



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 JESSICA CARL

Mailing Address PO BOX 64, VOLCANO, CA 95689

email: JESS@DIZINRCOFFEETREE.COM

Phone Number drink (530)663 8000

Assessor Parcel Number 030-180-029-000

Use Permit Applied For:

- Private Academic School
- Private Nonprofit Recreational Facility
- Public Building and Use(s)
- Airport, Heliport
- Cemetery
- Radio, Television Transmission Tower
- Club, Lodge, Fraternal Organization
- Dump, Garbage Disposal Site
- Church
- OTHER MOBILE COFFEE TRAILER

UP Amendment \$968.00
 Admin fee \$50.00
 Total - \$1018.00



2. Attach a letter explaining the purpose and need for the Use Permit.



3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).



4. If Applicant is not the property owner, a consent letter must be attached.



5. Assessor Plat Map (can be obtained from the County Surveyor's Office).



6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.



7. Planning Department Filing Fee: \$ 1018.00



Environmental Health Review Fee: \$ 240



Public Works Agency Review Fee: \$ 500 (POT. REFUND)



Amador Fire Protection District Fee: \$ _____
 Discretionary permits may be subject to a CA Fish & Wildlife fee: \$ exempt.



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: COFFEE TREE

Date Filed: _____ File No. _____

Applicant/

Developer JESSICA & ROY CARL Landowner _____

Address 16300, EMIGRANT TRL, VOLCANO Address PIKE GROVE PLAZA, 19660 HWY 88, 95665

Phone No. 530-663-8000 Phone No. _____

Assessor Parcel Number(s) 030-180-029

Existing Zoning District C2

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 MOBILE FOOD FACILITY from

ENVIRONMENTAL HEALTH

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 01/20/23



(Signature)

For _____

01/10/2023

Regarding Environmental Setting:

