



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

APPLICATION REFERRAL

TO: Ione Band of Miwok Indians**
Washoe Tribe of Nevada and California**
CDFW, Region 2
AFPD
Environmental Health Department
Building Department
Surveying Department
Sherriff's Office
Amador Water Agency
City of Jackson

Buena Vista Band of Me-Wuk Indians**
Shingle Springs Band of Miwok Indians**
Cal Fire
Transportation and Public Works Department
Waste Management/Air District
County Counsel
Amador Transit
Caltrans, District 10
ACTC
City of Sutter Creek
LAFCO

DATE: October 30, 2019

FROM: Ruslan Bratan, Planner

PROJECT: Zone Change (ZC-19;10-1) from "R1," Single Family Residential, to "C2," Heavy Commercial, for ±0.74 combined acres to establish uniform zoning on the Jackson Gate North project site.
APN 044-030-024 has ±0.37 acres in the R1 zone and ±2.6 acres in the C2 zone for a total of ±2.97 acres.
APN 044-030-026 has ±0.37 acres in the R1 zone and ±0.12 in the C2 zone for a total of ±0.49 acres.

Applicant: Ron Regan
Property Owners: RTR Investments, Inc, et al.
Supervisory District: 1
Location: 12461 Jackson Gate Road and 12454 Depot Road, Jackson CA

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, November 13, 2019, at 3:00 p.m.** in Conference Room "A" at the County Administration Building, 810 Court Street, Jackson, California. If you cannot attend, please submit comments regarding the completeness of the application prior to the meeting date.

**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
LAND USE AGENCY
COUNTY ADMINISTRATION CENTER

810 Court Street • Jackson, CA 95642-2132
Telephone: (209) 223-6380

website: www.co.amador.ca.us
e-mail: planning@co.amador.ca.us

APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

1. A. Name of Property Owner R.T.R Investments, Inc. et al
Mailing Address POB 338
Jackson, CA 95642
Phone Number 209 223-3583

B. Name of Applicant Ronald T Regan, President
Mailing Address POB 338
Jackson, CA 95642
Phone Number 209 263-1122

C. Name of Representative Ronald T Regan, President
Mailing Address _____
Email Ron @ lgm construction. com
Phone Number _____
2. Assessor Parcel Number(s) Portion of 044-030-024 and 044-030-026-530
3. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. **Note: It is to your benefit to be as specific as possible with your application information. See Exhibit "Nature of the Scope of Activities"**
4. Letter of authorization if landowner is being represented by another party. **See Tenant's in common-Sign**
5. Submit a plot plan of parcel showing location of project in relation to property lines and any existing structures/improvements (roads, parking areas, etc.) on the property as well as all proposed structures/improvements (may wish to make separate maps). NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department _____ for the purpose of aiding in drawing of the plot plan. **Rezoning to establish "Uniform Zoning" consistent with the rest of the parcels (Heavy commercial)**
6. Copy of deed(s) to property. **See Exhibit Grant Deeds**
7. Completed Environmental Information Form and Indemnification Agreement.
8. Filing fee of \$2559 ^{Planning} (see attached schedule of fees). ^{EH} 1400
9. Application Form to be signed at the time of project presentation in the Planning Department.

INDEMNIFICATION

Project: R.T.R. Investments, Inc dba Jackson Gate North

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 Ronald T Regan, President

Owner (if different than Applicant):

Signature _____

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Jackson Gate North

Date Filed: _____ File No. _____

Applicant/ Developer R.T.R Investments, Inc. et al Landowner R.T.R Investments, Inc. et al

Address POB 338 Address _____
Jackson, CA 95642

Phone No. 209 223-3583 Phone No. _____

Assessor Parcel Number(s) 044-030-024 & 044-030-026-550

Existing Zoning District Residential

Existing General Plan Commercial

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: Permits issued: Grading & Utility Plan, Corp of Engineer's 404 permit state of california 401 permit. Permits required City of Jackson water, Amador Water Agency sewer, and Amador County building 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 1 acre
2. Square Footage of Existing/Proposed Structures to be determined
3. Number of Floors of Construction to be determined
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan) parking plan
5. Source of Water City of Jackson
6. Method of Sewage Disposal Amador Water Agency
7. Attach Plans See attached
8. Proposed Scheduling of Project Construction Spring of 2020 finish grading and utilities
9. If project to be developed in phases, describe anticipated incremental development. Incremental development
10. Associated Projects N/A
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details. boundary line adjustments of existing 3 Parcels
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected. None
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. to be determined
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities. N/A
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. N/A
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required. None

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?

