route 88 include Wal-Mart, Kmart and the Amador Plaza Shopping Center.

Existing land uses to the east of the Plan Area and State Route 49 are comprised of regional commercial uses. Regional commercial establishments include fast-food restaurants and an automobile dealership. Public facilities such as the California Department of Forestry and Fire Protection (CAL FIRE) Fire Station, the Amador Transit District offices, and the Westover Field Airport are also located east of State Route 49. The Westover Field is a public airport operated by Amador County. The airport serves small fixed winged aircraft and includes Safety Area 2 (Approach/Departure Zone) and Safety Area 3 (Overflight Zone) that affect portions of the Plan Area



Plan Area

Figure 1

## Landforms

The Plan Area is composed of relatively level to gentle sloping terrain with two well-defined drainage swales. The eastern half of the Plan Area is relatively flat. The western half of the Plan Area is composed of gentle rolling grasslands. Site elevation ranges from 1,320 to 1,600 feet above sea level.

## Hydrology

The Plan Area lies within the Sutter Creek and Jackson Creek watersheds. The Plan Area is at the headwaters of Stony Creek and Rock Creek. Both, Stony Creek and Rock Creek are intermittent streams, where Stony Creek drains into Sutter Creek, and Rock Creek drains into Jackson Creek. Topographic maps of the Plan Area indicate the natural drainage patterns flow towards the northwest and southwest.

## Biological Resources

The Plan Area is representative of the current wood processing facility (Ampine) and the former FibreForm, and former Wheelabrator Cogen plant and lumber mill, which provides relatively low biotic values. The Master Plan Amendment Area includes approximately 175+/- acres of relatively undisturbed native habitats common to the Sierra foothills. These native habitats include oak woodland and aquatic features such as, seasonal wetlands, ponds, drainage ditches, and intermittent creeks. The Plan Area ponds are components of the Ampine water and wastewater infrastructure (processing of wood products and fire suppression).

**Amendment Description**

The Master Plan was developed to facilitate the re-use of the former Georgia-Pacific mill site as a highway commercial center and industrial business park. That Master Plan, through the approval of Conditional Use Permit No. 99;7-6, identifies areas within the site with designated uses that are either permitted or conditional uses in the County’s former Industrial land use designation and zoning district<sup>1</sup>. The Amendment proposes to continue the re-development of the Site in a manner consistent with the current RSC land use designation. A zone change to the “PD”, Planned Development District is also requested. The Amendment will also serve to amend the Special Use Permit (Conditional Use Permit No. 99:7-6) for the uses proposed as a part of this Plan. The following table summarizes the (zoning related) land use changes and updates the acreage totals. Existing Master Plan refers to the 2002 Approved Master Plan. The As-Built column reflects actual land development allowed to occur or occurring since the inception of the Master Plan. The Net Change is the difference between As-built Master Plan conditions and this Amendment.

Proposed Land Use Acreage Changes to the Master Plan

Land Use	2002 Existing Master Plan	As-Built Master Plan (pre-Amendment)	Master Plan Amendment	Net Change
Light Manufacturing	42.68	51.41	45.54	5.87
Medium Manufacturing	85.24	75.44	66.64	8.8
Office / Research & Development	119.53	107.58	107.58	0
Commercial		26.79	41.46	14.67
Total Acreage	247.45	261.22	262.11	262.11

The allowable uses in the Land Use categories have been modified slightly from the Existing Master Plan. In the Commercial areas repair of new or used vehicles and repair garages were eliminated. In Light Manufacturing areas outdoor (rental) yards, heavy equipment rental and sales, business/professional offices ancillary to permitted uses, installation and repair of auto parts/accessories and contractor/construction yards uses have been added. In the Medium Manufacturing areas outdoor retail/wholesale rental yards and heavy equipment sales and rental yards have been added. There are no changes to the allowable uses in the Office/Research and Development areas.

While not specifically a part of the project, for the purpose of the current Master Plan and this Master Plan Amendment, the Sierra West Business Park Vesting Tentative Subdivision Maps No. 93, 101 and 122, the Ampine Parcel and the FibreForm Parcel have been included in some of the discussion and on the various Figures to ensure the Plan identifies the necessary circulation and infrastructure (e.g. sewer, water and drainage) improvements to support the overall Plan Area.

<sup>1</sup> References the Amador County General Plan in effect at the time of the Master Plan initial approval (2002).

# Martell Business Park Master Plan

A Rural Business Community

Proposed Master Plan  
Land Use Area Map

## LEGEND

- AREA 1— COMMERCIAL/RETAIL
- AREA 2— LIGHT MANUFACTURING
- AREA 3— MEDIUM MANUFACTURING
- AREA 4— OFFICE/RESEARCH AND DEVELOPMENT
- (A)— ENTRY FEATURE
- (B)— LANDSCAPE BUFFER
- (C)— EXISTING WATER TOWER
- (D)— EXISTING HIGHWAY ENCROACHMENT
- (E)— RELOCATED EXISTING HIGHWAY ENCROACHMENT

