

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION  
FOR MEETING OF: August 9, 2022**

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**ITEM 6 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. (APN 031-310-026 & 031-310-028).**

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

**Supervisorial District:** 3

**Location:** 24140 State Highway 88 Pioneer, CA 95666

**A. General Plan Designation:** C, Commercial

**B. Present Zoning:** C1, Retail Commercial and Office

**C. Acreage Involved:** 1.04

**D. Description:** The applicant is requesting a use permit to utilize the area adjacent to a café with outdoor searing. The café neighbors the existing Pioneer Inn and Suites and is currently being renovated. The project proposes year round seating adjacent to the cafe for up to eleven table tops that can seat four people each, and 2 table tops that can seat two people each. This would provide outdoor seating for up to forty-eight people total outside of the cafe.

**E. TAC Review and Recommendation:** The Amador County Technical Advisory Committee met on July 7, 2022 to review the project for completion and to evaluate potential environmental impacts, propose conditions/mitigation measures, and make a project recommendation to the Planning Commission. TAC has no technical objection to the Planning Commission approving Use Permit with the Conditions of Approval included with the Staff Report, along with the adoption of the Notice of Exemption.

**G. Planning Commission Action:** Following the public hearing, the Planning Commission shall determine the adequacy of the environmental document, a Notice of Exemption under CEQA Section 15311 and Section 15061(b)(3). Once the Commission makes a decision on the Notice of Exemption, a decision on the project and proposed conditions (or as amended) can then be made.

**H. Recommended Findings:**

1. The project, as proposed and conditioned, is consistent with the Amador County General Plan and the "C1" zoning district at this location;

2. The approval of the Use Permit is sanctioned by County Code Section 19.48.040 (District regulations- Generally (C1) and is consistent with County Code Section 19.56 (Use Permits) in that the establishment, maintenance or operation of proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County.
3. A review of this proposal was conducted by the Technical Advisory Committee, who, through their own research and the CEQA Initial Study, found this project will not have a significant effect on the environment and a Notice of Exemption will be adopted and filed with the County Recorder.
4. On the basis of the administrative record presented, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect on the environment and that the Notice of Exemption included in the Staff Report reflects the Commission's independent judgment and analysis.



**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 R. SQUARE HOTELS, INC
- Mailing Address 419 8 RENEWELLWOOD 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](http://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



