



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-6254
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

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

APPLICATION REFERRAL

TO:

Amador Air District
Building Department
County Counsel
Environmental Health Department
Surveying Department
Transportation and Public Works
Department
Waste Management
Sheriff's Office
AFPD
ACTC
Amador Transit
Amador Water Agency
Cal Fire
CHP
Caltrans, District 10
CDFW, Region 2
Amador LAFCO

Shingle Springs Band of Miwok
Indians**
Calaveras Band of Mi-Wuk
Indians**
Chicken Ranch Rancheria of Me-
Wuk Indians**
Jackson Rancheria Band of Miwok
Indians**
United Auburn Indian Community of
the Auburn Rancheria**
Nashville Enterprise Miwok-
Maidu-Nishinam Tribe**
Washoe Tribe of Nevada and
California**
Ione Band of Miwok Indians**
Buena Vista Band of Me-Wuk
Indians**

DATE: June 23, 2022

FROM: Ruslan Bratan, Planning Department

PROJECT: Request for a Use Permit for outdoor seating to allow up to 48 seats placed along an existing commercial building in a C1 Retail Commercial and Office Zone district.

Owner/Applicant: R Square Hotels Inc. (Rick Lahkar: Representative)

Supervisory District: 3

Location: 24140 State Highway 88 Pioneer, CA 95666

REVIEW: As part of the preliminary review process, this project is being referred to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the application for **completeness and environmental review** during its regular meeting on **Thursday, July 7, 2022 at 1:00 p.m.** in the Board Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference. At this time staff anticipates that a Notice of Exemption will be adopted for the project per CEQA Guidelines.

**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
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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 R. SQUARE HOTELS, INC
- Mailing Address 4198 RENNELLWOOD WY
PLEASANTON, CA 94566
- Phone Number (916) 821-8886
- Assessor Parcel Number 031-310-026/028
- Use Permit Applied For: ricklahkar@gmail.com
- 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 OUTDOOR SEATING FOR CAFE
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. (1090 - Application, SO Recording)
7. Planning Department Filing Fee: \$ 1,119.00
 Environmental Health Review Fee: \$ 240
 Public Works Agency Review Fee: \$ 500 deposit
 Amador Fire Protection District Fee: \$ 176
Discretionary permits may be subject to a CA Fish & Wildlife fee: \$
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: AMADOR HOTEL & CAFE

Date Filed: 06/21/2027 File No. _____

Applicant/ Developer RICK LAHKAR Landowner RICK LAHKAR

Address 498 REDWELLWOOD WY Address PLEASANTON, CA 94566

Phone No. (916) 821-8886 Phone No. (916) 821-8886

Assessor Parcel Number(s) _____

Existing Zoning District _____

Existing General Plan _____

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 _____

- ① BUILDING PERMIT
- ② FOOD FACILITY 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

- | | | |
|-------------------------------------|-------------------------------------|---|
| <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 checked="" type="checkbox"/> | <input 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 06/21/2022

R. Rodde
(Signature)

For R. SQUARE HOTELS, INC

INDEMNIFICATION

Project: AMADOR HOTEL & CAFE

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:

Owner (if different than Applicant):



Signature

Signature

Dated – 6/21/2022

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

Subject: Application for special use permit for an outdoor sitting area next to a casual café being built at 24140 / 24142 Highway 88. Pioneer, CA-95666

Dear Sir / Madam,

I have owned and operated a hotel at 24144 Highway 88. Pioneer, CA-95666 and an approximately 2,400 SF retail center at 24140 / 24142 Highway 88. Pioneer, CA-95666 since June of 2016.

I am now renovating and upgrading the hotel and about to start work for the buildout of a casual café cum coffee shop in the retail space.

I am making this application for your office to grant me permission to be able to provide an outdoor seating space to the patrons of the café.

It is now a known and proven fact after the recent pandemic of 2020 that outdoor dining is much preferred than indoor dining as people feels safer and the spread of the germ is less prevalent in outdoor spaces.

The retail space earlier had two spaces – one has been vacant for a very long period and the second space was a beer & wine bar that was in very bad shape. Hence with a vacant space and the beer & wine bar with restricted admission for adults only, this retail space had become an eyesore and had become a blighted spot right next to Amador country's scenic highway 88.

I am now working very earnestly to revitalize the building and the general area and an outdoor dining and sitting space will add to the attractiveness and the desirability to patrons to visit the café and utilize the facility.

The outdoor sitting space will benefit three distinct sections of people – the general public of the area as there is no decent eating facility with outdoor sitting in the area, the travelling public of Highway 88 who will be able to stop for a bite, use a clean restroom, charge their electric vehicles in our EV charging facility and the hotel's guest who can enjoy the great Amador county weather and enjoy a meal outdoors.

I have taken great care to hire a very accomplished design firm called TNI Design who specializes in the architecture, interior design and landscaping of hospitality and food & beverage outlets. Please visit www.tnidesign.com for your reference.

In view of the above, I am sure your department will notice that for the first time in the history of this building, I have taken great pains to redevelop and upgrade the facility so that it is a healthy and consumer friendly retail business where everybody benefits from the changes that I have envisioned.

Please let me know if you need any more information from me. I thank you for your time and I look forward to your office's cooperation and help in making my vision come true.

Sincerely,



Rick Lahkar
For R Square Hotels, Inc

Enclosed:

1. Application procedure for use permit
2. Site Plan
3. Plot Plan
4. Proposed General Layout