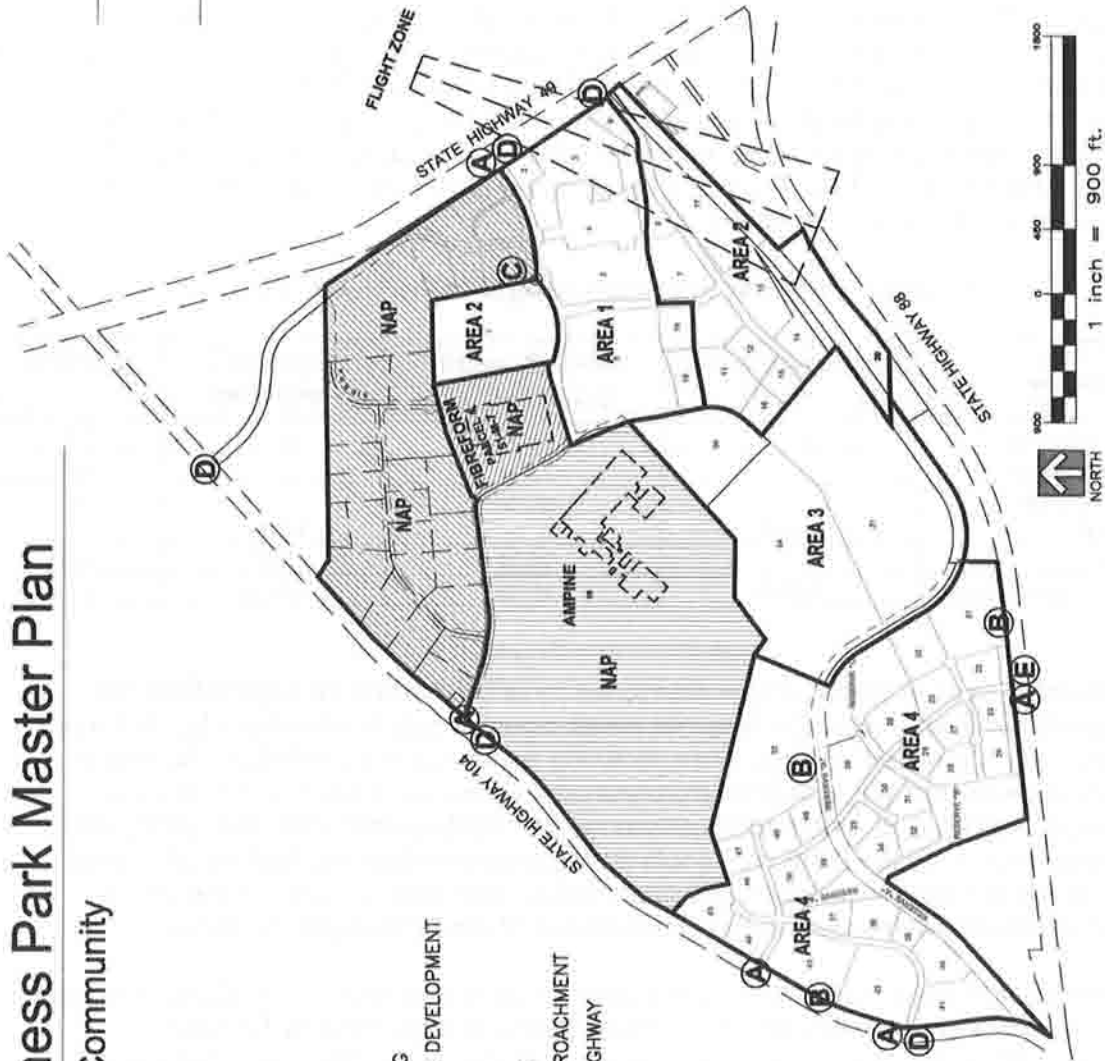


Figure 2

# Martell Business Park Master Plan

A Rural Business Community

Current Master Plan / Land Use

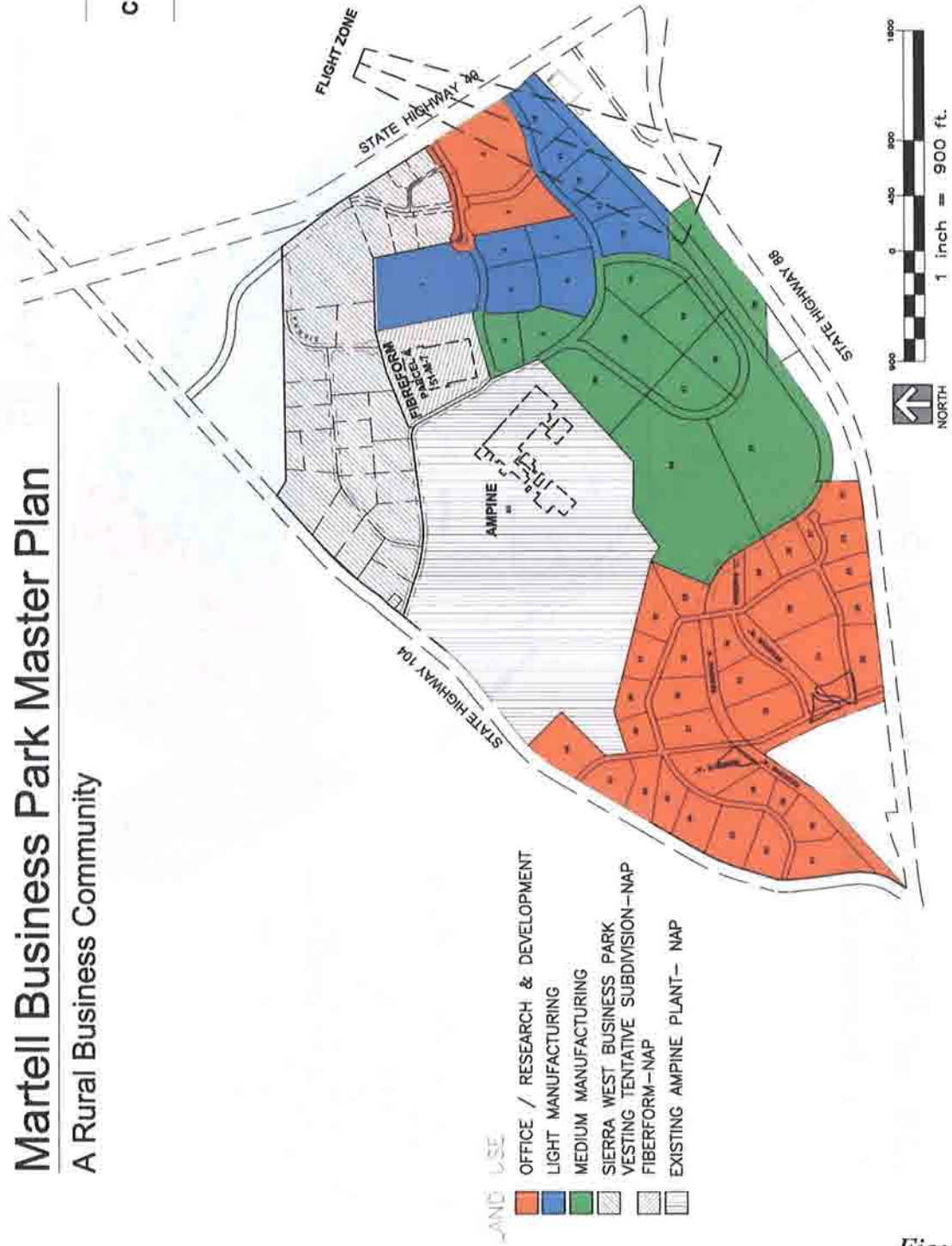


Figure 3A

# Martell Business Park Master Plan

## A Rural Business Community

Proposed Master Plan / Land Use

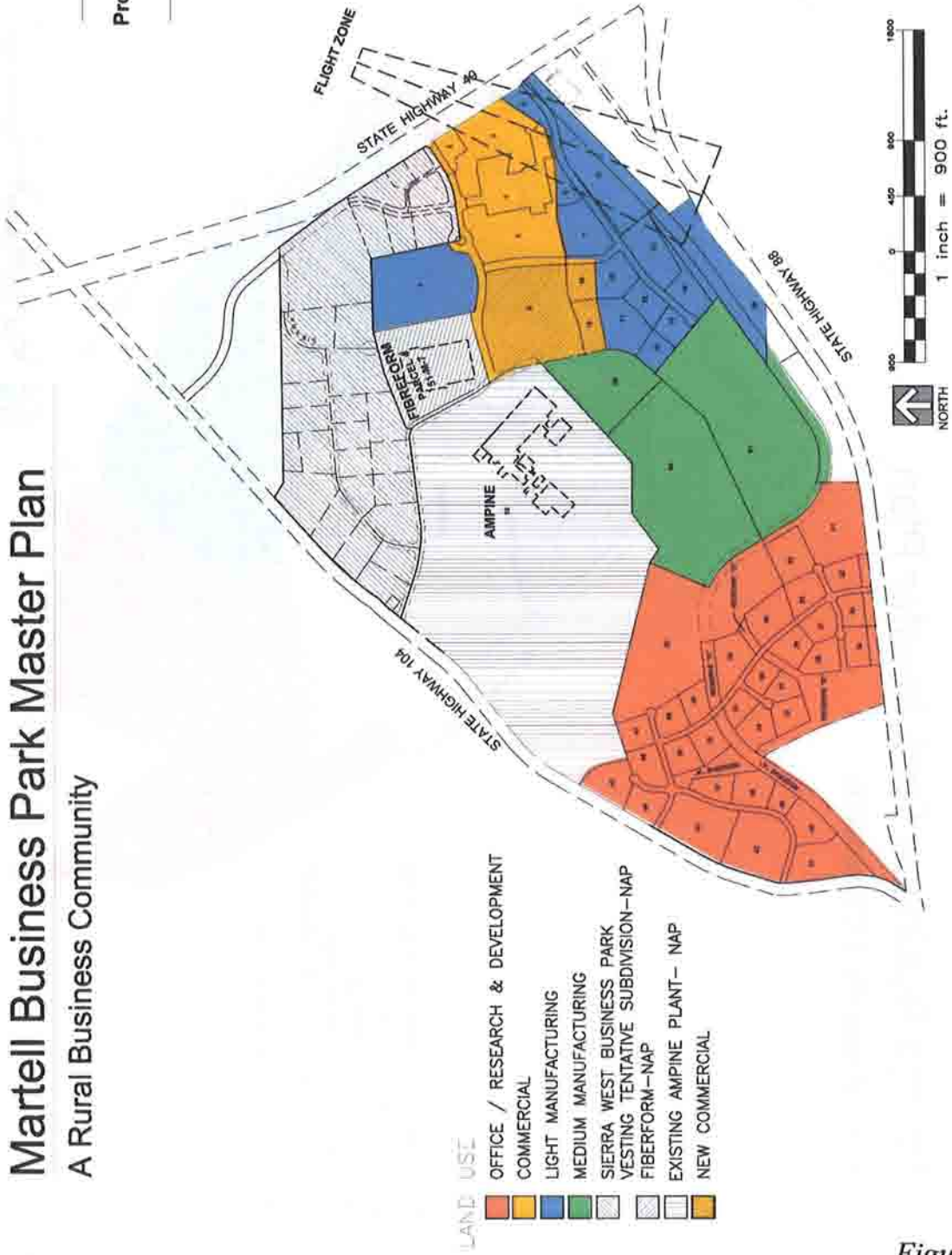


Figure 3B



# Martell Business Park Master Plan

## A Rural Business Community

Current Master Plan  
with As-Built and Proposed  
Roads & Infrastructure

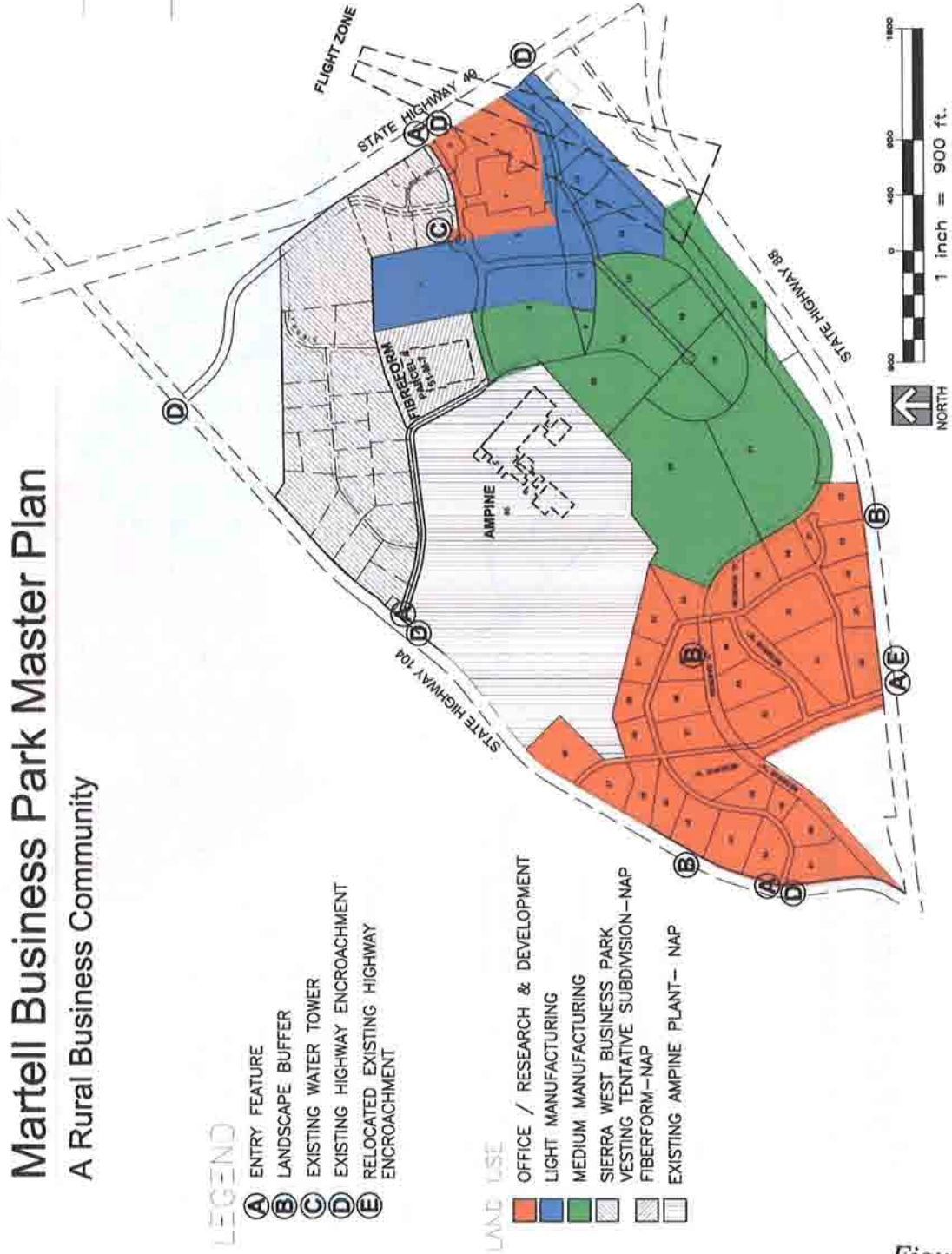


Figure 3C

# Martell Business Park Master Plan

A Rural Business Community

Proposed Master Plan Amendment  
with As-Built and Proposed Roads &  
Infrastructure

## LEGEND

- (A) ENTRY FEATURE
- (B) LANDSCAPE BUFFER
- (C) EXISTING WATER TOWER
- (D) EXISTING HIGHWAY ENCROACHMENT
- (E) RELOCATED EXISTING HIGHWAY ENCROACHMENT
- (F) POTENTIAL FUTURE CONNECTION/EXTENSION (NOT A PART OF THIS AMENDMENT OR EVALUATION).

