



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

**Early Consultation Application Referral**

**TO:**

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

**DATE:** June 3, 2022

**FROM:** Krista Ruesel, Planning Department

**PROJECT:** Use Permit Amendment Application UP-22;3-3 ACES Waste, 2022 Amendment, Pine Grove Transfer Station, requesting increased permitted Tons per Day and Permitted Daily Traffic, in conjunction with **Zone Change Application ZC-22;3-1** proposing a change from the X, Special Use Zoning District to LM, Light Manufacturing. The property is 3.6 acres, and has a General Plan Designation of TC, Town Center. APN: 030-140-067.

Proposed Changes to the Use Permit Permissions are as follow:

- 1) Increased permitted tons per day (TPD) from 99 TPD to 150 TPD.
- 2) Increased permitted traffic from 125 incoming vehicles, and 5-10 outgoing hauling vehicles, to 170 incoming vehicles, and 15 outgoing hauling vehicles.

**Property Owner:** ACES Waste Services, Inc.

**Supervisorial District:** 4

**Location:** 19801 Berry St., Pine Grove, CA 95665

**REVIEW:**

As part of the preliminary review process, this project is being sent to State, Tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will conduct environmental review and prepare draft Conditions of Approval during its regular meeting on Thursday, **June 16, 2022** in the Board of Supervisors Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.

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



March 29, 2022

Amador County Planning Department County Administration Center  
810 Court Street  
Jackson, CA 95642-2132

RE: Application for Zone Change, Pine Grove Public Transfer Station, 19801 Berry Street, Pine Grove, CA 95665, APN 030140067000 (30-14-67)

ACES Waste Services, Inc. (ACES) is submitting the enclosed Application for Zone Change for the existing Pine Grove Public Transfer Station (PGPTS) located at 19801 Berry Street, Pine Grove, CA 95665, [APN 030140067000 (30-14-67)]. The requested zone change is described below:

- Zone Change from X (Special Use) to LM (Light Manufacturing).

#### Reason for Change

The PGPTS is an existing solid waste transfer station. The Amador County Planning Department has advised ACES that the current zoning designation for the facility parcel, X (Special Use) is incompatible with the current General Plan designation, TC (Town Center). Therefore, ACES is submitting this Zone Change Application. The Amador County Planning Department has indicated that the LM (Light Manufacturing) zoning designation is compatible with the General Plan designation.

The PGPTS is compatible with the objectives for the Pine Grove Town Center, as stated in the Amador County General Plan, in the following ways:

- Since the transfer station parcel fronts on Berry Street, and the transfer station is set back from Berry Street, it does not conflict with the objective of constructing new buildings in the Town Center closer to SR (State Route) 88, with the front of the buildings facing SR 88.
- Residents in low density, rural areas frequently prefer to "self-haul" their recyclable materials and solid wastes to facilities like the PGPTS (as opposed to having "garbage collection service"), frequently combining such trips with other errands. Therefore, the PGPTS is compatible with the Town Center objective of "offering a central site where services will be available to upcountry residents." (As noted above, the PGPTS can provide this service without conflicting with the desired overall appearance and function of properties fronting on SR 88.)

**Additional Information**

In addition, ACES is applying concurrently for a Use Permit Amendment for the following changes to the facility's Use Permit:

- Increase permitted tons per day (TPD) from 99 TPD to 150 TPD.
- Increase permitted traffic from 125 incoming vehicles and 5 to 10 outgoing vehicles to 175 incoming vehicles and 15 outgoing vehicles.

ACES is submitting the application for this Use Permit Amendment separately from (but concurrently with) with this Zone Change Application.

If you have any questions concerning this matter, please contact either me, or our consultant, Mr. Evan Edgar at (916) 444-5345 at [evan@edgarinc.org](mailto:evan@edgarinc.org). Evan Edgar is our authorized agent on this application process.

Very truly yours.

A handwritten signature in blue ink, appearing to read "Paul Molinelli, Sr.", is written over the closing text.

Paul Molinelli, Sr.



**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 ACES Waste Services, Inc.

Mailing Address 6500 Buena Vista Road, Ione, CA 95640

Phone Number 209-274-2237

Assessor Parcel Number 03014006700 (30-14-67)

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 Amend Use Permit to increase permitted tons per day (99 TPD to 150 TPD) & permitted traffic per day (125 incoming & 5-10 outgoing to 175 incoming & 15 outgoing at existing transfer station.
- OTHER day (125 incoming & 5-10 outgoing to 175 incoming & 15 outgoing at existing transfer station.



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).



N/A. 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: \$ 1,709.00 (Use Permit Amendment + CEQAIS +Recording Fee)



Environmental Health Review Fee: \$ 240.00



Public Works Agency Review Fee: \$ 500.00 (deposit - Actual fee baed on staff time.)



Amador Fire Protection District Fee: \$ 176.00



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: Use Permit Amendment Application, Pine Grove Public Transfer Station, Increase  
Permitted Tons per Day and Permitted Traffic per day.

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

Applicant/

Developer ACES Waste Services, Inc. Landowner ACES Waste Services, Inc.

Address 6500 Buena Vista Rd., Lone, CA 95640 Address 6500 Buena Vista Rd., Lone, CA 95640

Phone No. 209-274-2237 Phone No. 209-274-2237

Assessor Parcel Number(s) 030140067000 (30-14-67)

Existing Zoning District X - Special Use

Existing General Plan TC (Town 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 Revised Solid Waste Facility Permit, Issued by Amador County Environmental Health & Concurred by CalRecycle

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

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

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

YES NO

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

**ENVIRONMENTAL SETTING**

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

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

Date 3/29/2022

  
 (Signature)  
 For ACES Waste Services, Inc.

# **ENVIRONMENTAL INFORMATION FORM**

## **Supplemental Information**

### **Pine Grove Public Transfer Station Use Permit Amendment Application and Zone Change Application**

**ACES Waste Services, Inc.  
December 2021**

This document provides the following information required for the Environmental Information Form for the Use Permit Application and the associated Zone Change Application for the Pine Grove Public Transfer Station Use Permit Amendment Application to Increase the Permitted Tons per Day and Permitted Traffic per Day and the associated Zone Change Application to change the zoning for the transfer station parcel from X (Special) to LM (Light Manufacturing).

- Written Project Description.
- Item 29 – Existing Project Site Description.
- Item 30 – Surrounding Properties Description.
- Item 31 – Known Mine Shafts, Tunnels, Air Shafts, Open Hazardous Excavations, etc., Description.

#### **Written Project Description**

ACES Waste Services, Inc., (ACES) is applying for a Use Permit Amendment to increase the permitted daily tonnage and permitted daily traffic at the existing Pine Grove Public Transfer Station (PGPTS) at 19801 Berry Street, Pine Grove, California 95665, as shown below:

- Increase permitted daily tonnage from 99 tons per day to 150 tons per day.
- Increase permitted daily traffic from 125 incoming and 5 – 10 outgoing vehicles per day to 175 incoming and 15 outgoing per day.