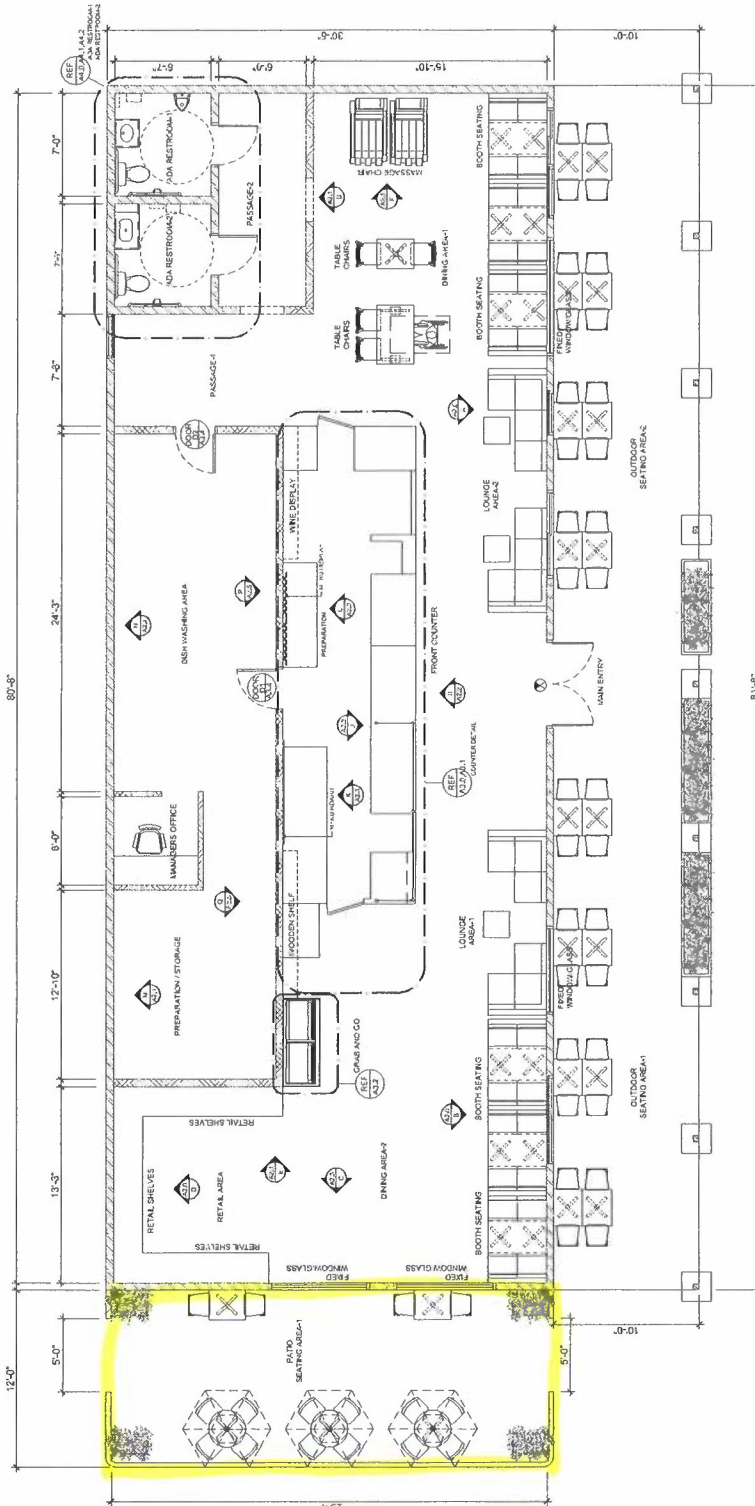


DATE	DESCRIPTION/REVISIONS

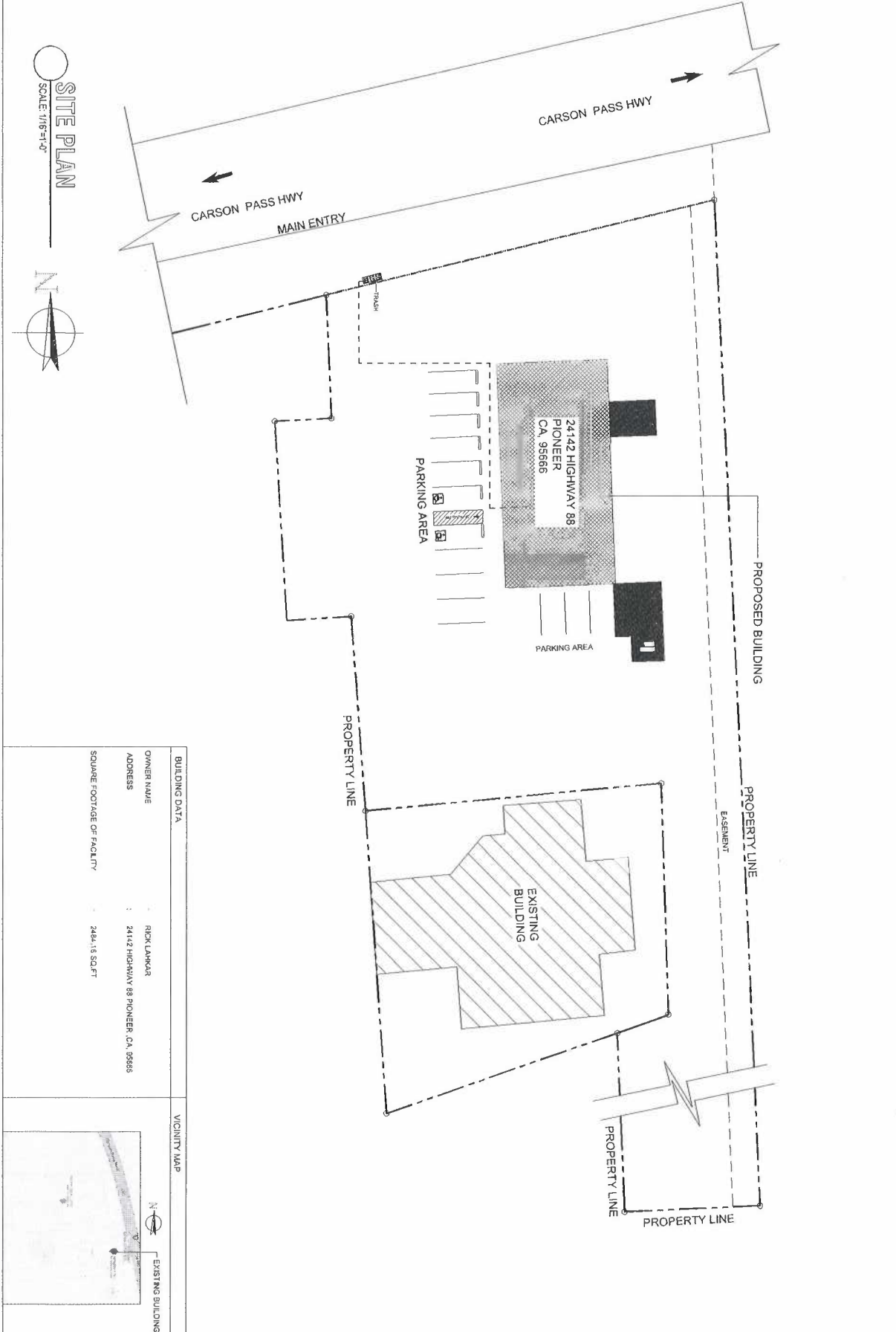
CHECKED BY	APPROVED BY	CLIENT
DATE	JOB NO.	DRAWING TITLE

AREA: 2841.6 SQ.FT



# SITE PLAN

SCALE: 1/8"=1'-0"



BUILDING DATA	VICINITY MAP
OWNER NAME : RICK LAMAR	
ADDRESS : 24142 HIGHWAY 88 PIONEER, CA, 95668	
SQUARE FOOTAGE OF FACILITY : 2484, 163 SQ. FT.	

DATE	PROJECT/REVISION/DRAWING

PROJECT TITLE: **AMALON HOTEL**  
**3100 ROAD**

PROJECT ADDRESS: **24142 HIGHWAY 88**  
**PIONEER**  
**CA 95668**

DESIGNER: **EMI DESIGN**

DATE: **JAN 15, 2023**

DRAWING TITLE: **SITE PLAN**

**S1**

EMI DESIGN  
 24142 Highway 88, Suite 100  
 Pioneer, CA 95668  
 916.887.7118  
 www.emidesign.com

**CONDITIONS OF APPROVAL**  
**FOR USE PERMIT: UP-22;6-2 R Square Hotels Inc. – Outdoor Use in C1**

**APPLICANT:** R Square Hotels Inc. (Rick Lahkar: Representative)

**PHONE:** (916) 821-8886

**PROJECT LOCATION:** 24140 State Highway 88 Pioneer, CA 95666

**PROJECT DESCRIPTION:** 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. (APN 031-310-026 & 031-310-028).

**ENVIRONMENTAL DOCUMENT:** Notice of Exemption

**PLANNING COMMISSION APPROVAL DATE:**

**NOTICE OF DETERMINATION DATE:**

NOTE A: It is suggested the project applicant contact the Environmental Health, Public Works, and Planning Departments and any other agencies involved prior to commencing these requirements. Improvement work shall not begin prior to the review and submission of the plans and the issuance of any applicable permits by the responsible County Department(s). The Inspector must have a minimum of 48 hours' notice prior to the start of any construction.

NOTE B: Information concerning this project can be obtained through the Amador County Planning Department, 810 Court Street, Jackson, CA 95642 (209) 223-6380.