## LAND USE

- OFFICE / RESEARCH & DEVELOPMENT
- COMMERCIAL
- LIGHT MANUFACTURING
- MEDIUM MANUFACTURING
- SIERRA WEST BUSINESS PARK
- VESTING TENTATIVE SUBDIVISION-NAP
- FIBERFORM-NAP
- EXISTING AMPINE PLANT-NAP

Parcel #	Acreage	Land Use
1	11.12 AC	LIGHT MANUFACTURING
2	3.38 AC	COMMERCIAL
3	5.13 AC	COMMERCIAL
4	8.28 AC	COMMERCIAL
5	7.72 AC	LIGHT MANUFACTURING
6	3.42 AC	LIGHT MANUFACTURING
7	1.80 AC	LIGHT MANUFACTURING
8	2.79 AC	LIGHT MANUFACTURING
9	2.81 AC	LIGHT MANUFACTURING
10	3.05 AC	LIGHT MANUFACTURING
11	3.67 AC	LIGHT MANUFACTURING
12	2.67 AC	LIGHT MANUFACTURING
13	2.50 AC	LIGHT MANUFACTURING
14	1.35 AC	COMMERCIAL
15	6.73 AC	COMMERCIAL
16	3.26 AC	COMMERCIAL
17	4.23 AC	COMMERCIAL
18	3.24 AC	COMMERCIAL
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60	3.24 AC	COMMERCIAL

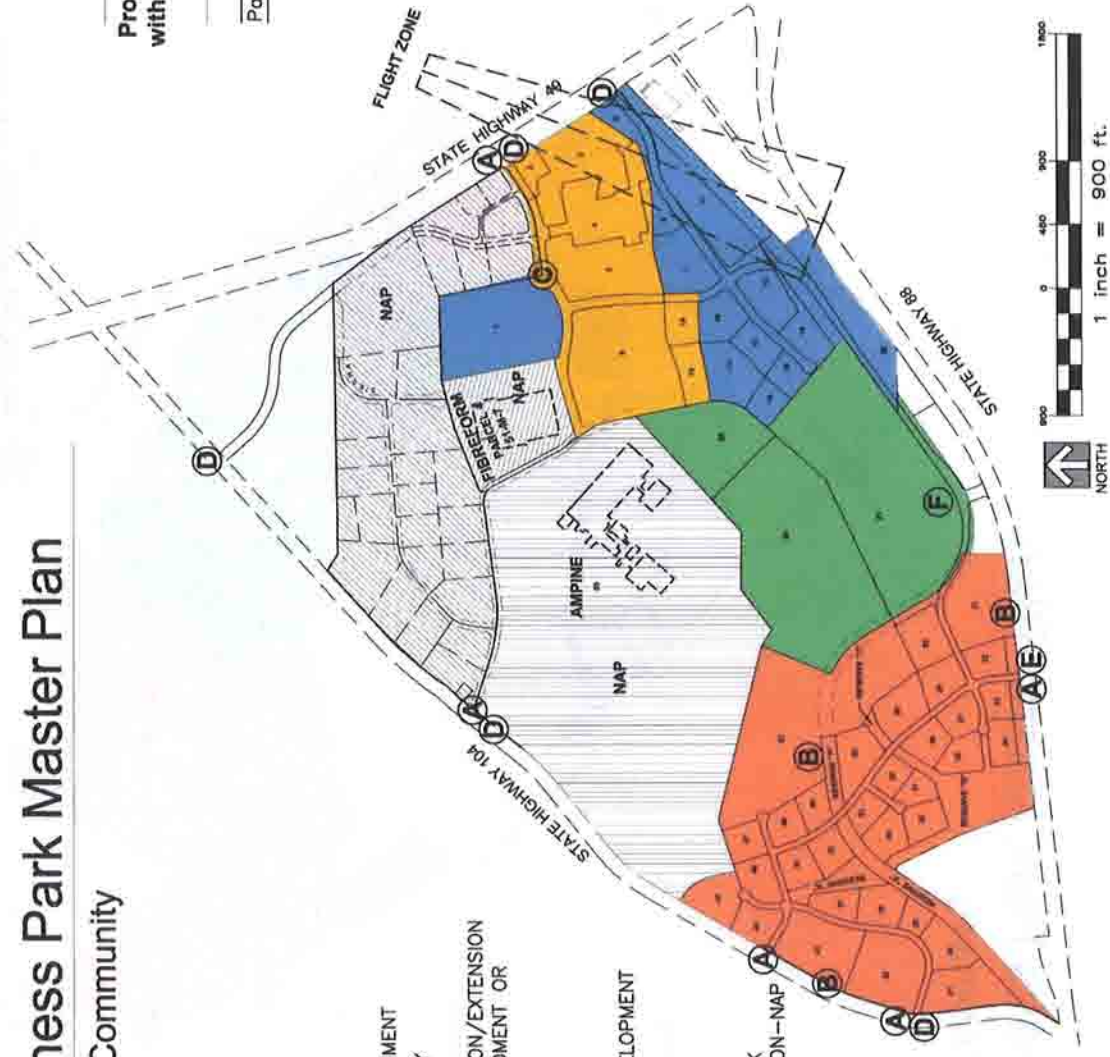


Figure 3D

### **3.0 Land Use**

The Martell Business Park Master Plan complies with the County General Plan land use designation of Regional Service Center (RSC). The Master Plan land uses are generally divided into four distinct areas of use. The four areas include Commercial, Light Manufacturing, Medium Manufacturing, and Office / Research and Development (refer to Figure 2). The Martell Business Park Master Plan also includes 3 parcels within the Plan Area for preserving open space. The three parcels combined represent approximately 16 acres.

Landscaping and grading will be used to beautify as well as provide screening between different uses. The existing oak trees will be preserved to the extent practical and will help to create a park-like setting within the Business Park.

The following is a description of the four distinct areas of the Martell Business Park Master Plan Area and a list of the designated permitted uses with each area. While development of the Sierra West Business Park, Ampine Parcel and the FibreForm Parcel is not limited to the permitted uses identified in this section, this Master Plan assumed, for the purpose of assuring adequate circulation, water, sewer and drainage infrastructure for the overall Plan Area, development of the Sierra West Business Park, Ampine and the FibreForm Parcel will reflect or be similar to the permitted uses identified in this section.

## Area 1 – Commercial

Area 1, containing 42 +/- acres, is intended to accommodate those uses that serve the needs of the surrounding community for retail goods and services used on a daily basis. It also provides for and promotes concentrations of those administrative, professional, retail commercial, and service commercial uses, which serve the needs of the traveling public along State Route 49. The main access to the commercial area will be from State Route 49. However, with internal roadways, the site can also be accessed from State Route 104. Landscape screening will be used to provide separation of light manufacturing and medium manufacturing uses from commercial uses. All uses located within the Airport Safety Areas must also comply with the requirements of the Westover Field Airport Land Use Compatibility Plan.

### Permitted Uses:

- Sale and rental of new or used vehicles;
- Service stations;
- Fast-food restaurants;
- Retail sales; and
- Family style restaurants

### Site Development Standards:

#### Building Site Requirements:

Area (minimum):	5,000 sf
Width (minimum):	50 ft
Depth (minimum):	90 ft
Percent Coverage (max):	90%

#### Building Setbacks (minimum):

From Highway right-of-way	20 ft
From county road or private right-of-way	10 ft
From centerline of traveled roadway	50 ft
Front (not fronting a roadway):	10 ft
Rear:	0 ft
Side:	0 ft

Building Height Limit: 45 feet

Required Parking: Per the current zoning code

## Area 2 – Light Manufacturing

Area 2, containing 46 +/- acres, is intended to provide for and promote concentrations of light and specialized industrial uses. Outside storage of materials related to industrial/manufacturing uses may be permitted subject to a use permit if shown to be related to the activity within the building and can be done so in a manner that is found to be non-offensive to surrounding property owners or to the general public.

Business/Professional Offices ancillary to permitted uses listed below may be allowed. Access to the Light Manufacturing area can be gained from State Routes 49, 104, and potentially be served by State Route 88 in the future. Portions of Area 2 lie within the (Approach / Departure Zone) of Westover Field. All uses located within the Airport Safety Areas must also comply with the requirements of the Westover Field Airport Land Use Compatibility Plan.

### Permitted Uses:

- Wholesale and storage uses conducted within a building;
- Business/Professional Offices ancillary to permitted uses within the LM;
- Special district, private or public utility, and school district transportation / maintenance facilities;
- Nurseries and garden supplies;
- Lumber and building materials yards;
- Manufacture, assembly, repairs, processing, storing, and shipping of vegetables and mineral products, not including hydrocarbons;
- Installation and repair of auto parts/accessories (excludes service stations); and
- Contractor/Construction yards.

### Permitted Uses with Use Permit:

- Outdoor retail – wholesale sales yard/rental yards/heavy equipment;

### Site Development Standards:

#### Building Site Requirements:

Area (minimum):	5,000 sf
Width (minimum):	50 ft
Depth (minimum):	90 ft
Percent Coverage (max):	90%

#### Building Setbacks (minimum):

From Highway right-of-way	20 ft
From county road or private right-of-way	10 ft
From centerline of traveled roadway	50 ft
Front (not fronting a roadway):	10 ft

Building Height Limit: 45 feet

Required Parking: Per the current zoning code

### Area 3 – Medium Manufacturing

Area 3, containing 67 +/- acres, is intended to provide large industrial and manufacturing areas, and to have features and services for such uses. This area will allow for manufacturing uses, which may be considered a general nuisance generating noise, dust, or odor. These nuisances will be minimized with the use of landscaping and grading to decrease their impact on surrounding areas. Access to the parcels in this area is from State Routes 49 and 104 with a potential future connection to Highway 88.

**Permitted Uses:**

- Wholesale and storage uses conducted within a building;
- Special district, private or public utilities, and school district transportation / maintenance facilities;
- Outdoor retail – wholesale sales yard/rental yards/heavy equipment;
- Contractors yard, lumberyards, heavy equipment storage, truck terminal, and logging-operation support yards;
- Wood-processing and manufacturing plants; and
- Manufacturing of chemicals, beverages, electronics, crafted items, leather goods, fuel (may require a Conditional Use Permit), building materials, and other products of a similar nature, and conducted within a building or screened and enclosed area.