The proposed change is only an operational change, and there will be no new construction or other changes at the transfer station.

Proper management of recyclable materials and solid wastes, as provided by the PGPTS, are essential public health services. (Management of recyclable materials and solid wastes were designated as essential services during the recent “COVID 19 Shutdown”.) ACES wishes to increase the permitted daily tonnage and permitted daily traffic at the transfer station to accommodate growth within the area served by the facility. Without these changes, the following impacts to the community are likely:

- ACES will have to close the transfer station early (before the stated closing time).

- Residents expecting to drop off recyclable materials, or dispose of solid waste, at the transfer station will find the transfer station closed.
- Residents who find the transfer station closed will be forced to respond in one of the following manners:
  - Return another day - this would result in additional traffic trips in the area, with the associated environmental impacts.
  - Drive to the Western Amador Recycling Facility in Buena Vista (For upcountry residents this results in a 40-to-50-mile round trip.), with the associated added traffic on County roads and associated environmental impacts.
  - Residents might even resort to illegal dumping and leave their solid waste in secluded areas within the County, with the associated negative impacts to the community.

As indicated above, ACES wishes to prevent these negative impacts to the community by increasing the permitted tons per day and permitted vehicles per day at PGPTS. The existing transfer station can accommodate these increases, and no other changes at the facility are necessary.

In addition, the Amador County Planning Department has advised ACES that the current zoning designation for the facility parcel, X (Special Use) is incompatible with the current General Plan designation, TC (Town Center). Therefore, ACES is submitting a Zone Change Application concurrent with the Use Permit Amendment Application. The Amador County Planning Department has indicated that the LM (Light Manufacturing) zoning designation is compatible with the General Plan designation.

The PGPTS is compatible with the objectives for the Pine Grove Town Center, as stated in the Amador County General Plan, in the following ways:

- Since the transfer station parcel fronts on Berry Street, and the transfer station is set back from Berry Street, it does not conflict with the objective of constructing new buildings in the Town Center closer to SR (State Route) 88, with the front of the buildings facing SR 88.
- Residents in low density, rural areas frequently prefer to “self-haul” their recyclable materials and solid wastes to facilities like the PGPTS (as opposed to having “garbage collection service”), frequently combining such trips with other errands. Therefore, the PGPTS is compatible with the Town Center objective of “offering a central site where services will be available to upcountry residents.” (As noted above, the PGPTS can provide this service without conflicting with the desired overall appearance and function of properties fronting on SR 88.)

#### **Item 29 – Existing Project Site Description**

The existing project site is an existing recycling facility and solid waste transfer station. No construction, or physical changes are proposed as part of this project.



**Item 30 – Surrounding Properties Description**

As described in the Amador County General Plan, surrounding properties in the Pine Grove Town Center area include commercial uses, some low density residential, some public uses, and some light industrial businesses. Since the PGPTS is an existing facility, and no physical changes are proposed as part of this project, impacts to surrounding properties will likely be minimal. In addition, as noted above, a major objective of the project is to prevent adverse impacts in the area that will likely result if residents arrive at the facility on days when it has closed early due to reaching the current permit limits.

**Item 31 – Known Mine Shafts, Tunnels, Air Shafts, Open Hazardous Excavations, etc., Description**

None of these features are known to be present on the PGPTS parcel.

**INDEMNIFICATION**

Use Permit Amendment Application, Pine Grove Public Transfer Station, Increase Permitted Tons  
Project: per Day and Permitted Traffic per Day

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

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County's defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

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

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

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

Applicant:

3/29/22  
Signature

Owner (if different than Applicant):

  
Signature



PLANNING DEPARTMENT

APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

1. A. Name of Property Owner ACES Waste Services, Inc.
Mailing Address 6500 Buena Vista Rd.
lone, CA 95640
Phone Number 209-274-2237
B. Name of Applicant ACES Waste Services, Inc.
Mailing Address 6500 Buena Vista Rd.
lone, CA 95640
Phone Number 209-274-2237
C. Name of Representative Paul Molinelli Jr.
Mailing Address 6500 Buena Vista Rd.
lone, CA 95640
Phone Number 209-274-2237

- 2. Assessor Parcel Number(s) 030140067000 (30-14-67)
3. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. Note: It is to your benefit to be as specific as possible with your application information.
4. Letter of authorization if landowner is being represented by another party.
5. Submit a plot plan of parcel showing location of project in relation to property lines and any existing structures/improvements (roads, parking areas, etc.) on the property as well as all proposed structures/improvements (may wish to make separate maps). NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department (810 Court Street, Jackson, CA) for the purpose of aiding in drawing of the plot plan.
6. Copy of deed(s) to property.
7. Completed Environmental Information Form and Indemnification Agreement.
8. Filing fee of \$1,901 (see attached schedule of fees).
9. Application Form to be signed at the time of project presentation in the Planning Department.

### ENVIRONMENTAL INFORMATION FORM

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

#### GENERAL INFORMATION

Project Name: Zone Change Application, Pine Grove Public Transfer Station, X (Special Use) to LM (Light Manufacturing)

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

Applicant/

Developer ACES Waste Services, Inc. Landowner ACES Waste Services, Inc.

Address 6500 Buena Vista Road, Ione, CA 95640 Address 6500 Buena Vista Road, Ione, CA 95640

Phone No. 209-274-2237 Phone No. 209-274-2237

Assessor Parcel Number(s) 030140067000 (30-14-67)

Existing Zoning District X (Special Use)

Existing General Plan TC (Town 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 Revised Solid Waste Facility Permit Issued by Amador County Environmental Health & Concurred by CalRecycle

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

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

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

YES NO

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.          |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.                 |
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**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 3/28/22

  
(Signature)  
For ACES Waste Services, Inc.

**ENVIRONMENTAL INFORMATION FORM**  
**Supplemental Information**

**Pine Grove Public Transfer Station**  
**Use Permit Amendment Application and Zone Change Application**

**ACES Waste Services, Inc.**  
**December 2021**

This document provides the following information required for the Environmental Information Form for the Use Permit Application and the associated Zone Change Application for the Pine Grove Public Transfer Station Use Permit Amendment Application to Increase the Permitted Tons per Day and Permitted Traffic per Day and the associated Zone Change Application to change the zoning for the transfer station parcel from X (Special) to LM (Light Manufacturing).

- Written Project Description.
- Item 29 – Existing Project Site Description.
- Item 30 – Surrounding Properties Description.
- Item 31 – Known Mine Shafts, Tunnels, Air Shafts, Open Hazardous Excavations, etc., Description.

