



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

**APPLICATION REFERRAL**

**TO:**

Ione Band of Miwok Indians**	Buena Vista Band of Me-Wuk Indians**
CHP Amador	Washoe Tribe of Nevada and California**
Environmental Health Department	Transportation and Public Works Department
Building Department	Waste Management/Air District
Surveying Department	County Counsel
Undersheriff	Amador Transit
Amador Water Agency	Caltrans, District 10
Cal Fire	ACTC
CDFW, Region 2	

**DATE:** March 27, 2019

**FROM:** Krista Ruesel, Planning Department

**PROJECT:** Request for a Use Permit (UP-19; 3-2) to allow for the use of an 80 sq. ft. section of an existing residence to be used as an office to interface with clients for the business, Up Country Towing. Additionally, an outdoor “vehicle storage yard with privacy fence” will occupy approximately 7,300 sq. ft. and is proposed to be used for temporary (90 days max.) storage of vehicles. The subject parcels are zoned C1 (Retail/Commercial/Office) with Commercial General Plan land use designation. Combined size of the parcels is 2.88 acres.

Applicant: Lewis Fournier/Good Karma Enterprise LLC DBA

Property Owner: Lewis Fournier and Veda Molinaro

Supervisory District 3

Location: 27255 and 27235 Highway 88, Pioneer CA 95666, just west of the intersection of Salt Springs Road and Highway 88 (APNs: 032-260-023, 032-260-024)

**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 Amador County Technical Advisory Committee (TAC) will review the project for completeness during its regular meeting on Wednesday, April 10, 2019 at 3:30 p.m. in Conference Room “A” at the County Administration Building, 810 Court Street, Jackson, California.

At this time staff anticipates that a Mitigated Negative Declaration will be adopted for the project per CEQA Guidelines. Additional TAC meetings may be scheduled to review a CEQA Initial Study, prepare mitigation measures and/or conditions of approval, and make recommendations to the Planning Commission at a later date. Notification of further TAC meetings and agendas will be made via the TAC email distribution list (contact [planning@amadorgov.org](mailto:planning@amadorgov.org) to be added to the list).

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



**PLANNING DEPARTMENT**  
**Community Development Agency**

County Administration Center  
810 Court Street • Jackson, CA 95642-2132  
Telephone: (209) 223-6380  
Website: www.amadorgov.org  
E-mail: planning@amadorgov.org

**APPLICATION PROCEDURE FOR USE PERMIT**

A Public Hearing before the Planning Commission will be scheduled after the following information has been completed and submitted to the Planning Department Office:

1. Complete the following:
- Name of Applicant Lewis Fournier / Good Karma Enterprise LLC DBA
- Mailing Address Up Country Towing 27255 Hwy 88 and  
27235 Hwy 88 Pioneer, CA 95666
- Phone Number 209-295-7885
- Assessor Parcel Number 032-260-023 / 032-260-024
- Use Permit Applied For:
- Private Academic School
  - Private Nonprofit Recreational Facility
  - Public Building and Use(s)
  - Airport, Heliport
  - Cemetery
  - Radio, Television Transmission Tower
  - Club, Lodge, Fraternal Organization
  - Dump, Garbage Disposal Site
  - Church
  - OTHER service station / secured storage lot
2. Attach a letter explaining the purpose and need for the Use Permit.
3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
4. If Applicant is not the property owner, a consent letter must be attached.
5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.
7. Planning Department Filing Fee: \$ 1,796.00  
Environmental Health Review Fee: \$ 416.00  
Public Works Agency Review Fee: \$ 500.00
8. Complete an Environmental Information Form.
9. Sign Indemnification Form.

**ENVIRONMENTAL INFORMATION FORM**

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

**GENERAL INFORMATION**

Project Name: Up Country Towing

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

Applicant/ Developer Lewis Fournier

Landowner Lewis Fournier

Address 27255 Hwy 88  
Pioneer, CA 95666

Address 27255 Hwy 88  
Pioneer, CA 95666

Phone No. 209-245-7485

Phone No. \_\_\_\_\_

Assessor Parcel Number(s) 032-260-023-000 / 032-260-024-000

Existing Zoning District C1

Existing General Plan C

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: Use Permit

**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

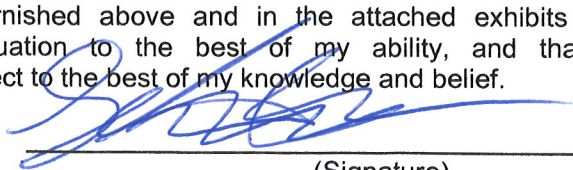
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of 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 2-14-19