**Site Development Standards:**

Building Site Requirements:

Area (minimum):	5,000 sf
Width (minimum):	50 ft
Depth (minimum):	90 ft
Percent Coverage (max):	90%

Building Setbacks (minimum):

From Highway right-of-way	20 ft
From county road or private right-of-way	10 ft
From centerline of traveled roadway	50 ft
Front (not fronting a roadway):	10 ft
Front:	10 ft

Building Height Limit: 45 feet

Required Parking: Per the current zoning code

**Area 4 – Office/Research and Development (Amador Central Business Park)**

Area 4, containing 108 +/- acres, is intended to provide facilities for office centers, research and development facilities, institutional uses, limited service/retail facilities and other similar uses situated in a low intensity, landscaped setting. This Area is ideally suited and intended for such business uses. Employee serving retail/service (e.g., eatery), and secondary on-site retail may also be located in this area provided that it is contained within the same building as the supported business. This Area will utilize existing topography and vegetation to establish a “park-like” setting among the oaks for businesses while creating an overall sense of identity for the Area. The access for this area is from State Route 104 and Highway 88.

**Permitted Uses:**

- Business and professional offices;
- Veterinary hospital or clinic;
- Laboratories and research facilities;
- Administrative professional uses – automobile club offices, automobile rental office, and ambulance services, etc;
- Banks, financial institutions, business, editorial offices, employment agencies, etc;
- Insurance brokers, adjusters, law offices, notary publics, real estate brokers, tax consulting services and other similar professional establishments; and
- Ancillary retail and service commercial uses provided that they occupy the same building as the supported business use.

**Site Development Standards:**

Building Site Requirements:

Area (minimum):	5,000 sf
Width (minimum):	50 ft
Depth (minimum):	90 ft
Percent Coverage (max):	90%

Building Setbacks (minimum):

From Highway right-of-way	20 ft
From county road or private right-of-way	10 ft
From centerline of traveled roadway	50 ft
Front:	10 ft

Building Height Limit: 45 feet

Required Parking: Per the current zoning code

## 4.0 Signage

Signage is a key component to the Master Plan and is intended to enhance developments within the Plan while maintaining a balance with the existing surroundings and characteristics of the property.

Signage shall adhere to the adopted sign program for the Amador Ridge Retail Shopping Center as well as conform to the Amador County Zoning code for purposes of approval prior to installation.

## 5.0 Circulation

The Master Plan provides for internal circulation within the Plan Area and includes multiple points of access onto the surrounding State Routes. The internal circulation illustrated in Figure 4 will be composed of local and collector roads. Access to the Plan Area from State Route 49 includes two collector roads, Industry Boulevard the primary, directly across from Trade Center Drive and another, Sierra Pacific Drive as secondary, in the vicinity of Depot Road. As indicated in the Purpose section of this Amendment, a proposed option for a connector from the internal circulation to State Route 88 at Wicklow Way is shown. This option was provided at the request of Amador County Public Works and is intended to provide flexibility to the local jurisdictions regarding impact to major intersections and road segments from offsite projects that may be better served by this type of frontage road.

Four access points existing along State Route 104 are designed to serve the Plan Area. These access points include Ampine-Fibreform Road, Prospect Drive, Locomotive Lane and Conductor Boulevard located between the intersection of SR 104 with SR 88 to the west and SR 49 to the east.

Two access points planned along State Route 88 are designed to serve the Plan Area. These access points include Boxcar Blvd, in Phase 2 of the Amador Central Business Park, and the optional access at Wicklow Way. If constructed, Wicklow Way access would provide an interconnector for the overall Plan Area and act as a frontage road for traffic from Highway 88/Wicklow Way to the existing retail shops and would become the primary access to the Plan Area from Highway 88.

### Industry Boulevard

Industry Boulevard, a minor collector, serves as the main entrance along State Route 49. Industry Boulevard is lined with street trees and sidewalks on both sides of the road. A median with landscaping is provided to give a strong sense of entry. The existing water tower is incorporated into the median as an historic icon for the Plan Area. A traffic circle or "roundabout" encircles the existing water tower to accommodate the traffic flow. A plan view of Industry Boulevard is illustrated in Figure 5.

Ten-foot wide sidewalks with tree wells provide pedestrians room for free movement and physical separation from vehicular traffic. Street trees lining Industry Boulevard are spaced 35-feet on center in 5-foot wide tree wells placed at the edge of the curb, creating a space that is inviting to the pedestrian, and provides a walkable feeling.



Landscape within the median and traffic circle includes accent trees and low shrubs that maintain view corridors for motorists and pedestrians. Cross sections of Industry Boulevard are shown in Figure 6.

An updated Traffic Study was prepared in support of this Amendment and was based on current development (outside the Plan Area) as well as existing (as-built) conditions within the Plan Area. The Traffic Study noted several Levels of Service (LOS) changes lower than the original Master Plan due to the as-built conditions within the Plan Area and the projected traffic outside the Plan Area. Industry Boulevard is shown with inadequate LOS for the trip generations existing into the Plan Area. The Traffic Study identifies acceptable LOS with the modification of the intersection to accommodate westbound left-turn movements and modifications to allow a free-right southbound turn onto Industry, however these improvements are not subject to former conditions of approval and currently are without a funding mechanism. As part of this Amendment, the applicant is proposing to extend Ampine-Fibreform Road from Commerce Drive to Industry Boulevard to promote and allow for greater internal circulation and decrease the traffic loading at perimeter intersections. The funding for this improvement would be a mitigation measure in-lieu of other offsite traffic related improvements.

### **Light and Medium Manufacturing Areas**

Section C in Figure 7 illustrates the street section to be provided within the Light and Medium Manufacturing Areas (Areas 2 and 3) of the Plan Area. This street section provides wide streets necessary to accommodate larger industrial type vehicular traffic. An 8-foot landscaped corridor on each side of the street with trees placed at 35 feet on center will bring the large streets to a human scale. It is anticipated the Light and Medium Manufacturing Areas will generate low pedestrian traffic. As such, a separate five-foot sidewalk will be provided on only one side of the road creating a pedestrian link to the commercial area. Trees will be placed in an eight-foot wide continuous planter strip on both sides of the street.

### **Office / Research and Development Areas**

Section D illustrated in Figure 7 specifies the street character of the Office / Research and Development Area in the western portion of the Plan Area. Wide streets will service the type of vehicular traffic that is associated with this type of use. An 8-foot landscape corridor replaces the sidewalk to give this area a rural “campus-style” or “park-like” setting. Trees within the landscape corridor will be placed 35 feet on center or incorporated with the natural oak woodland to maintain the open, rural character of this portion of the site.

### **Commercial Areas**

Section E illustrated in Figure 7 specifies the street character of the Commercial Area in the eastern portion of the Plan Area. The wide streets with paved shoulders will service the commercial vehicular traffic that is generated with this type of use. The street section includes sidewalks on both sides of the street a 7-foot landscape corridor to soften the feel of the commercial area and curb and gutter. Trees within the landscape corridor will be placed 35 feet on center to enhance the look and feel of the commercial area.