**Written Project Description**

ACES Waste Services, Inc., (ACES) is applying for a Use Permit Amendment to increase the permitted daily tonnage and permitted daily traffic at the existing Pine Grove Public Transfer Station (PGPTS) at 19801 Berry Street, Pine Grove, California 95665, as shown below:

- Increase permitted daily tonnage from 99 tons per day to 150 tons per day.
- Increase permitted daily traffic from 125 incoming and 5 – 10 outgoing vehicles per day to 175 incoming and 15 outgoing per day.

The proposed change is only an operational change, and there will be no new construction or other changes at the transfer station.

Proper management of recyclable materials and solid wastes, as provided by the PGPTS, are essential public health services. (Management of recyclable materials and solid wastes were designated as essential services during the recent “COVID 19 Shutdown”.) ACES wishes to increase the permitted daily tonnage and permitted daily traffic at the transfer station to accommodate growth within the area served by the facility. Without these changes, the following impacts to the community are likely:

- ACES will have to close the transfer station early (before the stated closing time).

- Residents expecting to drop off recyclable materials, or dispose of solid waste, at the transfer station will find the transfer station closed.
- Residents who find the transfer station closed will be forced to respond in one of the following manners:
  - Return another day - this would result in additional traffic trips in the area, with the associated environmental impacts.
  - Drive to the Western Amador Recycling Facility in Buena Vista (For upcountry residents this results in a 40-to-50-mile round trip.), with the associated added traffic on County roads and associated environmental impacts.
  - Residents might even resort to illegal dumping and leave their solid waste in secluded areas within the County, with the associated negative impacts to the community.

As indicated above, ACES wishes to prevent these negative impacts to the community by increasing the permitted tons per day and permitted vehicles per day at PGPTS. The existing transfer station can accommodate these increases, and no other changes at the facility are necessary.

In addition, the Amador County Planning Department has advised ACES that the current zoning designation for the facility parcel, X (Special Use) is incompatible with the current General Plan designation, TC (Town Center). Therefore, ACES is submitting a Zone Change Application concurrent with the Use Permit Amendment Application. The Amador County Planning Department has indicated that the LM (Light Manufacturing) zoning designation is compatible with the General Plan designation.

The PGPTS is compatible with the objectives for the Pine Grove Town Center, as stated in the Amador County General Plan, in the following ways:

- Since the transfer station parcel fronts on Berry Street, and the transfer station is set back from Berry Street, it does not conflict with the objective of constructing new buildings in the Town Center closer to SR (State Route) 88, with the front of the buildings facing SR 88.
- Residents in low density, rural areas frequently prefer to “self-haul” their recyclable materials and solid wastes to facilities like the PGPTS (as opposed to having “garbage collection service”), frequently combining such trips with other errands. Therefore, the PGPTS is compatible with the Town Center objective of “offering a central site where services will be available to upcountry residents.” (As noted above, the PGPTS can provide this service without conflicting with the desired overall appearance and function of properties fronting on SR 88.)

**Item 29 – Existing Project Site Description**

The existing project site is an existing recycling facility and solid waste transfer station. No construction, or physical changes are proposed as part of this project.

**Item 30 – Surrounding Properties Description**

As described in the Amador County General Plan, surrounding properties in the Pine Grove Town Center area include commercial uses, some low density residential, some public uses, and some light industrial businesses. Since the PGPTS is an existing facility, and no physical changes are proposed as part of this project, impacts to surrounding properties will likely be minimal. In addition, as noted above, a major objective of the project is to prevent adverse impacts in the area that will likely result if residents arrive at the facility on days when it has closed early due to reaching the current permit limits.

**Item 31 – Known Mine Shafts, Tunnels, Air Shafts, Open Hazardous Excavations, etc., Description**

None of these features are known to be present on the PGPTS parcel.



**INDEMNIFICATION**

Project: Zone Change Application, Pine Grove Public Transfer Station, X (Special Use) to LM (Light Manufacturing)

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

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County's defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.
2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.
3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

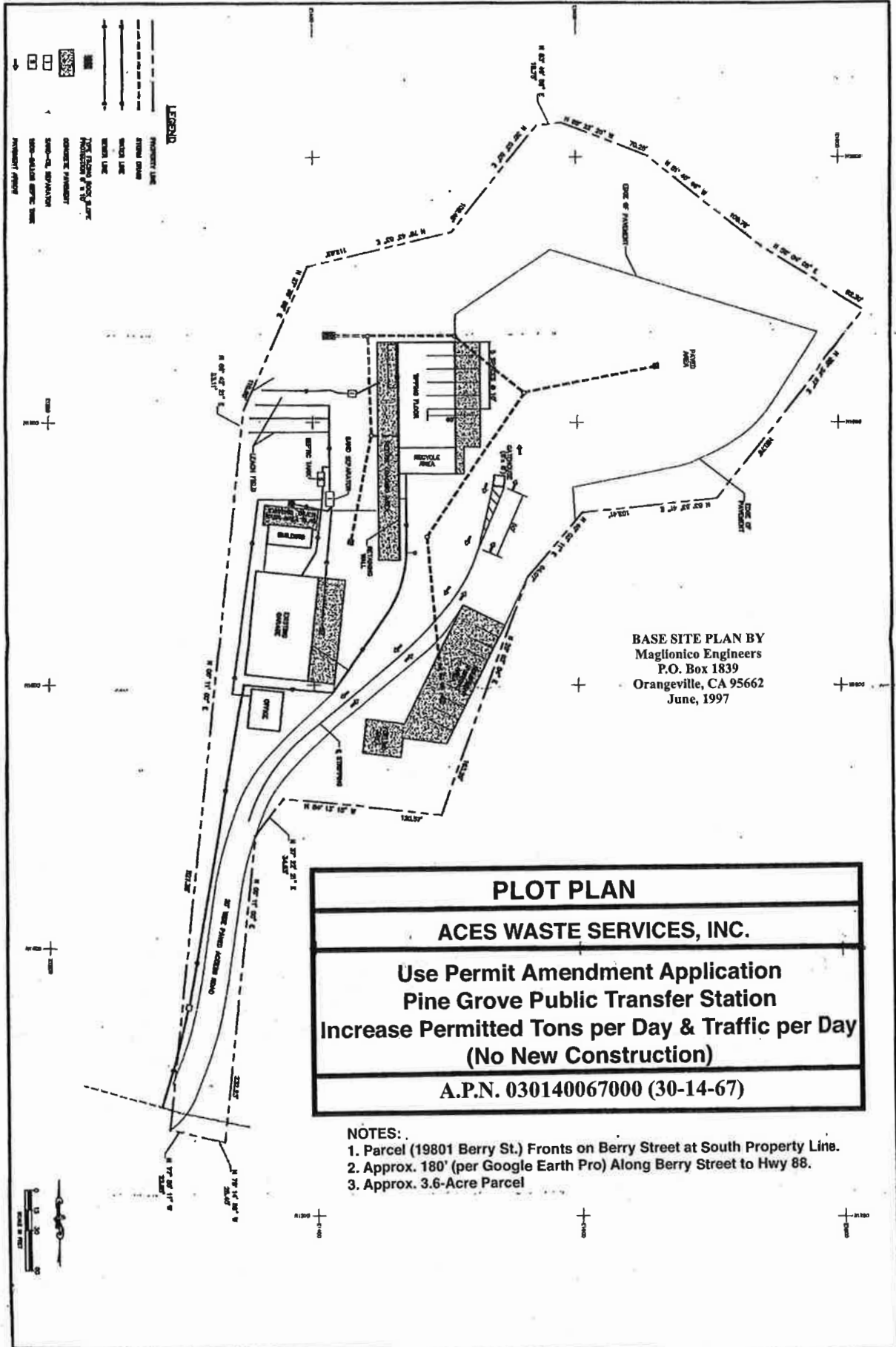
IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification.