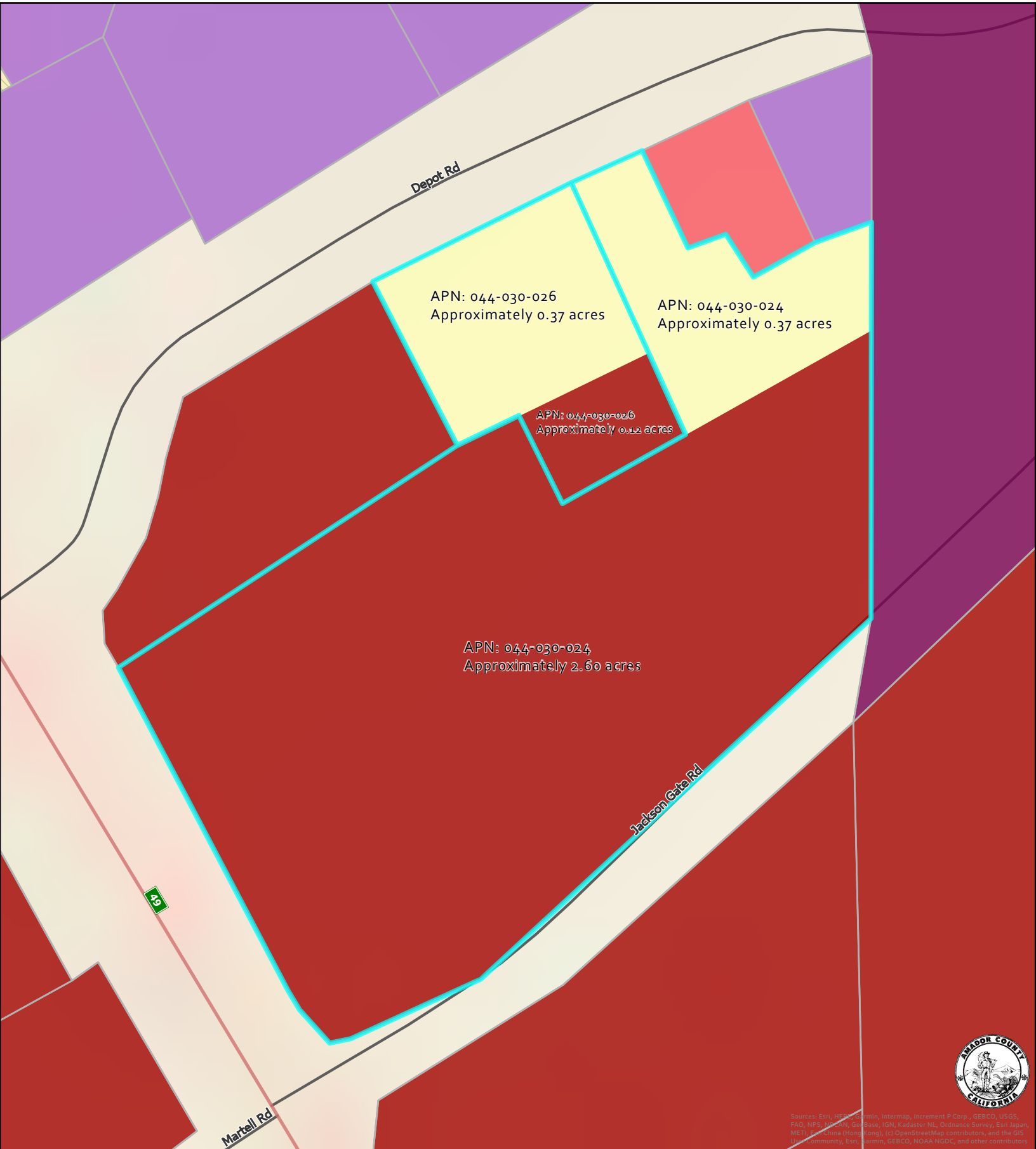
ENVIRONMENTAL SETTING

- 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). None
- 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). Cultural study completed
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned). None

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 10/16/09

[Signature]
(Signature)
For R.T.R. INVESTMENTS, Inc



Sources: Esri, HERE, Garmin, Intermap, Incent P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCO, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