# Martell Business Park Master Plan

## A Rural Business Community

Master Plan Amendment Circulation

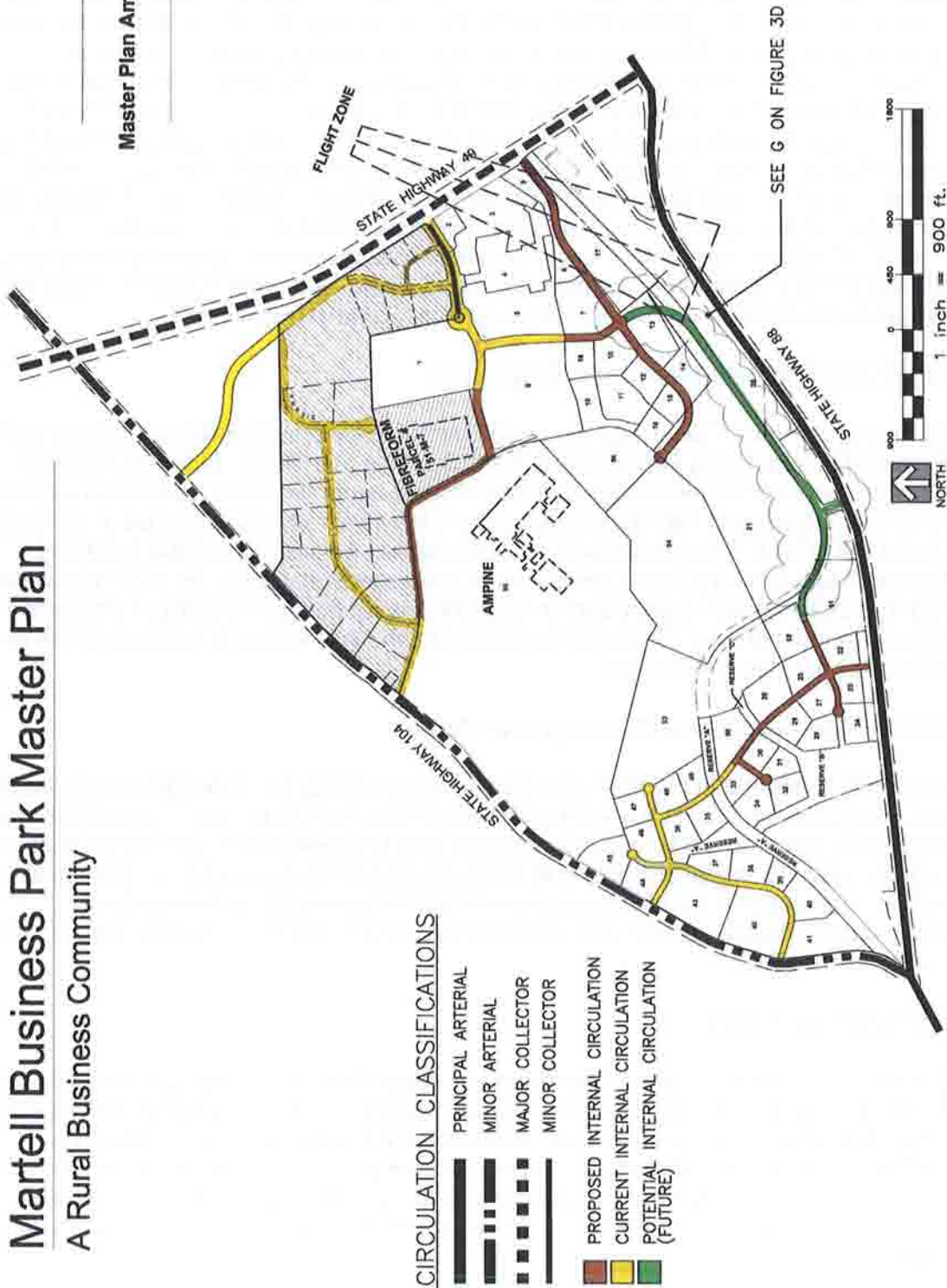


Figure 4

# Martell Business Park Master Plan

A Rural Business Community



Section A  
Figure 6

Section B  
Figure 6

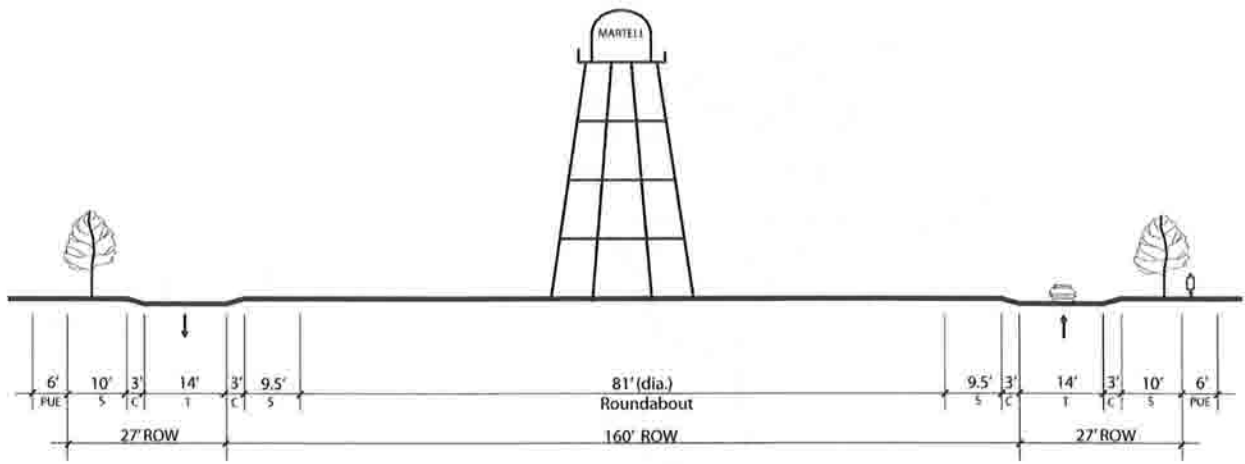


Plan View

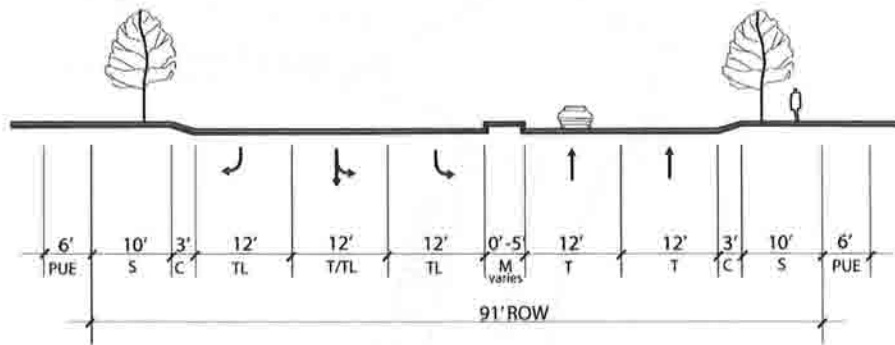


Industry Boulevard Plan View

Figure 5



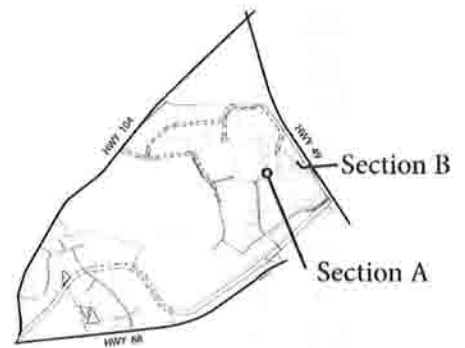
Section A - Traffic Circle



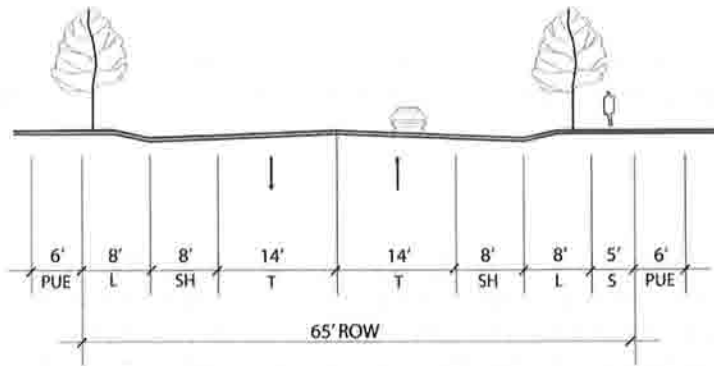
Section B - Industry Boulevard

**KEY**

- T Travel Lane
- TL Turn Lane
- T/TL Travel Lane/Turn Lane
- S Sidewalk
- M Median
- PUE Public Utility Easement
- C Curb and Gutter
- ROW Right of Way



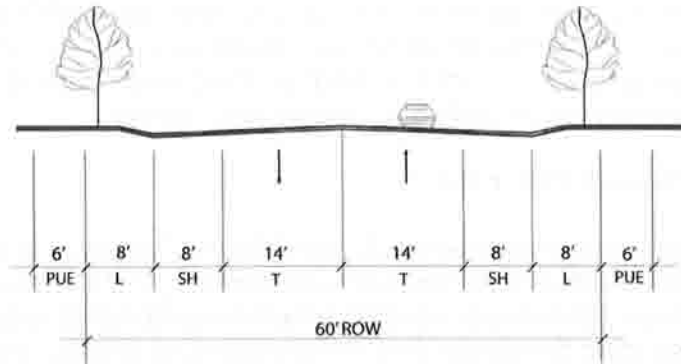
**Figure 6 Industry Boulevard Cross-Sections**



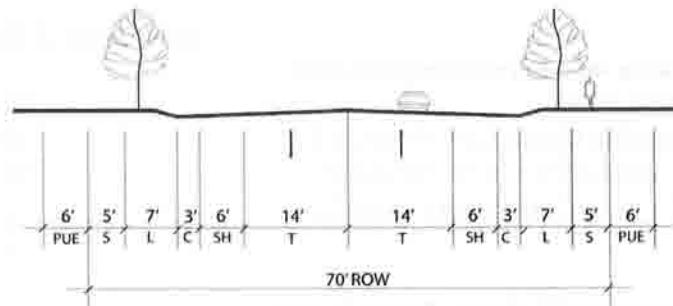
Note: Sidewalk to be provided only on one side of the street section and shall be contiguous throughout the development area. Maintain minimum 8' planting strip on both sides of road.

Section C - Light & Medium Manufacturing Area

Note: Shoulder comprised of 4' of paving and 4' of compacted base or gravel.



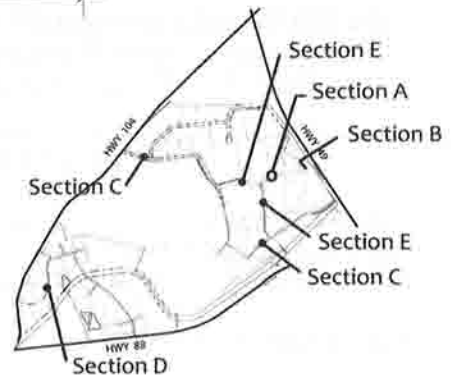
Section D - Office/Research & Development Area



Section E - Commercial Area

**KEY**

- T Travel Lane
- S Sidewalk
- M Median
- PUE Public Utility Easement
- C Curb and Gutter
- ROW Right of Way



Circulation Cross-Sections

Figure 7

## 6.0 Public Facilities

The following section represents the conceptual infrastructure plan for the Martell Business Park Master Plan. This section addresses wastewater, water and storm water infrastructure conditions and improvements.

### Wastewater

The Martell Business Park Master Plan is within the Amador Water Agency (AWA) service area for wastewater service. Figure 8 reflects existing areas within the Master Plan that have existing will-serve or conditional will-serve commitments from AWA. Ultimate wastewater service to the balance of the Master Plan area is within the long-term planning efforts of AWA for treatment and capacity. However, those long-term efforts include upgrade of existing facilities for AWA's overall jurisdiction and may not be available for immediate service. Wastewater commitments, beyond those shown on Figure 8, are subject to a "Request for Service" anticipated to occur at the time of Final Mapping and/or build-out, whichever is sooner.

### Wastewater Demand

The average wastewater demand for the Plan Area is shown based on actual will-serve and conditional will-serve commitments by AWA. Areas within the Plan Area without current will-serve or conditional will-serve commitments have been estimated in order to determine the size and cost of facilities that may be needed for sewer service.

Plan Area Description	Avg Demand (GPD)	
<b>Will-Serve / Conditions Will-Serve Commitments</b>		
Sierra West Business Park	26,000	
Amador Ridge Shopping Center (por. Phase 1 & 2)	26,000	
Amador Central Business Park North (Phase 4)	10,000	
Amador Central Business Park South (Phase 3)	12,000	
	<b>74,000</b>	<i>Subtotal</i>
<b>No Will-Serve/Conditional Will-Serve Commitment</b>		
Remainder of Martell Business Park Master Plan Area (por. Phase 2 – 112.5 acres @ 500 gpd/ac) <sup>2</sup>	56,260	<i>Subtotal</i>
	<b>130,250</b>	<b>Gpd</b>
<b>Total Demand estimated for Plan Area</b>		

<sup>1</sup> Unit demand factors are from the Amador County Community Service Area #4 Water Sanitary Sewer, and Storm Drainage Utility Master Plan, September 2001 – applies only to the Remainder area and is shown at 500 gpd/ac based on known biological resources and development constraints on the overall area.