Applicant:

3/29/22  
Signature

Owner (if different than Applicant):

  
Signature



**LEGEND**

- PROPERTY LINE
- STEEL DRIVE
- WATER LINE
- SEWER LINE
- EXISTING FOOTPRINT
- PROPOSED FOOTPRINT
- PROPOSED DRIVEWAY
- PROPOSED DRIVE
- PROPOSED DRIVE
- PROPOSED DRIVE

BASE SITE PLAN BY  
 Maglionico Engineers  
 P.O. Box 1839  
 Orangeville, CA 95662  
 June, 1997

**PLOT PLAN**

**ACES WASTE SERVICES, INC.**

**Use Permit Amendment Application  
 Pine Grove Public Transfer Station  
 Increase Permitted Tons per Day & Traffic per Day  
 (No New Construction)**

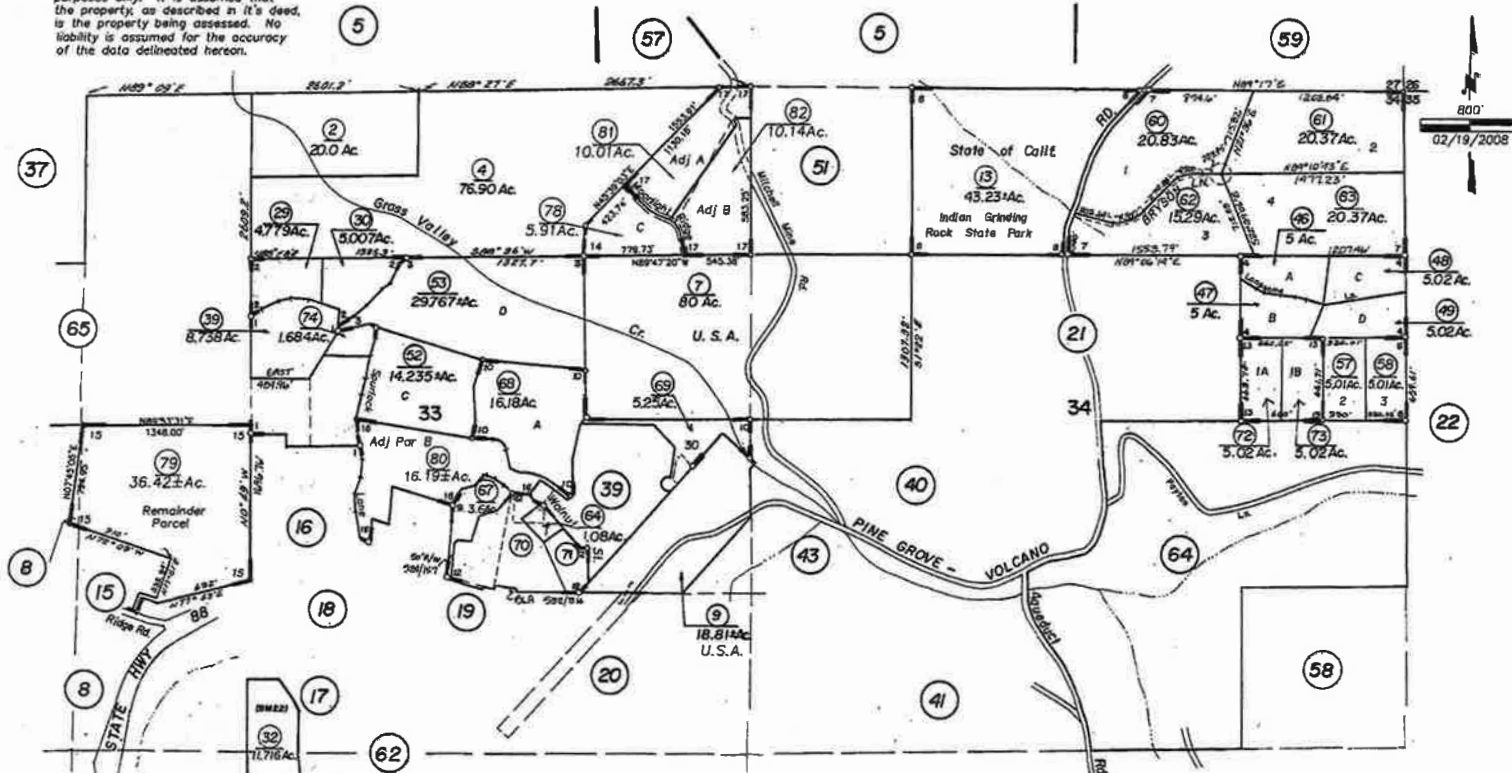
**A.P.N. 030140067000 (30-14-67)**

**NOTES:**

1. Parcel (19801 Berry St.) Fronts on Berry Street at South Property Line.
2. Approx. 180' (per Google Earth Pro) Along Berry Street to Hwy 88.
3. Approx. 3.6-Acre Parcel



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.

38  
15

- R.M. Bk. 4, Pg. 69
- 1- R.M. Bk. 4, Pg. 75
- R.M. Bk. 8, Pg. 22
- 2- R.M. Bk. 8, Pg. 49
- 3- R.M. Bk. 15, Pg. 32
- R.M. Bk. 16, Pg. 5
- R.M. Bk. 21, Pg. 28
- 4- R.M. Bk. 22, Pg. 19

- 5- R.M. Bk. 23, Pg. 29
- 6- R.M. Bk. 32, Pg. 72
- 7- R.M. Bk. 40, Pg. 1
- P.M. Bk. 9, Pg. 13
- 8- R.M. Bk. 41, Pg. 27
- 9- R.M. Bk. 41, Pg. 58
- 10- R.M. Bk. 42, Pg. 8
- 11- R.M. Bk. 43, Pg. 18 (10/27/88)
- 12- R.M. Bk. 43, Pg. 20 (11/7/88)
- 13- P.M. Bk. 44, Pg. 38 (12/8/88)

- 14- R.M. Bk. 48, Pg. 65 (12/2/94)
- 15- R.M. Bk. 55, Pg. 99 (11/12/2003)
- 16- R.M. Bk. 60, Pg. 14 (10/16/2007)
- 17- R.M. Bk. 60, Pg. 28 (12/10/2007)

Assessor's Map Bk.30, Pg.14  
County of Amador, Calif.