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

For \_\_\_\_\_

INDEMNIFICATION

Project: Up Country Towing

In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding against the County to attack, set aside, void or annul the Project approval, or any action relating related to the Project approvals as follows:

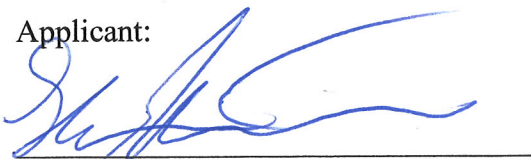
1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

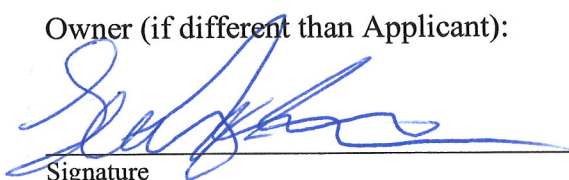
IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification.

Applicant:



Signature

Owner (if different than Applicant):



Signature

To Whom it may concern:

My name is Lewis Fournier of Pioneer California. I am the owner of Up Country Towing.

I am submitting this letter, for I wish to apply for the appropriate "use permit" for conducting and providing a "desperately needed" service business to our residents and travelers that become stranded with their vehicles.

In the past 12 years I have towed almost 2,000 vehicles (safely), and have learned well, all the particulars of the towing business. I am methodical and careful about my work, always taking into consideration, the safety and wellbeing of the people and vehicles involved.

The needs of this industry here are almost overwhelming.

1. Kirkwood Ski Resort has been constantly besieging me to contract with them and remove their customer's vehicles that have broken down, become disabled, that have been blocking driveways, fire hydrants and Medic Evac. points.
2. The California Hwy Patrol has been reaching out to me to tow disabled vehicles. They have only (one) rotational tow company to call and when that towing company is busy, it has been keeping the CHP officers at the disabled vehicles (too long) and preventing them from handling other more important calls.
3. The other available towing company has been doing their best with a limited work crew and also filling the AAA roadside needs, but it often keeps stranded drivers waiting many hours for a tow.
4. The Sutter Creek Police Dept. has been calling us for help, but I have been turning them down until I have an approved storage space and "use permit".

To be lawful and professionally conduct this business, it requires a clean office environment and a professional clean storage facility behind a well constructed "privacy" fence, where vehicles will never be stored longer than 90 days. Most vehicles are picked up within 1 to 2 days because of the storage charges.

1. We will never give the appearance of a “junk yard”.
2. We will never part out cars as a scrap metal yard does.
3. We will never collect vehicles or store them for long periods of time.

Our business model is to have a clean facility to operate our tow trucks from and keep only a limited amount of vehicles that would be approved under a C1 zoning. Any customer vehicles would be kept as out of site as possible and removed from the property quickly. We will only maintain a “small scale” towing company that serves the needs of the community. My 2 towing vehicles are from 2018 and 2019 and always kept in very clean condition.

I am requesting your consideration and approval; “hopefully” at your earliest opportunity, for the California Highway Patrol has requested my company to be an authorized towing company for them. They require my application submitted to them by the beginning of May. They know of me and my company Up Country Towing, and they appreciate my integrity, my expertise, dependability, the quality of my work and the immediate need for the service that I perform.

Thank you for your consideration

Yours very truly



Lewis Fournier—Owner

Up Country Towing

27255 State Highway 88

Pioneer, California 95666

(209)-295-STUK(7885)



Front of Office





Inside of office



Customer Seating

Boundary of the  
Fort Apache Indian  
Reservation

NO SMOKING  
MATCHES OR  
OPEN FLAMES

CARSON PASS  
ELEV 8574 FT

25J 767

BRAINS  
REQUIRED

SPEED  
LIMIT  
25

DRIVERS CHOOSING  
LIMITED CONDITIONS  
MAY BE SUBJECT TO  
NATURAL SELECTION

Document with text and logo, possibly a notice or form.

OFFICE HOURS

OFFICE HOURS: 9:00 AM TO 5:00 PM  
Closed Most Days in winter months  
CLOSURE DATES are listed on the sign  
OFFICE CLOSURE DATES are listed on the sign  
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Front view of secured storage space



Highway View of Storage Space



Front of Storage Space



Standing at front gate open.