### Wastewater Treatment

At the time of this update, all of the effluent generated in the Plan Area and CSA-4 is collected and pumped north to a wastewater treatment plant (WWTP) operated by and within the City of Sutter Creek. The Sutter Creek WWTP is reaching capacity and is in

various stages of improvements with planned upgrades to facilitate growth and increased demand with the ultimate construction of the Gold Rush development (north and northwest of the Plan Area). Ultimate completion of those upgrades is speculative at the time of this update and a second alternative for wastewater treatment has been initiated by the Amador Water Agency for a new WWTP (operated by AWA) in the Martell vicinity.

In either scenario of ultimate wastewater treatment, sewer impact fees are anticipated as development proceeds to cover the cost of expanding or creating a new WWTP and intermediate pumping facilities. Said sewer impact fees will be collected as development in the area proceeds to cover the cost of expanding or building the new Regional WWTP and some of the intermediate mains. Actual treatment, disposal and storage permitting subject to Regional Water Quality Control Board jurisdiction shall be by the service providers (City of Sutter Creek or Amador Water Agency, in this instance).

### Wastewater Plan

The Conceptual Wastewater Plan depicted in Figure 8 illustrates the conceptual layout of the sewer mains existing and proposed for the Plan Area. The Conceptual Wastewater Plan assumes the existing WWTP in Sutter Creek would be expanded to serve the Plan Area. There is the possibility that a new regional facility could be constructed in the surrounding area. If a new plant is constructed, portions of the Martell Business Park may be served at that plant location.

In keeping with County and AWA standards, the minimum pipe size proposed is six inches. Larger sewer mains were sized to accommodate peak flow with the pipe half full. Leaving the pipes half full is conventional practice and helps to maintain aeration of the effluent. This practice also minimizes the opportunity for the effluent to become septic, become corrosive, and generate offensive odors.

### Sewer Phasing

#### **Martell Business Park Subdivision**

**Phase 1:** This phase covers the easterly end of the Martell Business Park Subdivision and the Amador Ridge Shopping Center (portions of Phase 1 and Phase 2 as shown on Figure 8).

A gravity line currently exists to convey the wastewater from lots south of Industry Boulevard to the SWBP pump station. From the SWBP pump station, wastewater is pumped into the existing force main and conveyed to the Sutter Creek treatment facility.


**Phase 2:** This phase covers the remaining easterly portion of the Martell Business Park Subdivision including undeveloped areas west and south of the Amador Ridge Shopping Center. This area will be served by gravity sewers and/or potential intermediate pump stations that will ultimately discharge into the SWBP pump station at the intersection of State Route 104 and Ampine-Fibreform Road.

# Martell Business Park Master Plan

A Rural Business Community

Conceptual Wastewater System  
to Sutter Creek WWTP

LEGEND

-  PROPOSED SEWER MAIN
-  PROPOSED PUMP STATION
-  PROPOSED SEWER FORCED MAIN
-  EXISTING SEWER MAINS
-  EXISTING SEWER FORCED MAIN
-  EXISTING PUMP STATION

NOTE:  
ALL PROPOSED MAINS ARE  
6-INCH PVC UNLESS NOTED  
OTHERWISE

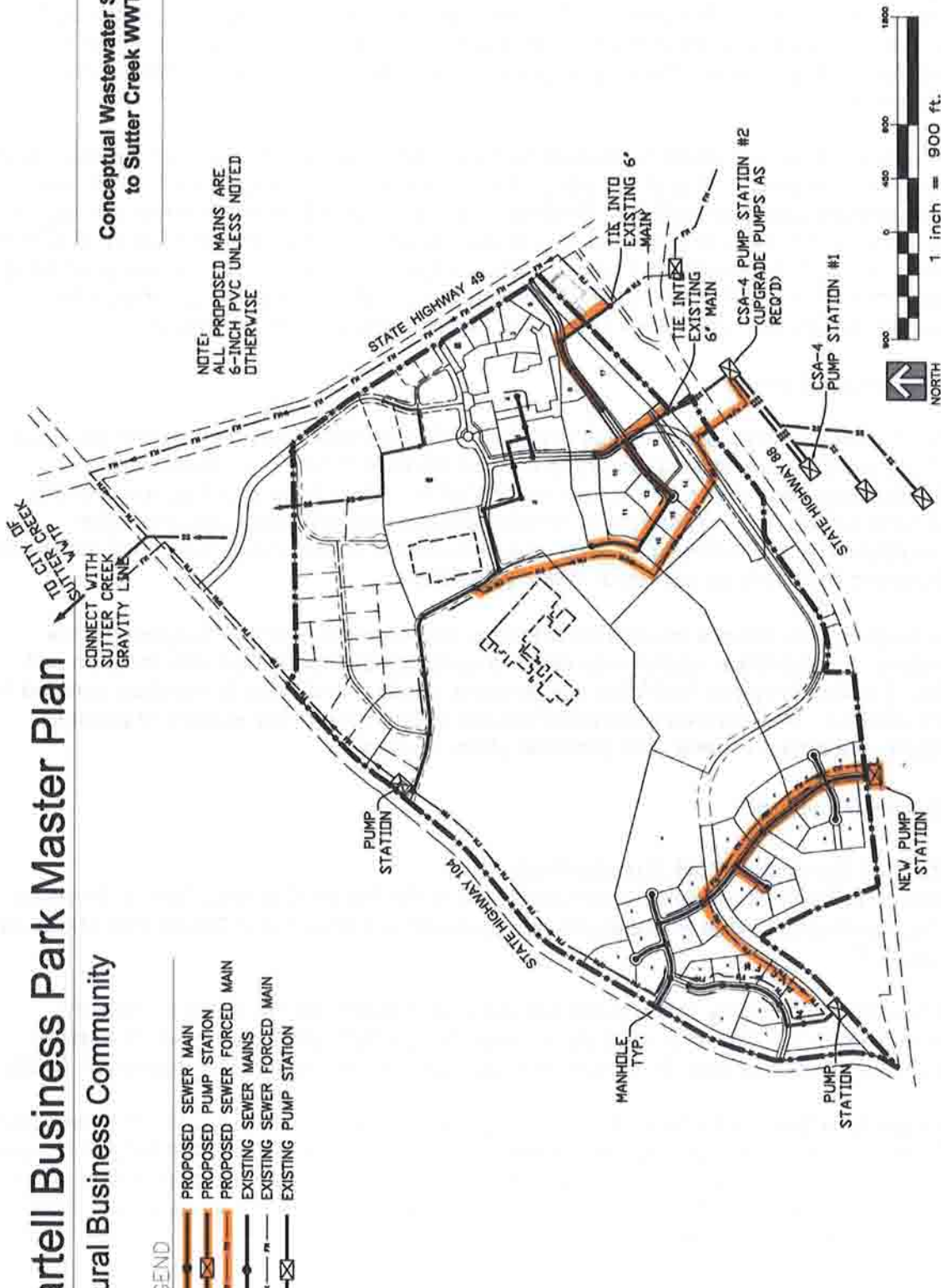


Figure 8



**Phase 3:** This phase covers the remaining westerly portion of the Martell Business Park Subdivision, known as Amador Central Business Park North (ACBPN). The wastewater within this phase is being conveyed via gravity mains to the ACBPN pump station, then via force main to the SWBP pump station then on to the Sutter Creek WWTP. If a new WWTP is constructed, minor changes in the force main connections could be made so this flow could be pumped to the future WWTP location.

**Phase 4:** This phase covers the southwestern portion of the Martell Business Park Subdivision and is known as the Amador Central Business Park South (ACBPS). A pump station will be located at the intersection of State Route 88 and future Boxcar Boulevard. The sewage pump station will be required regardless of which treatment alternative is available at the time of construction and is currently designed to convey wastewater to the ACBPN pump station, on to the SWBP pump station then to the Sutter Creek WWTP.

### **Existing Industries**

The existing industrial users within the Plan Area, at the time of the Existing Master Plan in 1999, were on existing septic systems. Since the implementation of the initial phases of the Master Plan the Ampine facility has been able to eliminate their septic system and connected to the AWA gravity main. The other existing septic system was associated with the former Fibreform building near Ampine-Fibreform Road and Industry Blvd which was destroyed by fire a few years ago. The parcel has been supplied with a sewer hook-up stub per an agreement reached between SPI and Fibreform in 2003. Any reconstruction of the building or other development of this parcel would trigger the need to connect into the sewer stub provided to the parcel. The infrastructure is sized to accommodate maximum development on these lots.

Section 14.20.235 of the Amador County Service Area Sewer Regulation Ordinance requires building owners to connect to a public sewer system if said system is within 200 feet of a public sewer. The Amador Water Agency and Amador County Environmental Health Officer have the authority to defer connection to a future date, subject to available capacity.

### **Water**

Dual System (untreated / treated water)

Raw (untreated) water is currently available within a portion of the Plan Area and limited in use for: Industrial water for the Ampine/Particleboard facility located in the center of the Plan Area; onsite landscape irrigation at the Amador Ridge Shopping Center including adjacent roadways; and dust abatement at the wood waste recovery and reuse operation south of Ampine. Raw water cannot be used for fire protection via fire hydrants.

Current planning efforts by the Amador Water Agency have indicated the future potential to eliminate raw water availability to the Martell Area. The existing 16" raw water "feed" into Martell (located generally along the former Amador Central Railroad alignment) has the potential to be converted fully to treated potable water and provide additional capacity and service area to the Amador Water Agency. The date of this conversion has

not been identified, and until such time as a conversion, raw water and potable water are available to portions of the Plan Area, both subject to AWA review and approval for connection/service.

AWA facilities and extensions/connections to them, as shown on Figure 9 will be subject to AWA review and approval. AWA will be responsible for ensuring that cross-water connections do not occur. The Water Infrastructure Plan shown in Figure 9 depicts a conceptual layout of the existing and proposed water system for the Plan Area.

**Potable Water Demand**

Water demand for the Plan Area has been separated by water usage for typical buildings/users, and water usage for irrigation and other uses. For buildings/users the domestic water demand is typically 25% greater than the domestic sewer demand. In order to estimate irrigation and other uses, existing users have been estimated at 75% of the existing domestic use with undeveloped parcels showing a 2:1 ratio of "other" uses due to the uncertainty and potential use for industrial water and processing.