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**CONDITIONS OF APPROVAL**

1. Applicant shall submit signed conditions to the Planning Department. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
2. This Use Permit is granted subject for the use(s) described (see attached application) on the condition that the project shall not, in the establishment, maintenance, or operation of the proposed use(s), be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use(s) or be detrimental or injurious to property and improvements in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
3. The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
4. **Right of Way:** The applicant shall ensure that the outdoor dining adjacent to the café is situated outside of the Caltrans right-of-way. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
5. **Food Service:** Food sales and service must comply with the requirements of the California Retail Food Code and the limitations of the terms of the Use Permit and zoning designation of the property. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

\_\_\_\_\_  
Chair  
Amador County Planning Commission

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

- |  |  |
|--|--|
| (1) Applicant                                  | (6) Waste Management Department        |
| (2) Amador Air District                        | (7) Amador Fire Protection District    |
| (3) Building Department                        | (8) CA Department of Fish and Wildlife |
| (4) Environmental Health Department            | (9) Planning Department                |
| (5) Transportation and Public Works Department |  |

**NOTICE OF EXEMPTION**

*Appendix E*

To:  Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044  
 County Clerk - County of Amador  
810 Court Street  
Jackson, CA 95642

From: Amador County Board of Supervisors  
810 Court Street  
Jackson, CA 95642

**Project Title:** UP-22;6-2 R Square Hotels Inc – Outdoor Seating

**Project Location - Specific:** 24140 State Highway 88 Pioneer, CA 95666

**Description of Nature, Purpose and Beneficiaries of 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. (APN 031-310-026 & 031-310-028).

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

**Mailing:** 4198 Rennellwood Way Pleasanton, CA 94566

**Name of Public Agency Approving Project:** Amador County Planning Commission

**Exempt Status:** (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: State CEQA Guidelines Section 15311 Accessory Structures and Section 15061(b)(3).
- Statutory Exemptions. State code number:

**Reasons why project is exempt:** Project consists of minor additions accessory (outdoor tables and seats) to an existing commercial facility.

**Lead Agency Contact Person:** Ruslan Bratan, Planner

**Telephone:** 209-223-6380

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Title: Planning Commission Chairperson

- Signed by Lead Agency
- Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code

Date received for filing at OPR: \_\_\_\_\_

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code

- |   |                          |
|---|--------------------------|
| 1. Notice of Intent (NOI).  | Initial<br><u>N/A RB</u> |
| 2. GIS List. <u>600</u> ft. Plus <u>Email</u><br><small>(Distance) (Special Instructions: e.g. to end of access road)</small> | <u>RB</u>                |
| 3. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or<br>a. "SPECIAL INSTRUCTIONS."               | <u>RB</u>                |
| 4. Project Applicant and Representative(s), if applicable.  | <u>RB</u>                |
| 5. Checked Project file cover for agency distribution.  | <u>RB</u>                |
| 6. Checked inside file for special requests for notification.   | <u>RB</u>                |
| 7. Checked old notification list for additional notification.   | <u>RB</u>                |
| 8. Other – Specify:<br>_____<br>_____<br>_____  |                          |

**AFFIDAVIT OF SERVICE BY MAIL**

I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding UP-22; 6-2 R Square Hotels Inc. by placing copies in 17 envelopes addressed to: (see attached list).

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on July 25 2022 at Jackson, California.

I declare under penalty of perjury the foregoing is true and correct.

Executed at Jackson, California on July 25 2022

Signed   
Witness 



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY

## PLANNING DEPARTMENT

PHONE: (209) 223-6380

FAX: (209) 257-5002

WEBSITE: [www.amadorgov.org](http://www.amadorgov.org)

E-MAIL: [planning@amadorgov.org](mailto:planning@amadorgov.org)

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

### NOTICE OF PUBLIC HEARING

Notice is hereby given the Planning Commission of the County of Amador, State of California, has received an application for the project described in this notice.