**Property Detail**

Amador, CA JAMES B. ROONEY, ASSESSOR

Parcel # (APN): **030-140-067-000**Use Description: **INDUSTRIAL**Parcel Status: **ACTIVE**Owner Name: **ACES WASTE SERVICES INC**Mailing Address: **6500 BUENA VISTA RD IONE CA 95640-9443**Situs Address: **19801 BERRY ST PINE GROVE CA 95665**

Legal

Description: **POR S33T7NR12E 3.6 AC****ASSESSMENT**Total Value: **\$709,800**Use Code: **II**

Zoning:

Land Value: **\$245,700**Tax Rate Area: **052011**Census Tract: **4.02/**Impr Value: **\$464,100**Year Assd: **2021**

Improve Type:

Other Value:

Property Tax:

Price/SqFt:

% Improved **65%**

Delinquent Yr

Exempt Amt:

HO Exempt?: **N****SALES HISTORY**

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:	<b>11/05/1993</b>			<b>11/23/2009</b>
Recorded Doc #:	<b>1993R011715</b>			<b>2009R009516</b>
Recorded Doc Type:				
Transfer Amount:				
Sale 1 Seller (Grantor):				
1st Trst Dd Amt:	Code1:	2nd Trst Dd Amt:	Code2:	

**PROPERTY CHARACTERISTICS**Lot Acres: **3.600**Year Built: **1952**

Fireplace:

Lot SqFt: **156,816**Effective Yr: **1952**

A/C:

Bldg/Liv Area: **3,200**

Heating:

Units:

Total Rooms:

Pool:

Buildings:

Bedrooms:

Stories:

Baths (Full):

Park Type:

Style:

Baths (Half):

Spaces:

Construct:

Site Infince:

Quality:

Garage SqFt:

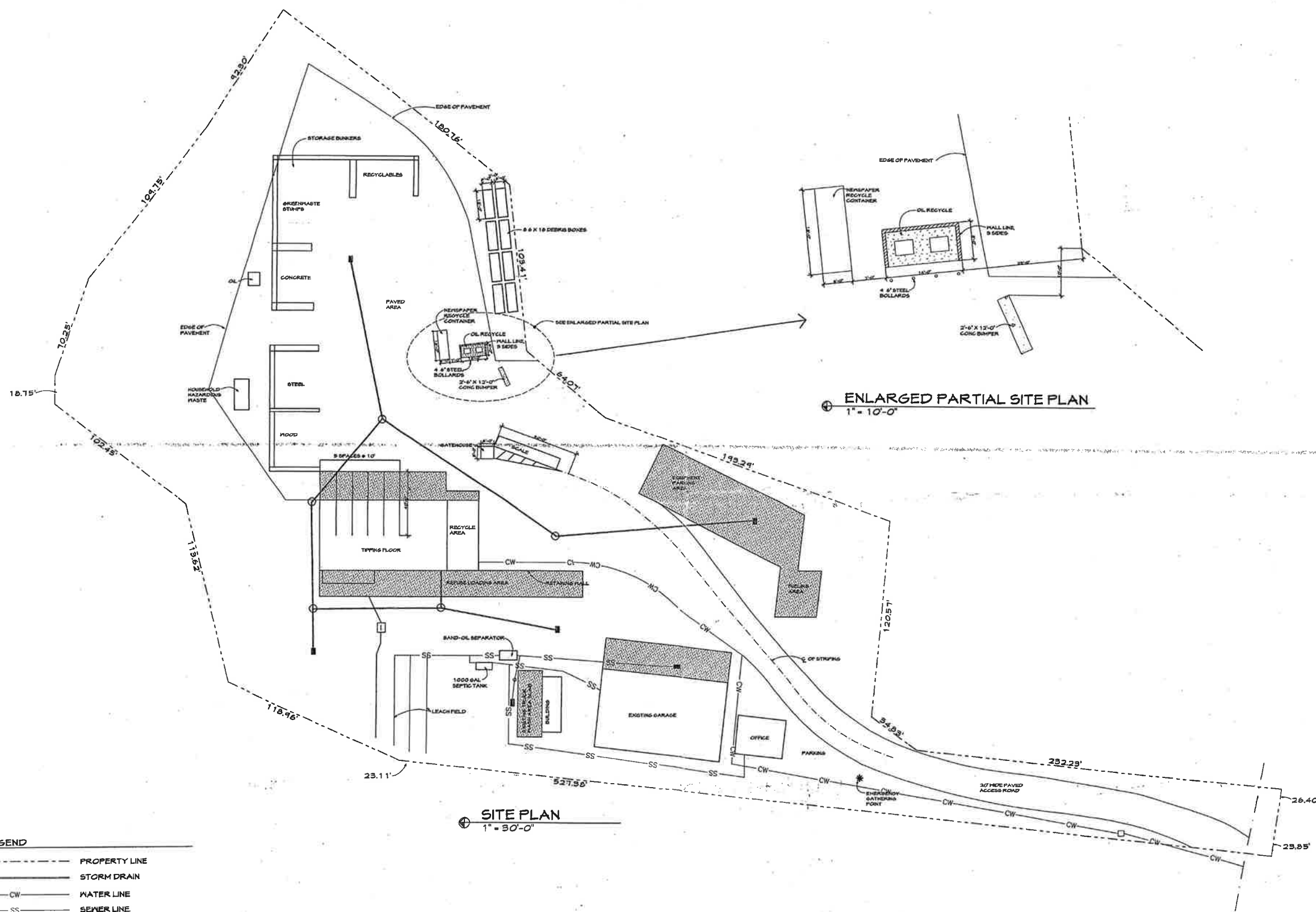
Building Class:

Timber Preserve:

Condition:

Ag Preserve:

Other Rooms:



- LEGEND**
- PROPERTY LINE
  - STORM DRAIN
  - CW — WATER LINE
  - SS — SEWER LINE

**SITE PLAN**  
1" = 30'-0"

**ENLARGED PARTIAL SITE PLAN**  
1" = 10'-0"



**ACES**  
18901 BERRY STREET  
PINE GROVE, CALIFORNIA

OFFICE:  
114 MAIN STREET, SUITE 110  
JACKSON, CA 95642-2542  
PHONE: 209-223-2717  
FAX: 209-223-1015  
E-MAIL: davek@aces.com



DRAWN  
rik  
DATE  
03/27/07  
JOB NO.