The total anticipated potable water demand for the Plan Area based on meter size is as follows:

<b>Martell Business Park Master Plan</b>		
<b>Description</b>	<b>Avg Demand (GPD)</b>	
Sierra West Business Park	32,500	
Amador Ridge Shopping Center (por. Phase 1 & 2)	32,500	
Amador Central Business Park North (Phase 4)	12,500	
Amador Central Business Park South (Phase 3)	15,000	
Irrigation & Other Uses	69,375	
	<b>161,875</b>	<i>Subtotal</i>
<b>No Will-Serve/Conditional Will-Serve Commitment</b>		
Remainder (por. Phase 2 – 112.5 acres @ 500 gpd/ac)	70,325	<i>Subtotal</i>
Irrigation & Other Uses	140,650	
	<b>302,525</b>	<b>Gpd</b>

<sup>1</sup> Unit demand based on wastewater flow from actual will-serve and conditional will-serve commitments with AWA at the time of this update. Avg demand is increased 25% based on wastewater flow and further increased for irrigation and other uses.






Water supplied to the Plan Area is served by the AWA operated and maintained "Tanner" reservoir, with a low water elevation of 1,715 feet. This elevation will provide a minimum static pressure between 65 and 85 pounds per square inch (psi) for service to the eastern portion of the Plan Area (Phases 1 and 2), which is more than adequate to serve this area. Connections to the southwesterly portion of the Plan Area (Phases 3 and 4) have been modeled with static pressures exceeding 150 psi. For this area, a pressure station regulator is designed and required for installation. A further pressure reducing station will be required within the overall waterline loop from Phase 3 along the railroad alignment up to the Phase 2 and Phase 1 areas. This loop was not previously addressed in the Martell Business Park Master Plan and has been incorporated into designs in order to accommodate redundancy and a looped system.

# Martell Business Park Master Plan

A Rural Business Community

Conceptual Water Plan

## LEGEND

-  PROPOSED WATER MAIN
-  EXISTING WATER MAIN
-  POINT OF CONNECTION
-  RAW (UNTREATED) WATER
-  POTABLE WATER

NOTE:  
ALL PROPOSED MAINS ARE  
PVC C-900 CL150 UNLESS  
NOTED OTHERWISE

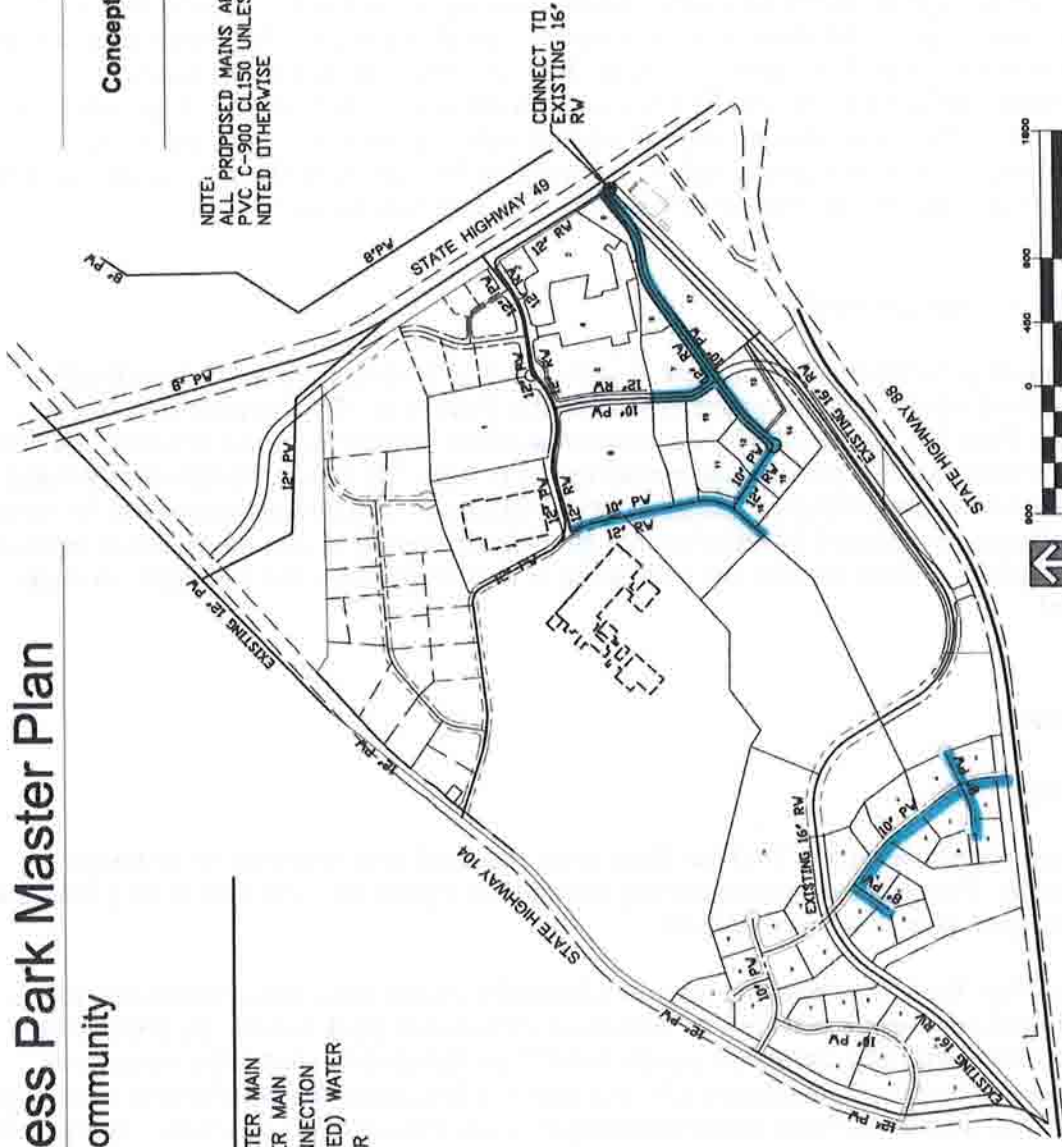


Figure 9

## Raw Water Demand

Raw water to the Plan Area is provided by means of a 16-inch transmission main that follows the former railroad alignment. The raw water service begins at the southeast corner of the Plan Area and is currently piped to the Amador Ridge Shopping Center, the landfill area then on to the Ampine manufacturing facility. The raw water is used for landscape irrigation at the shopping center, dust abatement at the landfill area and to supply water to the fire system at the Ampine manufacturing facility. The actual demand for raw water varies from month to month but currently averages approximately 1,500,000 gallons per month. The raw water supplied to the Plan Area is served by a reservoir at the same elevation as the treated water. Therefore, the static water pressure for raw water supply will be the same as the minimum static pressure identified for potable water for the eastern area of the site, between 65 and 85 psi.

## Fire Protection Demand

For planning purposes, it is prudent to presume that an occupant with a high fire flow requirement might operate anywhere within the Plan Area. For the purposes of the Master Plan, it is conservatively assumed that these occupants could limit their fire flow requirement to 3,000 gallons per minute (gpm) or less. To accommodate this demand, 12-inch mains are proposed throughout the Plan Area. Fire flow requirements for most parcels can be reduced by installing fire sprinklers or by using non-combustible types of construction. Future parcels will participate in the CFD-2006-1 fire protection service district.

## Drainage

### Drainage Plan

The watersheds affecting the Plan Area were analyzed and reviewed for drainage concerns. These areas are graphically depicted in Figure 10. The estimated peak flows for 100-year storms are also shown.

As the Plan Area develops, the amount of runoff from the area will increase due to the addition of impervious surfaces as well as an increase in peak runoff. To protect the downstream property, detention ponds need to be installed to control the volume of storm water runoff. A developed site or group of sites cannot be permitted to discharge peak flows greater than the site(s) discharged in an undeveloped condition. The use of detention ponds will control the discharge to the existing drainage channels and the downstream property will not experience peak storm flows greater than they experience today. The detention pond sizing is based on detaining the 100-year storm event developed runoff and releasing the 2-year storm event undeveloped runoff. By implementing this policy, existing State Route drainage culverts can be utilized and not replaced with larger culverts.

For most of the Plan Area, runoff travels in well-defined channels, and flooding has not historically been a problem. Since these channels are well defined and lead to existing water reservoirs, no adverse impacts is expected to occur from the increased runoff.

# Martell Business Park Master Plan

A Rural Business Community

Conceptual Stormwater  
Drainage Plan

## LEGEND

- DRAINAGE PATH
- WATERSHED AREA
- WATERSHED BOUNDARY
- PROPOSED STORM DRAINAGE STRUCTURE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAINAGE



Figure 10

Some of the development within the Plan Area has the potential to reduce the stormwater runoff impact to the area lying south of State Route 88. This would involve designing the Sierra Pacific Drive storm drainage system to divert some runoff from heading east and towards the south and west. This diversion will reduce the amount of runoff that currently flows across State Route 88.

#### Water Quality Standards

Since some of the storm drainage channels eventually lead to water supply reservoirs, maintaining high water quality in the runoff from the developing areas should be a priority. A major threat to storm water quality will come from the street and parking areas. Motor oil and similar petroleum by-products can be introduced as rainwater passes over the pavement. Potential manufacturing sites could also introduce other chemicals to the runoff. Therefore, efforts to maintain water quality in the runoff should focus on two areas: 1) preventing runoff contamination; and 2) allowing for natural treatment of the runoff in detention ponds and channels.

## 7.0 Public Services and Utilities

### Law Enforcement

The Plan Area is within the jurisdiction of Amador Sheriff's Department. The Amador Sheriff's Department is responsible for providing law enforcement services for the Plan Area. The California State Highway Patrol provides vehicular traffic enforcement along State Routes 49, 88 and 104.

### Fire Protection

The Plan Area lies within the Amador Fire Protection District (AFPD). AFPD has secured automatic aid/mutual aid with its neighboring fire protection and emergency service purveyors to ensure adequate fire protection and emergency services are provided within the district. AFPD has secured automatic aid/mutual aid with the California Department of Forestry, Sutter Creek Fire District, and the City of Jackson Fire Department. The California Department of Forestry fire station is located approximately one-quarter mile east of the Plan Area near the junction of State Routes 49 and 104, and has an estimated response time of 2 minutes. The Sutter Creek Fire Protection District Main Street station is located approximately two miles from the Plan Area and has an estimated response time of 5 to 9 minutes. The City of Jackson Fire Station is located approximately one mile away from the Plan Area, on Argonaut Drive, and has an estimated response time of 5 to 9 minutes.