Legend

Amador Boundary

Assessor Parcels

Zoning

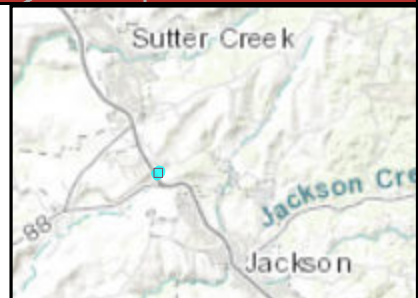
- C1
- C2
- M
- MM
- R1
- R1A

Transportation

- State Highways
- County Maintained Roads

**ZC-19;10-1
ZONING
DESIGNATIONS**

0 60 120
US Feet



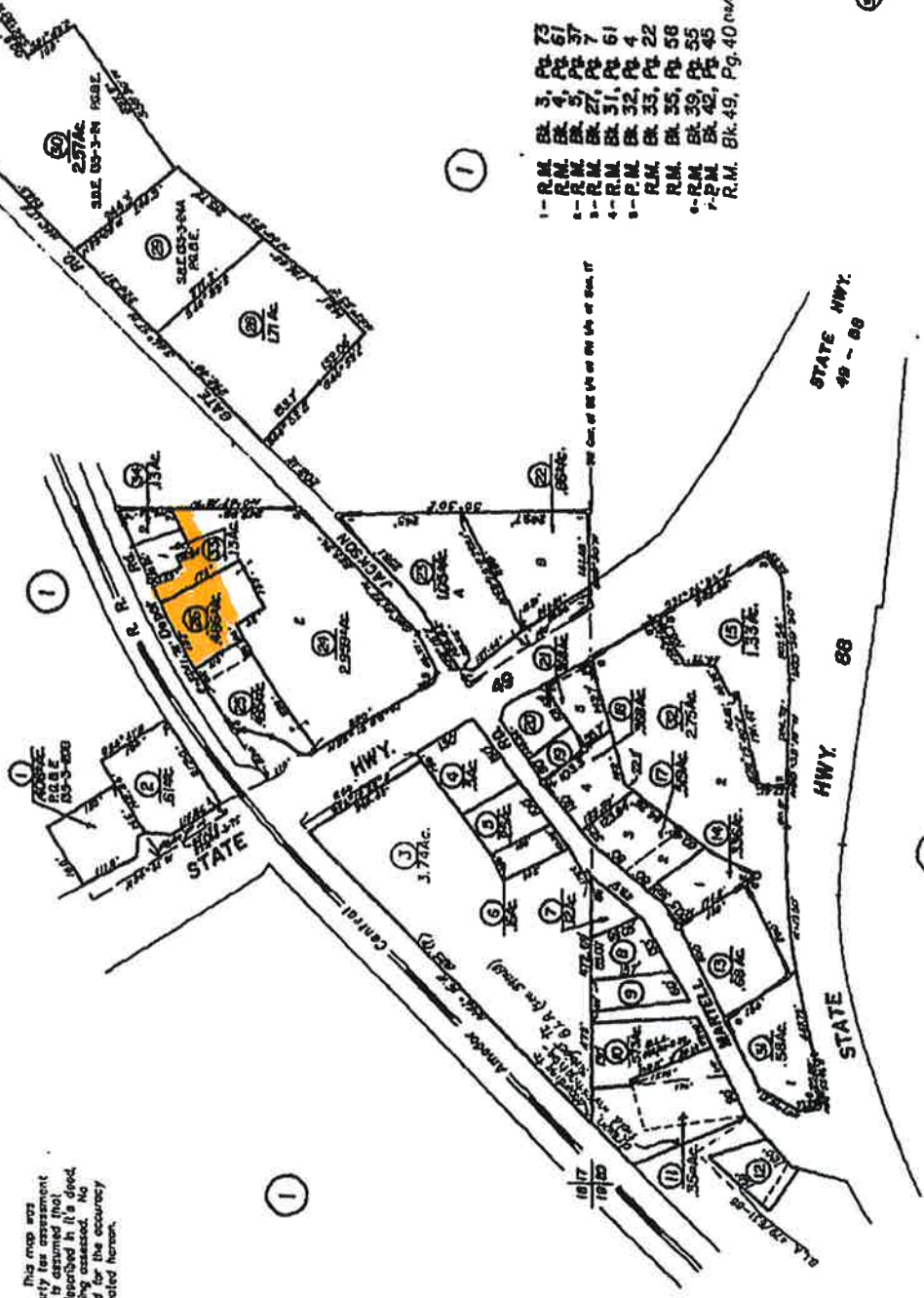
Zone - Residential

POR. SEC. 17, 19 & 20, T.6N., R. 11E., M.D.B. & M.

Tax Area Code
52-043

44-03

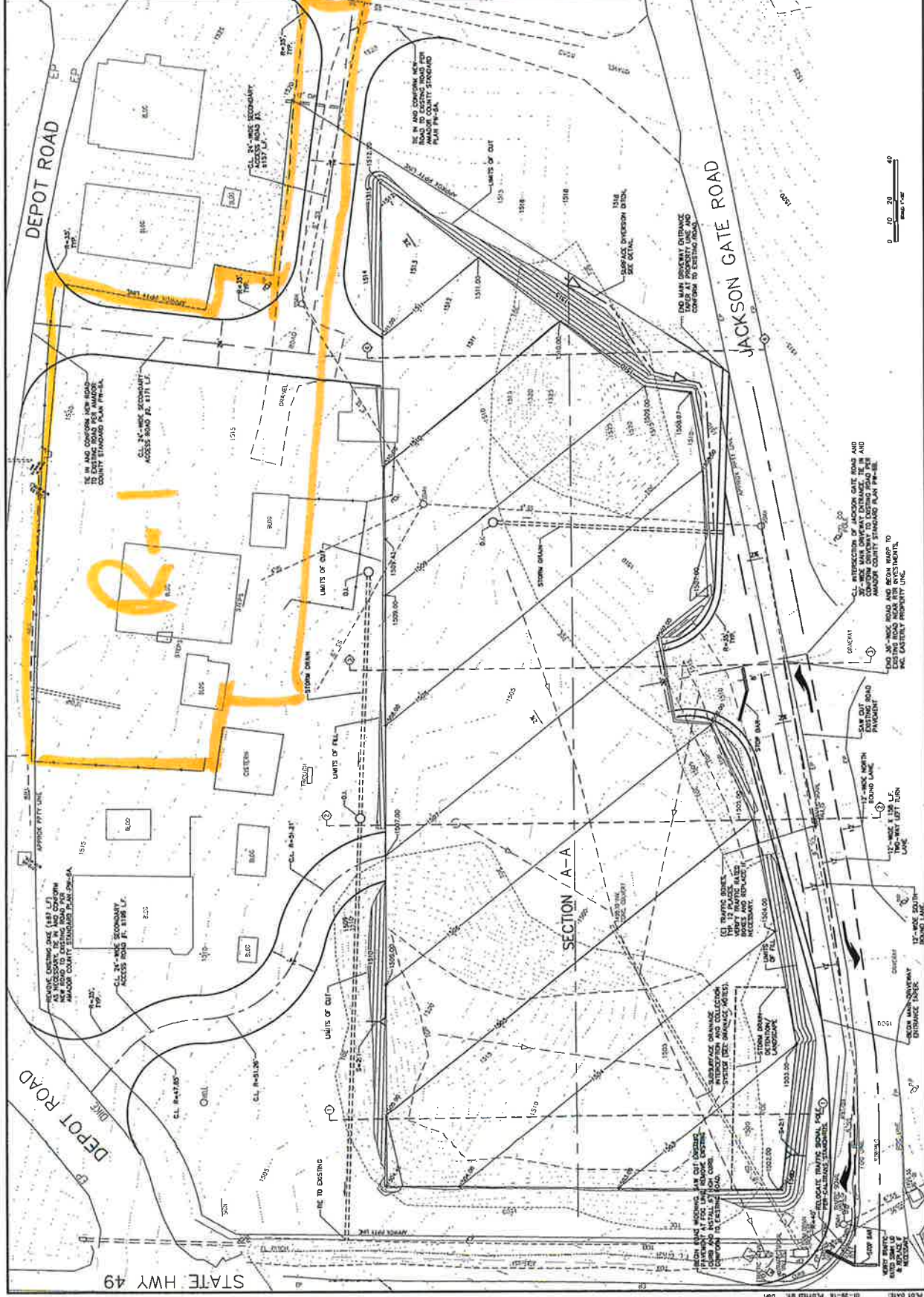
IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data derived hereon.



- 1- R.M. Blk. 3, Pg. 73
- 2- R.M. Blk. 4, Pg. 61
- 3- R.M. Blk. 5, Pg. 37
- 4- R.M. Blk. 27, Pg. 7
- 5- R.M. Blk. 31, Pg. 61
- 6- R.M. Blk. 32, Pg. 4
- 7- R.M. Blk. 33, Pg. 22
- 8- R.M. Blk. 35, Pg. 58
- 9- R.M. Blk. 39, Pg. 55
- 10- R.M. Blk. 42, Pg. 45
- 11- R.M. Blk. 49, Pg. 40 (revised)

RTR INVESTMENTS, INC.
 GRADING PLAN
 AMADOR COUNTY, CALIFORNIA
 PLAN

TOMA & ASSOCIATES, INC.
 ENGINEERING - SURVEYING - PLANNING
 41 Summit Street, Jackson, CA 95822
 (916) 223-0155



TENANTS IN COMMON INTEREST
JACKSON GATE NORTH

Approval of Grading & Demolition of Two Residential Homes on the 3.42-acre site

September 16, 2018

Robert W Goodwin, Trustee (TIC Co-Managing Member)
Robert W Goodwin Trust
2377 Gold Meadow Way STE 100
Gold River, CA 95670

James L. Adams and Sharon Adams, Trustees
Adams Family Revocable Living Trust

Kathie Stenberg
3704 Arapahoe Ave, Unit 108
Boulder, CA 80303

Ronald T Regan, President (TIC Co-Managing Member)
RTR Investments, Inc.
POB 338
Jackson, CA 95642

RE: 12461 Jackson Gate Rd, 12436 and 12454 Depot Rd Demolition Permit

Dear Tenant in Common (TIC) Interest in the Jackson Gate North's 3.42 acres,

The Managing Members of the TIC, Ronald Regan and Robert W Goodwin, have contracted with LGM Construction to complete the grading and excavation of the property commonly known as "Jackson Gate North" consisting of 3 parcels which four members are currently on title to the property.