SHEET  
A-1  
OF SHEETS

**Registration Permit Application**

Facility Name: **Pine Grove Public Transfer Station**

Address/Location: **19801 Berry Street, Pine Grove, CA 95665**

Phone Number: **209-274-2237**

Facility Operator: **ACES Waste Services, Inc.**

Mailing Address:

**6500 Buena Vista Road  
Ione, CA 95640**

Address Where Process May be Served:

**6500 Buena Vista Road**

Phone Number: **209-274-2237**

Land Owner: **ACES Waste Services, Inc.**

Mailing Address:

**6500 Buena Vista Road  
Ione, CA 95640**

Address Where Process May be Served:

**6500 Buena Vista Road  
Ione, CA 95640**

Phone Number: **209-274-2237**

Facility Information: **This facility is a medium volume transfer/processing facility permitted currently for 99 TPD**

Section Authorizing Eligibility: **This facility meets the definition of a medium volume transfer/processing facility as defined in Title 14 division 7, Chapter 3, Article 6.0, Section 17402(a)(11). Table 1 in Section 17403 identifies that this type of facility is subject to the Registration Permit Tier.**

Volume and Type of Waste/Materials(s) Handled:

Site Capacity: 99 TPD Cubic Yards or Tons  
 Peak Loading: 99 TPD Cubic Yards or Tons /Day  
 Annual Loading: 36,000 TPY Cubic Yards or Tons (Based on 99 TPD, 365 days per year)

Days and Hours of Operation: **Mon - Sat. 9:00 am - 12 pm and 1pm - 4 pm for self-haul  
 2:00 am - 8:00 pm 7 days per week for commercial loads**

Facility Size: 3.6 Area  
 Operating Area: 3.6 Area

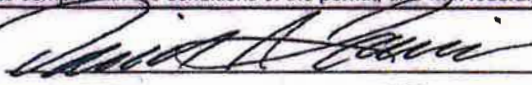
Traffic:  
 Incoming Waste Material: 125 Vehicles Per Day  
 Outgoing Waste Material: 5 - 10 Vehicles Per Day

One of the Following Statements Must be Checked:

- The facility is identified and described in or conforms with the County Solid Waste Management Plan, or otherwise complies with Public Resources Code 50000; and the facility is consistent with the city or county General Plan.
- The facility is identified in either the countywide siting element, the non-disposal facility element, or in the source reduction and recycling element for the jurisdictions in which it is located; or that the facility is not required to be identified in any of these elements pursuant to section 50001 of the Public Resources Code.

I hereby acknowledge that I have read this application, and certify under penalty of perjury that the information provided is true and accurate. In operating the facility, I agree to comply with the conditions of the permit, and with federal, state, and local enactments.

Signature of Land Owner:



Date:

4-15-21

Signature of Operator:



Date:

4-15-21

This application must be accompanied by a  General Description  Site Plan, and  Location Map.

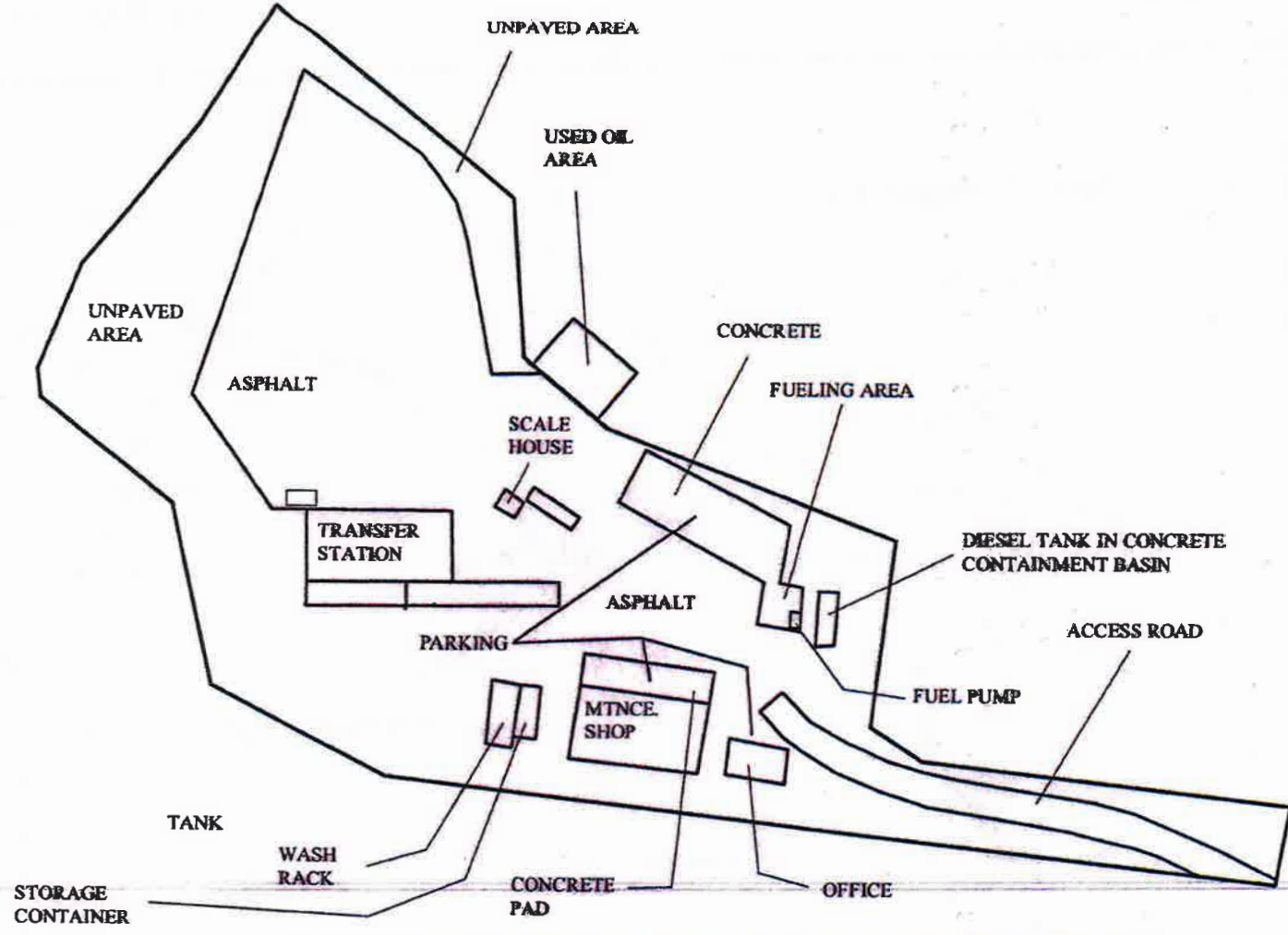
Enforcement Agency Name and Address  
**Amador County Environmental Health Dept.  
 810 Court Street  
 Jackson, CA 95642**