**PROJECT NAME AND DESCRIPTION:** Request for a Use Permit (UP-22;6-2 R Square Hotels Inc.) for outdoor seating to allow up to 48 seats placed along an existing commercial building in a C1 Retail Commercial and Office Zone district. (APN: 031-310-026 & 031-310-028)

**PROPERTY OWNERS:** R Square Hotels Inc. (Rick Lahkar: Representative)

**SUPERVISORIAL DISTRICT:** 3

**LOCATION:** 24140 State Highway 88 Pioneer, CA 95666

**NOTE:** SEE MAP ON REVERSE. *The Staff Report will be available online (typically the Tuesday prior to the meeting) for viewing at <http://www.amadorgov.org> in the "Agendas and Minutes" section.*

**ENVIRONMENTAL REVIEW PROCESS:** In accordance with the California Environmental Quality Act (CEQA), the lead agency, the Amador County Planning Commission, intends to consider the this project exempt under Section 15305 of the State CEQA Guidelines, and the project is consistent with the Amador County General Plan and zoning codes. The environmental assessment and application materials appear to be complete and indicate there are no extraordinary or unique environmental issues not normally mitigated for with the County's standard mitigations which would be applied to this type of project. The Technical Advisory Committee (TAC) has reviewed this project and has found no technical objection to the approval of this project with the filing of a Notice of Exemption following the decision to approve the project. The required environmental review and comment period for this project will commence on July 25, 2022 and ends on August 9, 2022.

**PUBLIC HEARING:** Notice is hereby given said Planning Commission will hold a public hearing on this project at the County Administration Center, Board of Supervisors Chambers, 810 Court Street, Jackson, California, on August 9, 2022 at 7:00 p.m. or as soon thereafter as can be heard. Anyone having comments on the project may attend and be heard.

THE AMADOR COUNTY PLANNING COMMISSION WILL BE CONDUCTING ITS MEETING VIA TELECONFERENCE. WHILE THIS MEETING WILL STILL BE CONDUCTED IN-PERSON AT THE ABOVE ADDRESS, WE STRONGLY ENCOURAGE THE PUBLIC TO PARTICIPATE FROM HOME BY CALLING IN USING ANY OF THE FOLLOWING NUMBERS:

+1 669 900 6833 US  
+1 346 248 7799 US

+1 301 715 8592 US  
+1 312 626 6799 US

+1 929 205 6099 US  
+1 253 215 8782 US

Meeting ID: 537 512 8983

YOU MAY ALSO VIEW AND PARTICIPATE IN THE MEETING USING THIS LINK:

<https://us02web.zoom.us/j/5375128983>

The Chairperson will invite the public to comment via phone/online. Public comment will also be accepted by email at [planning@amadorgov.org](mailto:planning@amadorgov.org). All emails must be received prior to the start of the meeting and will be included in the record of the meeting. Emails received after those already included in the meeting materials will be printed and distributed to the Commissioners and available to the public, and shall be subject to the same rules as would otherwise govern speaker comments at the Commission meeting.

Letters of comment regarding this matter received by the County prior to the publication of the Staff Report will be sent to each Planning Commissioner as part of the agenda packet (generally the Tuesday prior to the meeting). Letters received after the Staff Report has been published will be copied and circulated to each Commissioner just prior to the public hearing.