In order to proceed with the demolition of the existing dwellings as part of the grading plan, the Amador County Building Department requires that all owners of record sign off on the removal of the structures. The removal of the structures, which have intrinsic value for rental income, may be construed to have temporarily devalued the properties, albeit providing future potential increase in market value as a commercial development.

Therefore, the owners of the TIC are required to provide authorization for demolition and the future construction activity on the property. In addition, the construction activities will result in preliminary notices being filed by various materialmen that protect and insures payment for their efforts on the property.

Based upon the foregoing, the TIC owners by signing below are providing the Managers with the authorization to proceed with securing the Building Permit for demolition, grading and excavation of the three parcels (AP # 044-030-024, 25 & 26) and contracting with LGM Construction to complete the work described in the Grading and Building Permits:

Robert W Goodwin, Trustee
Robert W Goodwin Trust

TENANTS IN COMMON INTEREST
JACKSON GATE NORTH
Approval of Grading & Demolition of Two Residential Homes on the 3.42-acre site

James L. Adams and Sharon Adams, Trustees
Adams Family Revocable Living



Kathie Stenberg



Ronald T Regan, President
RTR Investments, Inc.



Your prompt attention is appreciated.

Respectfully,



Ronald Regan, President
RTR Investments, Inc. (Co -Managing

CC: Amador County Building Dept

18. NATURE OF THE SCOPE OF ACTIVITIES:

The proposed project involves the demolition of 3 existing residential buildings and one multifamily building located on 4 parcels (044-030-024, 025, and 026) consisting of approximately 4 acres (see attached aerial photo.) The property is currently zoned commercial and is consistent with the current Amador County General Plan for the development of a retail commercial project.

A biological survey was conducted on the entire property by Dr. Strange, owners consultant. The task included a survey of existing trees, wetlands, and evaluation of plant characteristics, shrubs on the project site. The survey found the existence of an evidence of a large specimen willow tree and an elderberry shrub. The review was completed in accordance with the US Fish and Wildlife (USFWS) 1999 Conservation Guidelines and Survey Protocols for elderberry shrubs and the VELB.

The soil survey by Carlton Engineering found a seasonal underground water drainage source from a mine adit located on upstream parcel approximately ½ mile north of the proposed project. In addition, there is a 2" pipe with shut down gate valves that provides irrigated water flow to the property from the adit source. The combination of seasonal storm water drainage, upstream water (piped and ditched) will be collected in an 24" RCP storm drain centrally located in the property which will eventually introduced into the Caltrans storm drainage system at the intersection of Hwy 49 & Jackson Gate Rd. In the proposed project will retain a portion of this irrigation water in detention for project landscaping and to rationally meter out storm drainage. The water drainage will be redesigned, piped and relocated to continue into the Caltrans drainage system, allowing for downstream utilization by rancher's cattle ponds.

The site will be graded to provide engineered building pads, parking and drainage improvements for a proposed commercial retail project (see proposed site plan). Initial geological studies and soils report indicated that the site has a high level of clay deposits approximately 3' to 5' from the surface. In order to meet engineered road and building pad requirements, this clay material will be required to be removed and mixed with a stock pile of clean fill currently on site. This activity will require a mass excavation of the 2 acres of the 4 acre site with cut and embankment of soils in the site grading plan. All soil material will be kept in balance based upon an approved engineered grading plan and the discharge of fills material into the small area of the irrigated water body. Given the mass excavation, it is anticipated that proposed building improvements will be constructed on the engineered fill where the current water body exists. Piles or "float related platforms" are not applicable to this project.

19. PROPOSED PROJECT PURPOSE.

The proposed project is located in the Hwy 49 corridor in Amador County (Martell), California. This area is in development as a regional retail shopping area for Amador and Calaveras foothill communities. The current growth projections along with higher fuel cost suggest that the need for additional retail development in areas that are consistent with the County's General Plan. The sponsor for the project is currently negotiating with a number of major national accounts for build to suite lease. In addition, Caltrans has plans to signalize the intersection of Hwy 49 and Jackson Gate Rd, and is reviewing relocation and possible signalization of Depot Rd. This will require the sponsor to provide dedication of land, frontage improvements, curb gutter and sidewalks along the perimeter of the 4 acres parcel adjacent to the road ways.

The adjoin area is currently industrial and manufacturing plants (Warner Concrete, Vinciguerra Construction Equipment, and Hunt Well Drilling.) The parcel is under the flight path of Westover Field

(general aviation airport). The current residential uses are non-conforming to the proposed new General Plan due to the proximity of the airport.

The parcels are too small for any agricultural or cattle and the current use raw land is not compatible with the highest and best use of the property. The proposed development will provide retail sales opportunities, along with sales tax revenues and jobs for the County. It is anticipated that Grading Plan completion October 15, 2017 and COE 404/401 permit for filling wetlands and required CEQA compliance issues will take another 6 to 8 months. The design and engineering of the project should allow the start of grading construction to occur in late 2017 with completion and occupancy of proposed project in late 2019.

GRADING PERMIT

Amador County Public Works Agency
Jackson, CA Phone 209-223-6429



Date: September 13, 2017

APN: 044-030-025-530
Owner: R.T.R. Investments, Inc. et al
Job Address: 12436 Depot Road
Mailing Address: P.O. Box 338 Jackson, Ca. 95642
Contractor:
Scope of Work: Grading
Cubic Yards: 7837
Notes:

Type: **Grading** Permit No: **GE4341**

Lic. No.:

GENERAL INFORMATION

ALL WORK SHALL BE SUSPENDED BETWEEN OCTOBER 15TH & MAY 1ST, UNLESS A WINTERIZATION PLAN IS SUBMITTED PRIOR TO OCTOBER 1ST AND APPROVED BY OCTOBER 15TH.