FOR ENFORCEMENT AGENCY USE ONLY

Date received:  
 Date approved:  
 Date rejected:  
 Filing Fee:  
 SWIS #:



NOT TO SCALE



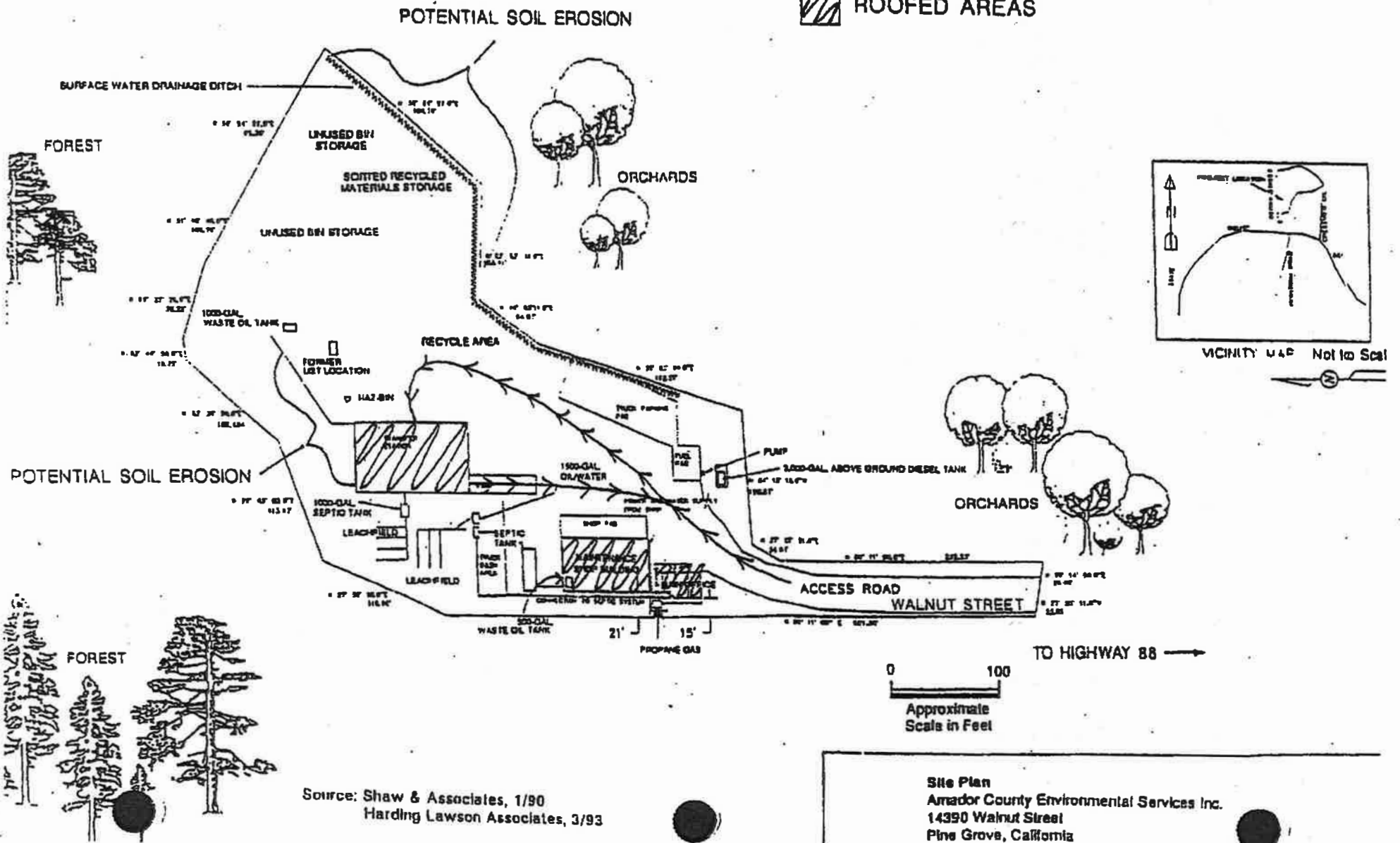
# ACES WASTE SERVICES, INC. SITE PLAN

**Figure 5. Traffic Plan**

□ POTENTIAL POLLUTANT CONTACT AREAS

←←← VEHICLE TRAFFIC - UNLOADING/LOADING

▨ ROOFED AREAS



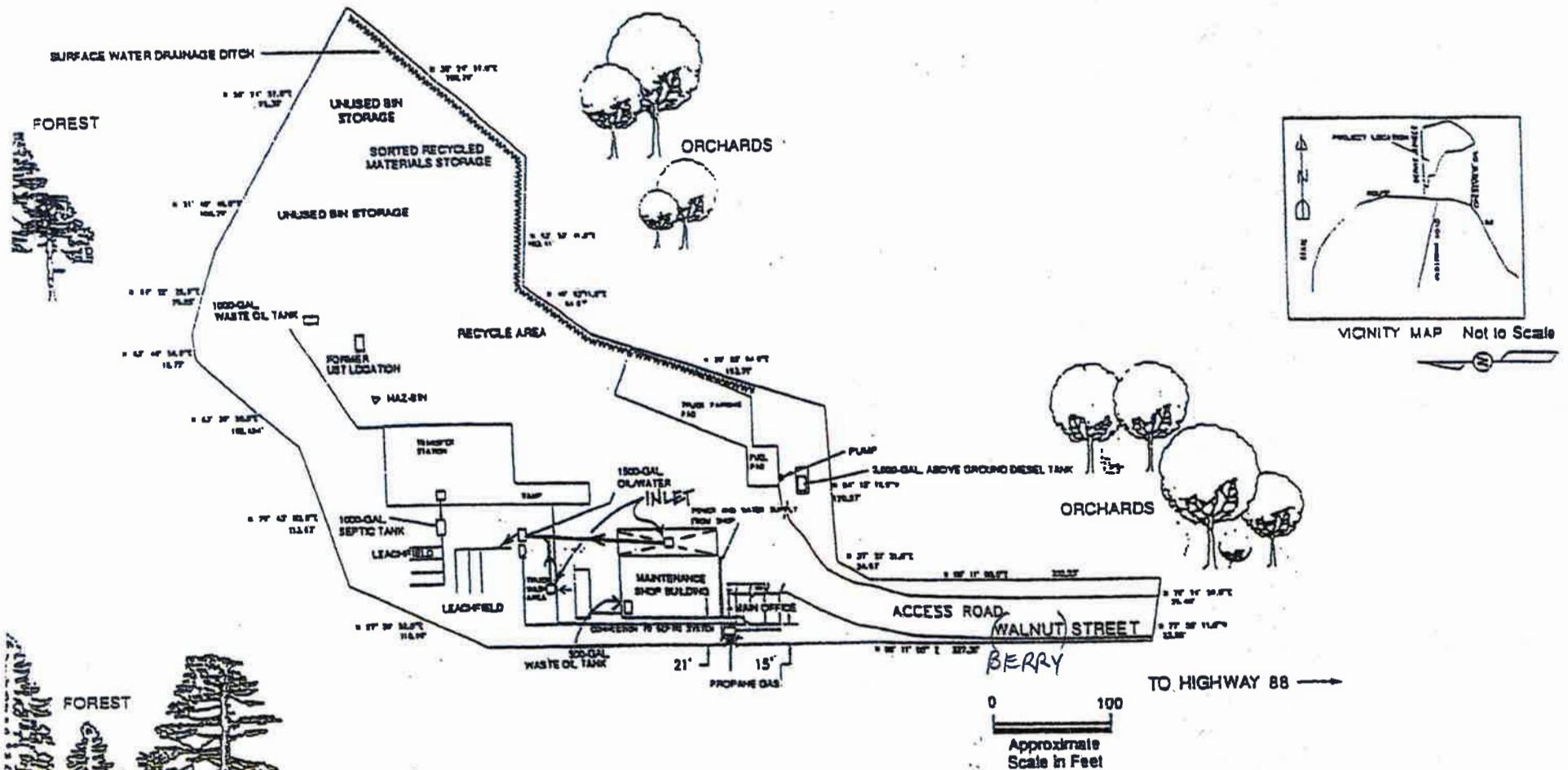
Source: Shaw & Associates, 1/90  
 Harding Lawson Associates, 3/93