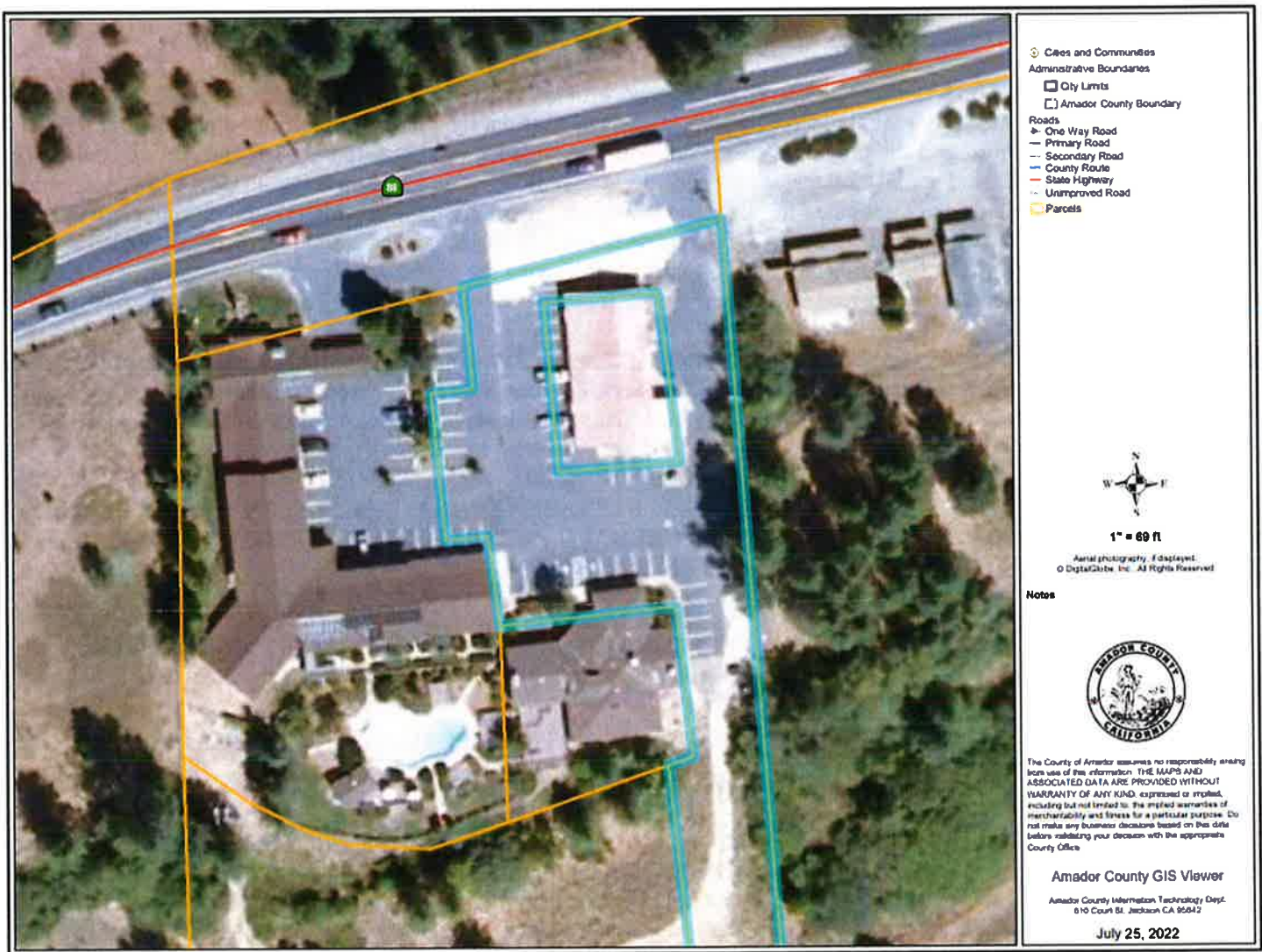
Be advised that due to time constraints, the Commissioners may not be able to give letters submitted after the Staff Report is published, as detailed a review as those received earlier. Therefore, it may be to your benefit to attend the hearing and summarize your concerns orally. Letters will not be read aloud at the public hearing. If you have any questions or desire more information, please contact this office.

In compliance with the Americans with Disabilities Act, if you are a person with a disability and require special modification or accommodation to participate in this meeting, please contact the Amador County Planning Department, at (209) 223-6380, by email to [planning@amadorgov.org](mailto:planning@amadorgov.org). Requests must be made as early as possible, and at least two business days before the start of the meeting.

**NOTE:** If you do not comment at the public hearing or send in written comments and later decide to challenge the nature of this proposed action in court, you may be limited to raising only those issues you raised at the public hearing or have given in written correspondence delivered to the public entity conducting the hearing at, or prior to, the Public Hearing.