Fees Waived (Y/N): N

FEES:

Pre-Inspection Fees: _____

Grading Fees: _____ \$960.35

TOTAL PERMIT FEES: _____ \$960.35

RCPT # 81934

Fee Deposit: _____ \$6,073.75

RCPT # 82351

Balance Due: _____ \$0.00

PROVIDE REQUIRED EROSION CONTROL MEASURES; ORDINANCE 1619 REGULATIONS APPLY

WHEN APPROVED, THIS APPLICATION IS YOUR PERMIT

This permit terminates if work is not commenced within 180 days or if work is suspended for more than 180 days.

Amador County Code 15.04.045: "Expiration" shall be determined based upon satisfactory completion of scheduled inspection required by CBC 105.5.

I hereby acknowledge that I have read this permit and state that the information given is correct. I agree to comply with all county ordinances and state laws regulating grading.

I certify that I am the legal property owner or agent:

AUTHORIZED SIGNATURE

DATE:

APPROVED

DATE:

Owner/applicant understands that any grading of land upon which a structure is to be constructed, now or in the future, must be supported by a professional soil stability verification or testing suitable for the proposed structure(s). These items may be submitted to the County at the time of application for the grading permit, or, if the Owner/Applicant desires, at the time of application for a building permit. No building permit for any structure upon the land for which the grading permit was granted may be constructed before such verification or tests for the structure proposed to be built are submitted.



**AMADOR COUNTY
BUILDING DEPARTMENT**

County Administrative Center
810 Court St.
Jackson, California 95642
Telephone: (209) 223-6422
Facsimile: (209) 223-6637
Website: www.co.amador.ca.us

**PRE-APPLICATION REVIEW FORM
FOR COMMERCIAL PROJECTS IN AMADOR COUNTY**

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

GENERAL INFORMATION:

Project Name: Jackson Gate Plaza North (Shopping center pads for future build out of building Improvements)
Date Filed: 8-28-2018 Assessor Parcel Number 044-030-023, 024& 025
Property Location 5 acre parcel located East side on State Hwy 49 between Jackson Gate Rd and Depot road
extending approximately 500ft to the east of Hwy 49
Applicant/Developer: RTR Investments, Inc et al
Address: POB 338 (619 Court St), Jackson, CA 95642
Landowner: RTR Investments Inc. et al
Address: POB 338 Jackson, CA 95642
Applicant/Sub divider Phone: 209 223-3583 Landowner Phone: 209 263-1122
Zoning of Property: Commercial/ (1) lot Residential General Plan: Commercial

PROJECT DETAILS:

1. **Provide Building Plans, Parking Plans (include drainage), Landscaping Plans, Location/Size of Signs (if any).**
2. Type of Business: Commercial
3. Site Size: Approximately 5 acres
4. Square Footage of Proposed Structures: Multiple buildings on separate pads
5. Existing Structures: (2) residential homes - demolition
6. Square Footage of: Sales Areas: _____ Office Space: _____ Loading Facilities: _____
Wholesale Storage: _____ Outdoor Sales/Storage: _____
7. Number of Floors: anticipate single story commercial
8. Source of Water: Jackson Water
9. Method of Sewage Disposal: Sewer connection to Amador Water Agency's sewer laterals and main in Jackson Gate Rd
10. Proposed scheduling of project construction and any other projects that need to be completed (turn lanes, road construction, subdivision map, etc.): The Hwy 49 & Jackson Gate Rd signalized intersection will require modification for dedication and road improvements for right hand turn lane and a left hand turn pocket Depot Rd Intersection with Hwy 49 it intended to be the entrance to the shopping center after abandonment
11. Number of Employees: 100 employee is estimated for the commercial use
12. If Industrial Project indicate function, shift employment, occupancy, loading facilities: _____
13. If Institutional Project indicate function, shift employment, occupancy, loading facilities, community benefit: _____
14. Describe expected phase(s) of development: 2018 complete grading of 2.5 acres and removal of wetlands 2019 complete design site improvements and seek approval of boundaries for 5 -6 commercial pads
15. Indicate if project involves Variance, Use Permit, Re-Zone, or other Permit Applications: _____
The residential parcel on Depot Rd will require rezone to commercial c-2, grading and site improvements permits

DATE OF MEETING: _____ TIME: _____
LOCATION: Board of Supervisor Meeting Room, 810 Court St, Jackson, CA 95642

Send Application Material To: Fire District; Special District; ACTC; Amador Air District; appropriate cities; Public Works Agency; Environmental Health Department; Planning Department; Amador Water Agency; CalTrans (through Planning Department); any other involved agency.

PreapplicationForm

COMMERCIAL PRE-APPLICATION REVIEW FORM

Page 2

Environmental Review

Describe any change in existing features (lakes, hills, etc.) that may require grading: _____
Demolition of existing residential structures on Depot Rd, grading of site including removal of wetlands per
404 and 401 permits. Grading and excavation along with compaction of soil to conform with permits and
soil engineering design/testing

Describe any change in scenic views or vistas that may result in from this commercial development:
Non contemplated.

Describe any change in the general character of the area near this commercial development, if any:
The development is consistent with general plan and current zoning (except 12454 Depot Rd -demolition and
rezone to commercial)

Describe any perceived change in dust, ash, smoke, fumes, or odors resulting from this commercial
development: Non contemplated

Describe any alteration in terrain that would affect existing drainage patterns: _____
Slopes and diversion of drainage to storm drain design to handle the runoff including retention (detention) to
Mitigage storm water runoff

Describe any change in existing noise or vibration levels that would result from this project: _____
Normal street traffic and commercial activity that are consistent with commercial property development

Describe any use of potentially hazardous materials, such as toxic substances or flammable materials
or explosives. Non contemplated

Are there any naturally occurring hazardous materials, such as arsenic, asbestos, etc. to which
construction personnel, occupants, or others could be exposed: Non contemplated

Are there any of the following located on the site: evidence of past mining activity, open bodies
of water, abandoned well(s) or other excavations: Other than existing domestic wells (capped), and 2" adit
irrigation water from area approximate to airport, along with construction excavation for soil compaction and
embeddment.