Site Plan  
 Amador County Environmental Services Inc.  
 14390 Walnut Street  
 Pine Grove, California



# SHOP PAD & TRUCK WASH DRAINAGE PLAN

Figure 6. Drainage Plan



Source: Shaw & Associates, 1/90  
Harding Lawson Associates, 3/93

Site Plan  
Amador County Environmental Services Inc.  
14390 Walnut Street  
Pine Grove, California



## California Department of Transportation

OFFICE OF THE DISTRICT 10 PLANNING  
P.O. BOX 2048 | STOCKTON, CA 95201  
(209) 948-7325 | FAX (209) 948-7164 TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



May 3, 2022

Krista Ruesel Planner  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642

**AMA-88-PM 23.12**  
**Use Permit (UP) 22;3-3**  
**Zone Change (ZC)**  
**ZC-22;3-1**  
**SCH 2021030473**

Ms. Ruesel,

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the Use Permit Amendment Application UP-22;3-3 for the ACES Waste Services 2022 Amendment, for the Pine Grove Transfer Station, requesting to increase permitted Tons per Day and Permitted Daily Traffic, in conjunction with Zone Change Application ZC-22;3-1 proposing a change from the Special Use (X) Zoning District to Light Manufacturing (LM). The property is 3.6 acres and has a General Plan Designation of Town Center. The proposed changes to the Use Permit permissions are as follows: Increased permitted tons per day (TPD) from 99 TPD to 150 TPD; Increased permitted traffic from 125 incoming vehicles, and 5-10 outgoing hauling vehicles, to 170 incoming vehicles, and 15 outgoing hauling vehicles. The proposed project is located at 6500 Buena Vista Road lone, on Assessor Parcel Number (APN) 030-140-067.

Caltrans comments:

Caltrans has no comments at this time. However, Caltrans requests to be included in the review process for all future development at this location.

### Encroachment Permits

If any future project activities encroach into Caltrans Right-of-Way (ROW), the project proponent must submit an application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. Appropriate environmental studies must be submitted with this application. These studies will analyze potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans ROW at the project site(s). For more information, please visit the Caltrans Website at: <https://dot.ca.gov/programs/traffic-operations/ep/applications>

Ms. Krista Ruesel  
May 3, 2022  
Page 2

Please contact Paul Bauldry at (209) 670-9488 or by (email: paul.bauldry@dot.ca.gov), or me at (209) 483-7234 (email: Gregoria.Ponce@dot.ca.gov) if you have any questions or concerns.

Sincerely,

*Michael Casas*

for

Gregoria Ponce, Chief  
Office of Rural Planning



Krista Ruesel <kruesel@amadorgov.org>

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**AMA-88- PM 23.12 Zone Change (ZC) Aces Waste Water Services SCH 2021030473**

2 messages

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

Wed, Jun 8, 2022 at 12:07 PM

To: Krista Ruesel <kruesel@amadorgov.org>

Cc: OPR State Clearinghouse <State.Clearinghouse@opr.ca.gov>, "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Hello Krista,

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the Conditional Use Permit (CUP) Amendment Application UP-22;3-3 for the ACES Waste Services 2022 Amendment. The Pine Grove Transfer Station is requesting to increase permitted Tons per Day and Permitted Daily Traffic, in conjunction with Zone Change Application ZC-22;3-1 proposing a change from the Special Use (X) Zoning District to Light Manufacturing (LM). The property is 3.6 acres and has a General Plan Designation of Town Center. The proposed changes to the Use Permit permissions are as follows: Increased permitted tons per day (TPD) from 99 TPD to 150 TPD; Increased permitted traffic from 125 incoming vehicles and 5-10 outgoing hauling vehicles to 170 incoming vehicles, and 15 outgoing hauling vehicles.

The proposed project is located at 19801 Berry Street in Pine Grove on Assessor Parcel Number (APN) 030-140-067.

The response email dated 05/03/2022 comments still apply.

Caltrans has no comments at this time however Caltrans requests to be included in the review process for all future development at this location.

Thank you.

**Paul Bauldry**

Caltrans District 10

Office of Rural Planning

Division of Planning, Local Assistance, and Environmental

1976 E. Dr. Martin Luther King Jr Blvd.

Stockton CA 95205

Telework # 209.670.9488

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 **AMA-88-PM\_23\_12\_ACES\_Waste\_Services\_Zone\_Change.pdf**  
207K

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**Krista Ruesel** <[kruesel@amadorgov.org](mailto:kruesel@amadorgov.org)>

Wed, Jun 8, 2022 at 1:45 PM

To: "Bauldry, Paul@DOT" <[paul.bauldry@dot.ca.gov](mailto:paul.bauldry@dot.ca.gov)>

Cc: OPR State Clearinghouse <[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)>, "Ponce, Gregoria@DOT" <[gregoria.ponce@dot.ca.gov](mailto:gregoria.ponce@dot.ca.gov)>

Received, thank you.

**Krista Ruesel**

Planner|Amador County Planning Department

(209)223-6803|[kruesel@amadorgov.org](mailto:kruesel@amadorgov.org)

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[Quoted text hidden]