**AMADOR COUNTY PLANNING COMMISSION**  
Date of this notice: July 25, 2022

SUBJECT AREA HIGHLIGHTED IN YELLOW



TROTTER SUSAN K  
24252 GOLD CIRCLE DR  
PIONEER, CA 95666

OROS HECTOR  
PO BOX 159  
PIONEER, CA 95666

DARDIS JOHN A FAMILY TRUST  
PO BOX 185  
PINE GROVE, CA 95665

LIBURDI TINA A & KIM  
24225 GOLD CIRCLE DR  
PIONEER, CA 95666

ALEX JOSEPH  
724 KRISVIEW CT  
MARTINEZ, CA 94553

TANKLAGE DONALD B & CAROLE F  
REVOCABLE 2015 TRUST  
TANKLAGE CAROLE F TRUSTEE  
1025 TANKLAGE RD STE B  
SAN CARLOS, CA 940703230

ESTENSON GARY J TRUST  
24239 GOLD CIRCLE DR  
PIONEER, CA 95666

SLONIKER FRANK  
24192 GOLD CIR  
PIONEER, CA 95666

CARNEY PATRICIA  
5631 CHESTNUT COMMON  
FREMONT, CA 94538

DILL STEPHEN & SABRINA  
REVOCABLE TRUST  
PO BOX 1392  
PIONEER, CA 95666

VLACH TRUST VLACH WILLIAM F &  
SUSAN A TRUSTEES  
PO BOX 385  
PIONEER, CA 95666

R SQUARE HOTELS INC  
4198 RENNELLWOOD WAY  
PLEASANTON, CA 94566

SHERIDAN DAVID & PAMELA  
143 ROLLING SAGE CIR  
VACAVILLE, CA 95688

MEDINA STACY L 2020  
REVOCABLE TRUST  
11401 BOESSOW RD  
GALT, CA 956328328

BRAGER STEVEN L & CHERYL A  
24240 GOLD CIR DR  
PIONEER, CA 956669331

LEON ALVARO YAUHACA &  
CARMEN  
PO BOX 1252  
PIONEER, CA 95666

AMADOR COUNTY RECREATION  
AGENCY  
810 COURT ST  
JACKSON, CA 95642

**COMMENTS**

## California Department of Transportation

OFFICE OF THE DISTRICT 10 RURAL 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)



July 07, 2022

Ruslan Bratan  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642-2132

**AMA-88-PM 28.955**  
**R. Square Hotels Inc.**  
**Use Permit (UP)**

Dear Mr. Bratan,

Caltrans appreciates the opportunity to review and respond to the Amador Hotel and Cafe Use Permit application for outdoor seating to allow up to 48 seats placed along an existing commercial building in a Retail Commercial and Office (C1) Zone District.

The proposed project is located at 24140 State Route (SR) 88 on Assessor Parcel Number 031-310-026-1028 in Pioneer.

### **Caltrans at this time has the following comments:**

#### **Outdoor Advertising**

It is important to note that any advertising structure visible to the National Highway System (NHS) is subject to the provisions of the California Outdoor Advertising Act outlined in Business and Professions Code Section 5200 et seq. Any advertising structure that displays off-premise commercial copy visible from the NHS will require a permit from the Office of Outdoor Advertising (ODA). Any advertising structure that only advertises goods and services available on-premise will not require a permit from ODA, provided it adheres to the provisions of Business and Professions Code Section 5272 and 5274 and California Code of Regulations 2243 and 2246. Each of the proposed advertising structures should refrain from operating in any of the conditions outlined in Business and Professions Code Section 5403. For questions related to the ODA permit application process please visit our website at: <http://www.dot.ca.gov/trafficops/oda/>.

Caltrans suggest Amador County continue to coordinate and consult with Caltrans to identify and address potential cumulative transportation impacts that may occur from this project and other developments near this location. This will assist Caltrans in ensuring

that traffic safety and quality standards are maintained for the traveling public on existing and future state transportation facilities.

**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 include an analysis of 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>

If you have any question or would like to discuss these comments, please contact Paul Bauldry at (209) 670-9488 (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,

*Gregoria Ponce'*

Gregoria Ponce', Chief  
Office of Rural Planning