COMMERCIAL PRE-APPLICATION REVIEW FORM

Page 3

Environmental Review - continued

Are there any of the following located on the site: evidence of past mining activity, open bodies of water, abandoned well(s) or other excavations: Not aware of any

Describe any needs for municipal services (police, fire, water, sewage, etc.):
There are currently are existing utility services to the site, however the development will require modification and increase demand depending on the commercial development that is contemplated.

Describe how solid waste shall be managed (before, during and after construction):

1. During Construction, all normal waste material will be either be burned (with permits) and/or removed from the site and transported to ACES Waste Station in Lone. There are no hazard material that are contemplated. A Phase I was completed in 2008 and no evidence to indicated any issues.

Describe your energy needs (electricity, oil, natural gas, petroleum, etc.):

PG&E will supply 3 Phase Electrical and natural gas to the sight and will likely contain solar elements as part of bldg Improvements. It is contemplated that a convenience store will be part of the development and will market petroleum product under a County permit

Describe any relationship to a larger project or series of projects:

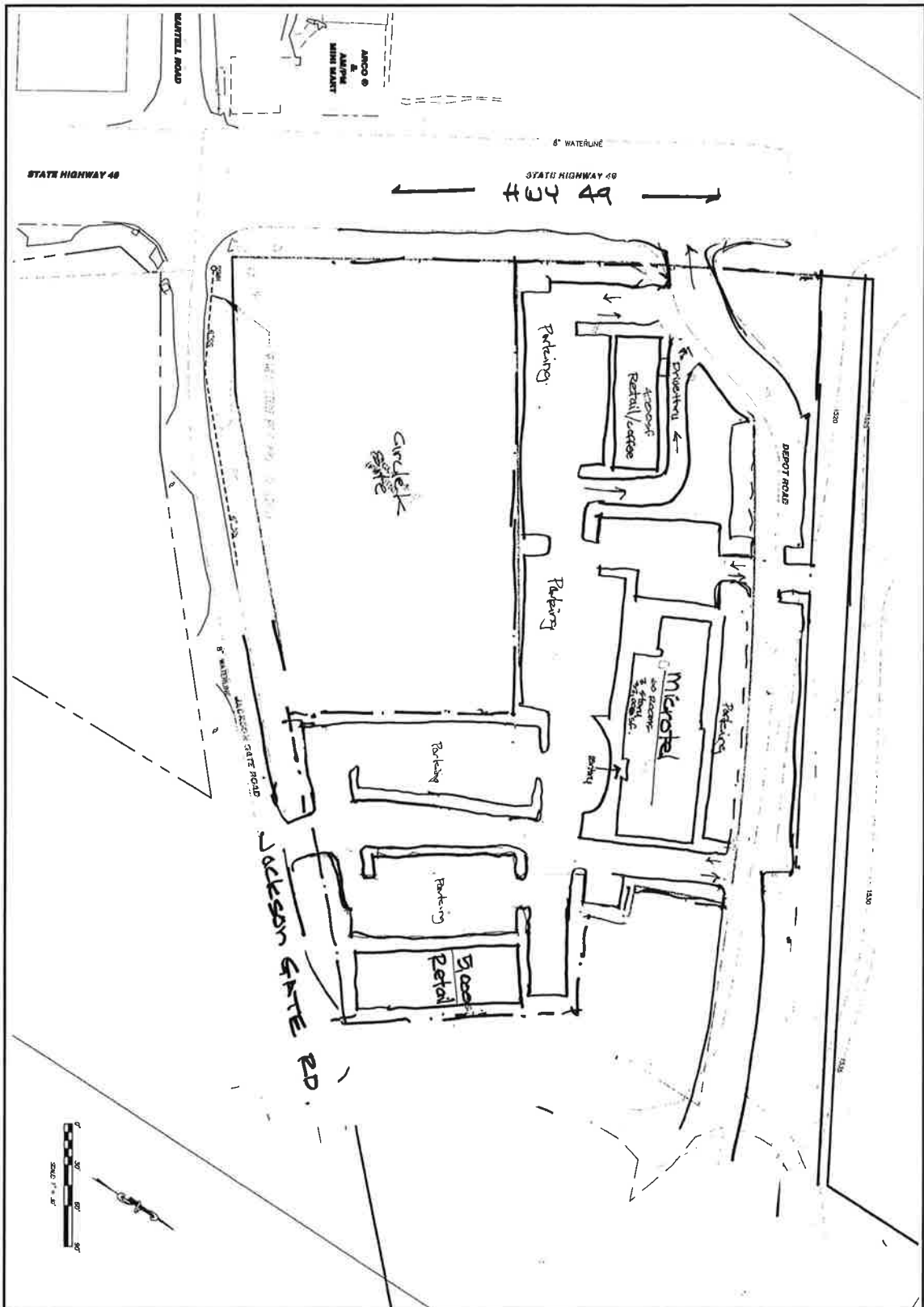
It is contemplated that the 20 acre parcel east of the subject project will be developed in the future. The owners have agreed to coordinate in the construction of utilities to both properties including storm drain and waste water systems

List any known endangered animal or plant species or any known cultural, historical, or archaeological resource(s) on the project site: Non contemplated nor is there any awareness of any issues.

The site has a biological study, cultural study, Notice of determination for a wetlands, a corp of engineer's approval (404 Permit) California Water Quality permit (401 Permit) to allow removal of .95 acras of wetlands.

Briefly describe adjacent land uses: Hwy 49 corridor is associated with Amador County's Regional Shopping Center

Commercial development is located on west side of Hwy 49, on Jackson Gate Rd and adjacent property to the north. Property east of the development is currently industrial use.