### Natural Gas and Electrical Energy

Pacific Gas and Electric Company can supply natural gas and electrical energy to the Plan Area.

## 8.0 Implementation

This Master Plan Amendment constitutes one in a series of steps in securing County approval of development within the Plan Area boundaries. While the current Master Plan is consistent with Amador County General Plan and Zoning District regulations, this Master Plan Amendment becomes the basis of reviewing subsequent tract maps and other site-specific entitlement requests.

### Development Processing

As the Master Plan in itself is not an implementation mechanism, development implementation will occur in two ways: 1) implementation of site specific projects which are in conformance with the Master Plan development criteria and applicable guidelines; and 2) implementation of public infrastructure required to support development envisioned by this Plan.

Processing of development requests will occur through a sequence of entitlement steps following adoption of the Martell Business Park Master Plan. These entitlement steps include:

#### Parcel & Tentative Subdivision Maps

Parcel and tentative subdivision maps for areas that lie within the Master Plan Area boundaries shall be submitted according to County of Amador requirements. These maps are to be consistent with the intent of this Master Plan.

#### Special Use Permit

The Martell Business Park Master Plan is currently administered under the provisions of a Special Use Permit (Conditional Use Permit No. 99; 7-6). The Special Use Permit defines and reinforces the requirements, which are generally and specifically, outlined in the Martell Business Park Master Plan Area. Site-specific projects within the Martell Business Master Park Master Plan Area are to conform with the relevant development criteria and guidelines applicable to the designed areas identified in Figure 2.

#### Site Plan Approvals

Individual project proposals may require site-specific review and approval. This type of approval may take the form "site plan review", "Building permit", or other site specific occupation permit review.

### Phasing

The Martell Business Park Master Plan is being developed in phases. The phasing was determined after thorough site planning for all portions of the Master Plan, and following analysis of water, sewer and drainage plans for the site. The Master Plan consists of four phases. The Master Plan Phasing Plan is illustrated in Figure 11. It is noted that Phase 4 is only dependent on Phase 3 connections and may be constructed in advance of Phase 1 and 2.

# Martell Business Park Master Plan

A Rural Business Community

Proposed Master Plan  
Phasing Plan

## LEGEND

- (A) ENTRY FEATURE
- (B) LANDSCAPE BUFFER
- (C) EXISTING WATER TOWER
- (D) EXISTING HIGHWAY ENCROACHMENT
- (E) RELOCATED EXISTING HIGHWAY ENCROACHMENT
- (F) POTENTIAL FUTURE CONNECTION/EXTENSION (NOT A PART OF THIS AMENDMENT OR EVALUATION).

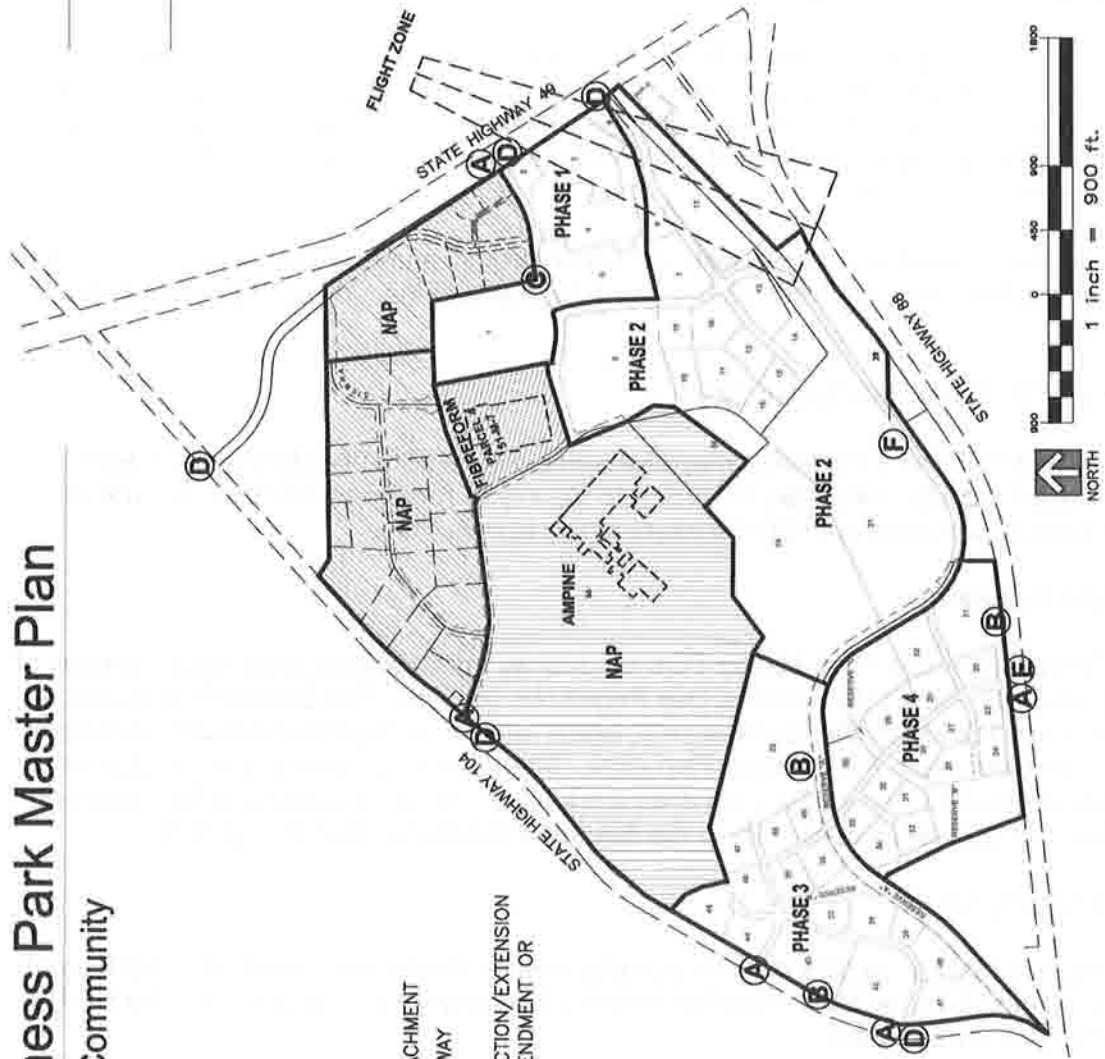


Figure 11



Generally, the first development phases are located in the northeastern portion of the Plan Area. The northeastern portion of the Plan Area was selected as the first phase due to its proximity to existing and planned utilities, ease of access to and from the site, and recognition of former and current industrial operations located within the Plan Area.

**Phase 1** focuses on developing the commercial area, as redesignated in the Master Plan Amendment, of the Martell Business Park Subdivision. Phase 1 would also include a portion of the Light Manufacturing land use designation. This phase, which is located along State Route 49, capitalizes on State Route 49 exposure and establishes a commercial base for the overall Business Park Master Plan. This area also provides a prominent entrance to the entire Plan Area to attract potential local and regional employment opportunities to locate in future phases within the Martell Business Park.

**Phase 2** focuses on the development of light and medium manufacturing uses within the Martell Business Park Subdivision. Phase 2 is located in the southeast portion of the Plan Area and is bordered to the south by State Route 88. This phase focuses on manufacturing, and each parcel will be landscaped.

**Phase 3** includes the first phase of Amador Central Business Park and initiates the development of the office/research and development area in the southwestern sector of the Plan Area. This phase will include business type development such as professional offices, research and development facilities. Existing vegetation and new landscaping will be used to enhance facilities located within the Business Park. This will create a campus or park-like setting, giving each parcel an independent look, but a feeling that it is part of the larger, "campus-style" business park complex.

**Phase 4** is phase two of the Amador Central Business Park (ACBP), and continues building upon the campus-style business park complex provided in Phase 3. Similar business type development described in Phase 3 is envisioned for this area. The entrance to the "campus-style" business park will be established along State Route 88 with a secondary access to State Route 104 via phase one of the ACBP.

## **Administrative Procedures**

The Amador County Planning Department is the public agency responsible for administration and enforcement of the Martell Business Park Master Plan. In order to facilitate future adjustments to the Master Plan as deemed necessary and appropriate, the following guidelines are established.

### **Administrative Adjustments**

Minor administrative adjustments to the Master Plan, which correct typographical or other relatively insignificant changes and which do not change the intent of the Master Plan may be made administratively by the Planning Director. These types of changes include:

- a) The addition of new information to the Master Plan maps or text that does not change the intent or purpose of the Master Plan

- b) Changes to the Master Plan infrastructure (water, sewer, drainage), which do not increase or decrease entitlement capacity of the Master Plan, nor change the intent or purpose of the Master Plan.
- c) Minor modifications to the boundaries and acreage of the Plan Area or adjustments because of final road alignments or other technical refinements during parcel, tentative subdivision or final map process, including an increase or decrease in the number of parcels.
- d) Other changes, modifications or adjustments that, in the judgment of the Planning Director, are consistent with the intent and purpose of the Master Plan.

#### Special Use Permit Modification

The Martell Business Park Master Plan has been prepared and adopted under the provisions of a Special Use Permit. This Master Plan may be amended as necessary in the same manner as a Special Use Permit request, as long as the general integrity of the Master Plan is maintained. Types of changes, which will require an amendment to the Master Plan included:

- a) Addition of permitted uses or intensity of uses beyond those presently permitted within the various development areas.
- b) Changes in infrastructure (water, sewer, drainage) that have the effect of increasing capacity beyond the specified land use intensity
- c) Changes to the Master Plan integrity, which constitutes a departure from the established theme for the Plan Area.

#### California Environmental Quality Act Compliance

This Master Plan was prepared and processed in accordance with the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) was prepared in conjunction with the Master Plan and certified by Amador County on June 4, 2002, Resolution Number 02-230. A supplemental EIR was prepared for a subsequent amendment to the Master Plan which was certified and approved on \_\_\_\_\_. All development projects in the Plan Area, which are consistent with the Master Plan, are covered by these EIRs. Additional environmental analysis may be required if subsequent changes to the Master Plan are proposed, or if other circumstances change, which create potential environmental effects, not considered in the original environmental analysis. Environmental review for subsequent project approvals will be in accordance with Public Resources Code, Section 21166 and 21083.