<p>DATE: 01/11/11 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1" = 40'</p>	<p>RTR INVESTMENTS, INC. MARTELL PROPERTY AMADOR COUNTY, CALIFORNIA</p>	<p>TOMA & ASSOCIATES INC. ENGINEERING - SURVEYING - PLANNING 41 Surver Street, Jackson, CA 95842 (209) 223-0166</p>	<p>NO. 1</p>
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GENERAL NOTES:

1. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. NO CONSTRUCTION SHALL BE PERMITTED WITHIN 5 FEET OF ANY EXISTING UTILITY UNLESS THE PROTECTOR IS INSTALLED AND THE CONSTRUCTION IS IN ACCORDANCE WITH THE CALIFORNIA PUBLIC UTILITIES CODE, SECTION 15000. CONSTRUCTION SHALL BE LIMITED TO THE EXISTING UTILITIES AS SHOWN ON THIS PLAN AND NOT TO BE MAINTAINED OR PROTECTED.

2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. NO CONSTRUCTION SHALL BE PERMITTED WITHIN 5 FEET OF ANY EXISTING UTILITY UNLESS THE PROTECTOR IS INSTALLED AND THE CONSTRUCTION IS IN ACCORDANCE WITH THE CALIFORNIA PUBLIC UTILITIES CODE, SECTION 15000. CONSTRUCTION SHALL BE LIMITED TO THE EXISTING UTILITIES AS SHOWN ON THIS PLAN AND NOT TO BE MAINTAINED OR PROTECTED.

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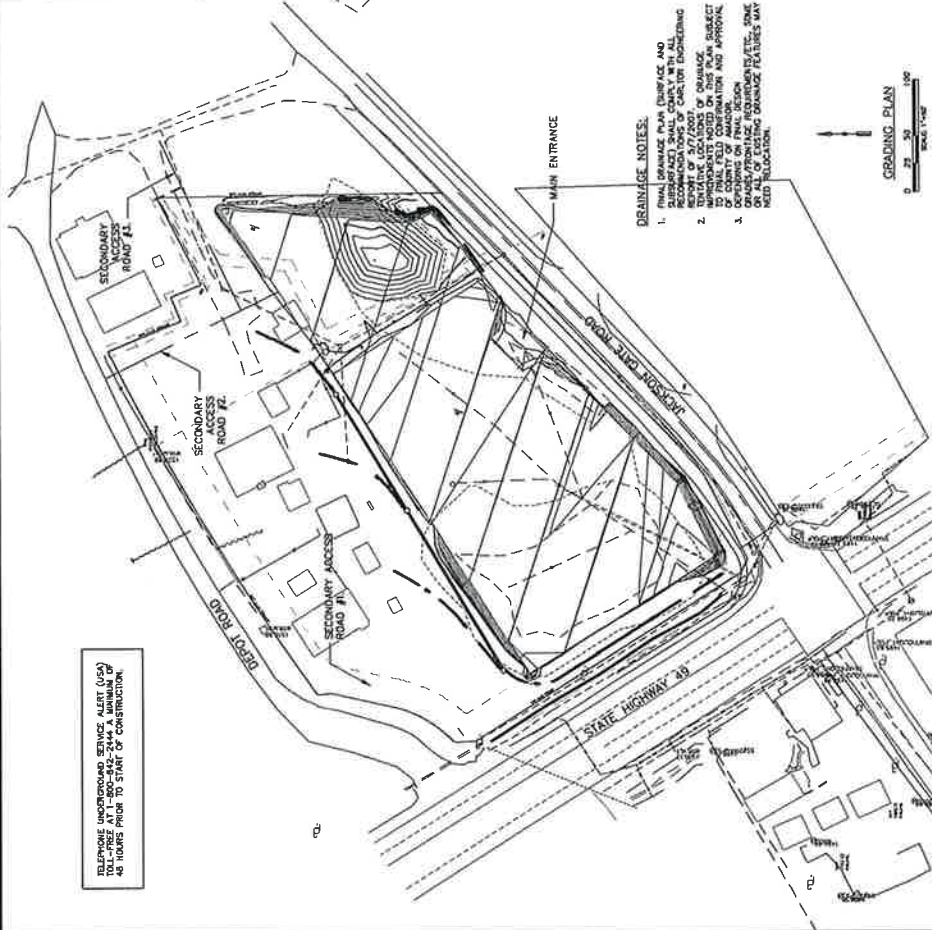
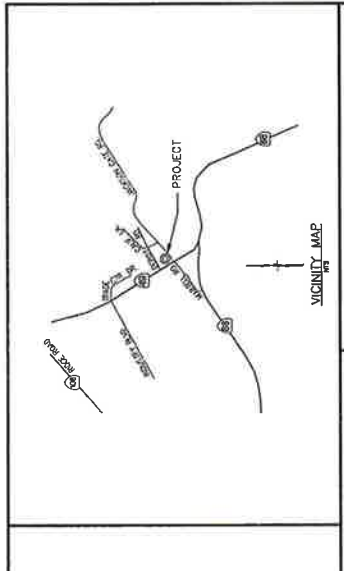
GRADING PLAN

RTR INVESTMENTS, INC.

PARCEL 2
PARCEL MAP NO. 1837

12436 DEPOT ROAD
JACKSON, CA 95642
APN 044-030-024

BEING A PORTION OF SECTION 17, T. 11 N., R. 11 E., M. D. M.,
SAN JUAN COUNTY, CALIFORNIA



- #### PAD NOTES
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES:
 - COMPACTED FILL TO BE MAINTAINED AND PROTECTED.
 - OTHER COMPACTORS SHALL BE MINIMUM OF SIZE PER THE ABOVE.
- #### ABBREVIATIONS
- BOLD BUILDING
 - COING CONCRETE
 - GRAD GRADING
 - ORIF ORIFICE
 - FIN FENCED
 - FLOR FLOOR LINE
 - LAND LANDSCAPE
 - PS POWER
 - SAN SANITARY
 - SSE SLOPE SIDE
 - TOR TOP OF ROAD

INDEX OF SHEETS

SHEET	TITLE
1	TITLE & INDEX TO SHEETS
2	GRADING PLAN
3	SECTIONS

EARTHWORK SUMMARY

ESTIMATED EXCAVATION	±7,837 CY
ESTIMATED EMBRANKMENT	±3,969 CY
NET CUT	±3,968 CY

NOTE: THE EARTHWORK SUMMARY AS SHOWN ON THIS PLAN IS AN APPROXIMATE INDICATION ONLY OF THE QUANTITIES OF EARTHWORK TO BE PERFORMED AND DOES NOT INCLUDE MATERIAL RELATED DURING CONSTRUCTION. THE QUANTITIES OF EARTHWORK TO BE PERFORMED SHALL BE DETERMINED BY THE QUANTITIES TO BE DETERMINED FROM THE EXCAVATION AND EMBANKMENT OF THIS PROJECT.

- #### DRAINAGE NOTES:
- FINAL DRAINAGE PLAN (SUBJECT AND SUBSEQUENT) SHALL BE SUBMITTED TO THE SAN JUAN COUNTY ENGINEERING REPORT OF 5/17/2007.
 - THE EXISTING DRAINAGE SYSTEM SHALL BE MAINTAINED AND PROTECTED.
 - GRADES APPLICABLE TO THE DRAINAGE SYSTEM SHALL BE DETERMINED FROM THE DRAINAGE PLAN (SUBJECT AND SUBSEQUENT).



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

November 7, 2017

Regulatory Division (SPK-2008-00718)

Jackson Gate Plaza North
Attn: Mr. Steve Lawson
P.O. Box 338
Jackson, California 95642

Dear Mr. Lawson:

We are responding to your August 15, 2017, pre-construction notification for a Department of the Army (DA) Nationwide permit for the Martell Site - Jackson Gate Plaza project. The approximately five acre project site is located on the northeast corner of Highway 49, and Jackson Gate Road, Latitude 38.36799°, Longitude -120.7952°, Jackson, Amador County, California.

Based on the information you provided to this office, the Martell Site - Jackson Gate Plaza project involves the discharge of fill material into 0.093 acre of waters of the U.S. (WOUS) for the construction of a commercial retail property, subject to Section 404 of the Clean Water Act. The specific activities that require DA authorization are discharge of fill material into WOUS. These activities will result in the permanent loss 0.093 acre of wetland swale. The proposed activities would be conducted in accordance with the Project Description plans dated August 29, 2017.

We have determined that activities in waters of the U.S. associated with the project are authorized by Nationwide Permit Number (NWP) 39. However, this authorization is denied without prejudice until water quality certification under Section 401 of the Clean Water Act has been issued or waived for the activities requiring a permit from this office. Once you receive water quality certification or waiver thereof, the activities are authorized and the work may proceed subject to the conditions of water quality certification, and the terms and conditions of the NWP.

You must comply with all terms and conditions of the NWP and applicable regional conditions. Information about the NWP terms and conditions and Sacramento District regional conditions for California, excluding the Lake Tahoe Basin are available on our website at www.spk.usace.army.mil/Missions/Regulatory/Permitting/NationwidePermits.aspx. You should pay particular attention to Regional Conditions C(4), C(7), and C(8). In addition, your work must comply with the following special condition:

1. Prior to initiation of any construction activities within waters of the United States, you shall employ construction best management practices (BMPs) on-site to prevent

any degradation to on-site waters of the United States (WOUS). All BMPs shall be in place prior to initiation of any construction activities of the project and shall remain in place until construction is completed.

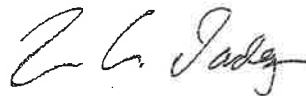
Within 30 days after completion of the authorized work, you must sign the enclosed Compliance Certification and return it to this office with the information required by Sacramento District Regional Condition C(9) for California.

This verification is valid until March 18, 2022, when the existing NWP's are scheduled to be modified, reissued, or revoked. Furthermore, if you commence or are under contract to commence this activity before the date the NWP is modified, reissued, or revoked, you will have 12 months from the date of the modification, reissuance or revocation to complete the activity under the present terms and conditions. Failure to comply with the general and regional conditions of this NWP, or the project-specific special conditions of this authorization, may result in the suspension or revocation of your authorization.

We would appreciate your feedback on this permit action including your interaction with our staff and processes. For more information about our program or to complete our Regulatory Program national customer service survey, visit our website at www.spk.usace.army.mil/Missions/Regulatory.aspx.

Please refer to identification number SPK-2008-00718 in any correspondence concerning this project. If you have any questions, please contact Mr. Jesse Stovall, by email at jesse.t.stovall@usace.army.mil, or telephone at 916-557- 7506.

Sincerely,



Kathleen A. Dadey, PhD
Chief, California South Section
Regulatory Division

Enclosure

cc: (w/o encl)

Ms. Elizabeth Lee, Storm Water and Water Quality Certification Unit, Central Valley
Regional Water Quality Control Board (5S), Elizabeth.lee@waterboards.ca.gov

Ms. Tina Bartlett, California Department of Fish and Wildlife, R2CEQA@wildlife.ca.gov

Mr. Rick Kuyper, U.S. Fish and Wildlife Service, Sacramento Fish and Wildlife Office,
Endangered Species Program, richard_kuyper@fws.gov

COMPLIANCE CERTIFICATION

Permit File Name: Martell Site - Jackson Gate Plaza

Action ID: SPK-2008-00718

Nationwide Permit Number: 39

Permittee: Jackson Gate Plaza North
Attn: Mr. Steve Lawson
P.O. Box 338
Jackson, California 95642

County: Amador County

Date of Verification: November 7, 2017

Within 30 days after completion of the activity authorized by this permit, sign this certification and return it to the following address:

U.S. Army Corps of Engineers
Sacramento District

DLL-CESPK-RD-Compliance@usace.army.mil

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with the terms and conditions of the permit your authorization may be suspended, modified, or revoked. If you have any questions about this certification, please contact the U.S. Army Corps of Engineers.

I hereby certify that the work authorized by the above-referenced permit, including all the required mitigation, was completed in accordance with the terms and conditions of the permit verification.

Permittee Signature

Date

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date October 16 2019

RECEIVED FROM RTR Investments Inc.

ADDRESS PO Box 338 Jackson, CA 95642

Two Thousand Five Hundred Fifty Nine ~~100~~ DOLLARS (\$ 2,559.00)

For Zone Change application for APNs 044-030-024 & 044-030-026-530
(\$1,827 for Major ZC, \$682 for CEQA Is., \$50 for Recording Admin fee)

ACCOUNT			How Paid ✓	
Amount Due	<u>2,559</u>	<u>00</u>	Cash	<u>1266</u>
Amount Paid	<u>2,559</u>	<u>00</u>	Check	
			Money Order	

Planning Department
By Ruslan Blatan Deputy

№ 87921