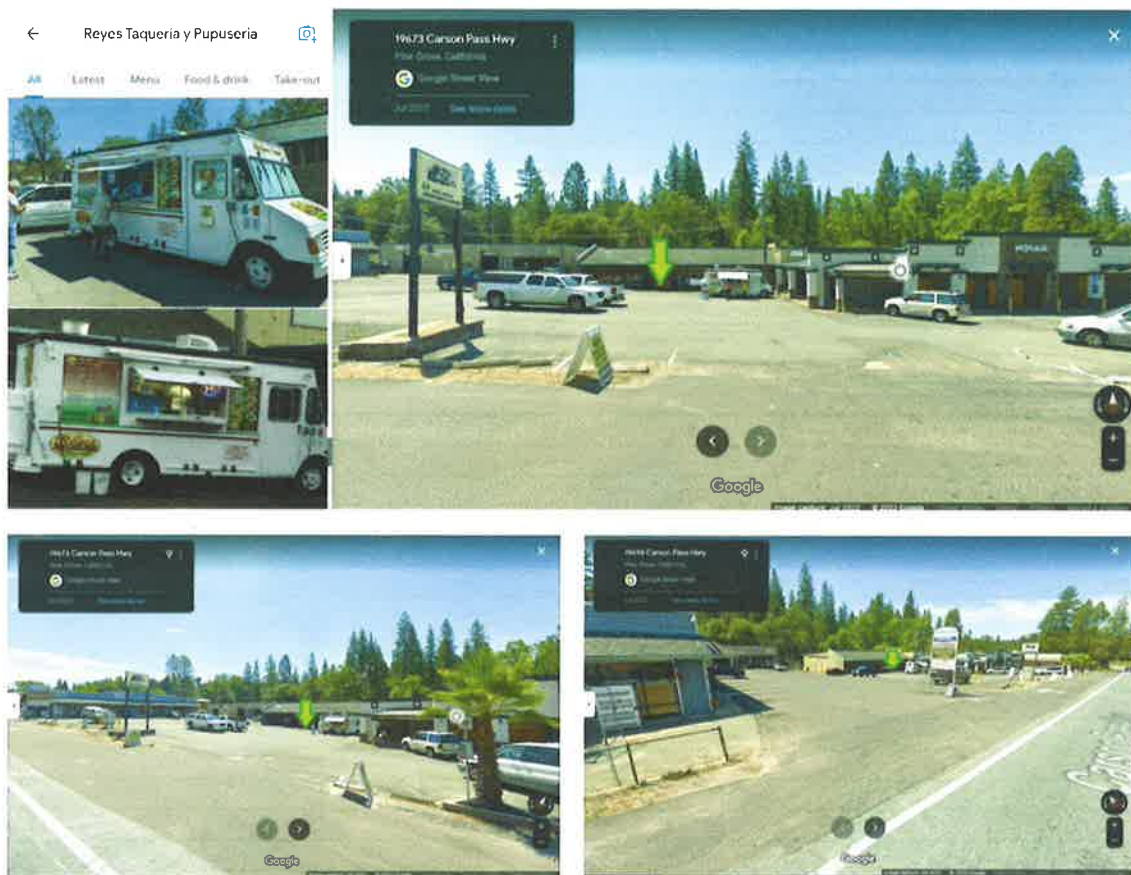
To whom it may concern,

We intend to park our 8' x 15' self-contained coffee trailer at

19660 Ca HWY 88,
Pine Grove
CA 95665

The location is in the commercial car park at Pine Grove Plaza next to Reyes Taquería y Pupuseria.
The surrounding buildings are disused.

Please find images below of the proposed location, indicated with a green arrow.



Thank you for your time and let me know if you have any questions.

Warm regards,

Roy & Jess Carl

INDEMNIFICATION

Project: COFFEE TREE

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 _____

January 10th 2023

To whom it may concern,

Our purpose is to park our coffee trailer at the following address;

19660 Hwy 88,
Pine Grove

We will be open 7 days a week from 6am to 4pm and will serve a selection of hot and iced beverages paired with locally baked goods from Kneading Dough Bakery.

Our coffee trailer is 8' wide by 15' long, to include the hitch and is self-contained.

Thank you for taking the time to read and consider our proposal. If you have any further questions you can contact us at: 530-663-8000.

Warm regards,

Roy & Jess Carl

Owner / Operators of Coffee Tree

01/10/2023

To whom it may concern,

We would like to park our 8' W x 15' L self-contained coffee trailer at the following address;

19660 Hwy 88,
Pine Grove

We intend to park next to Rayes Taqueria y Pupuseria where there is access to potable water and electricity.

We collect waste water in a designated waste water tank and will dispose of it at our Commissary Kitchen. Our waste water is made up of water, milk and coffee water.

There are 55 off-street parking spaces provided

Thank you for taking the time to read and consider our proposal. If you have any further questions you can contact us at: 530-663-8000.

Warm regards,

Roy & Jess Carl

Owner / Operators of Coffee Tree

Property Detail

Amador, CA JAMES B. ROONEY, ASSESSOR

Parcel # (APN): **030-180-029-000** Use Description: **COMMERCIAL**Parcel Status: **ACTIVE**Owner Name: **NGUYEN THANH V**Mailing Address: **2164 BELVEDERE CIR ROSEVILLE CA 95678-3420**Situation Address: **19660 STATE HWY 88 PINE GROVE CA 95665**

Legal

Description: **49M5 PAR 2 SEC 33 T7NR12E****ASSESSMENT**Total Value: **\$471,848**Use Code: **CI**

Zoning:

Land Value: **\$120,723**Tax Rate Area: **052011**

Census Tract:

Impr Value: **\$351,125**Year Assd: **2022**

Improve Type:

Other Value:

Property Tax: **\$5,815.96**Price/SqFt: **\$35.81**% Improved **74%**

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:	06/13/2011	09/16/2009	08/01/2002	06/13/2011
Recorded Doc #:	2011R004572	2009R007587	2002R009225	2011R004572
Recorded Doc Type:	GRANT DEED	FORCLOSURE	GRANT DEED	
Transfer Amount:	\$510,500		\$1,230,000	
Sale 1 Seller (Grantor):	SANTA CRUZ COUNTY BANK			
1st Trst Dd Amt:	Code1:	2nd Trst Dd Amt:	Code2:	

PROPERTY CHARACTERISTICSLot Acres: **1.080**Year Built: **1983**

Fireplace:

Lot SqFt: **47,044**Effective Yr: **1983**

A/C:

Bldg/Liv Area: **14,255**

Heating:

Units:

Total Rooms:

Pool:

Buildings:

Bedrooms:

Stories:

Baths (Full): **2**

Park Type:

Style:

Baths (Half):

Spaces:

Construct:

Site Inffnce:

Quality:

Garage SqFt:

Building Class:

Timber Preserve:

Condition:

Ag Preserve:

Other Rooms:

January 18, 2023

Dear Roy and Jess Carl,

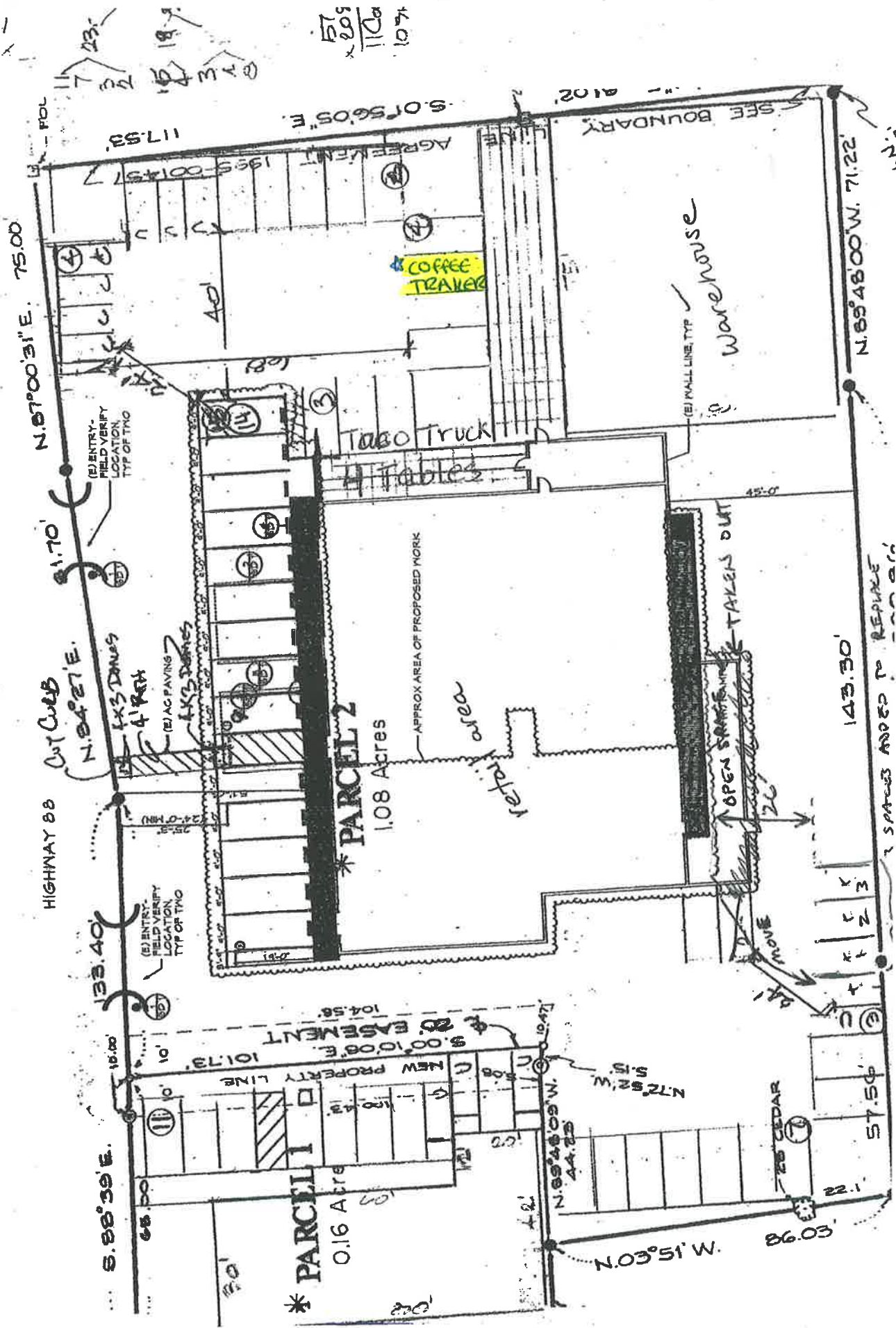
This letter is to grant your business, Coffee Tree permission to park and do business in the parking lot of 19660 State Highway 88, Pine Grove, CA 95665. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tracy Nguyen', with a stylized flourish at the end.

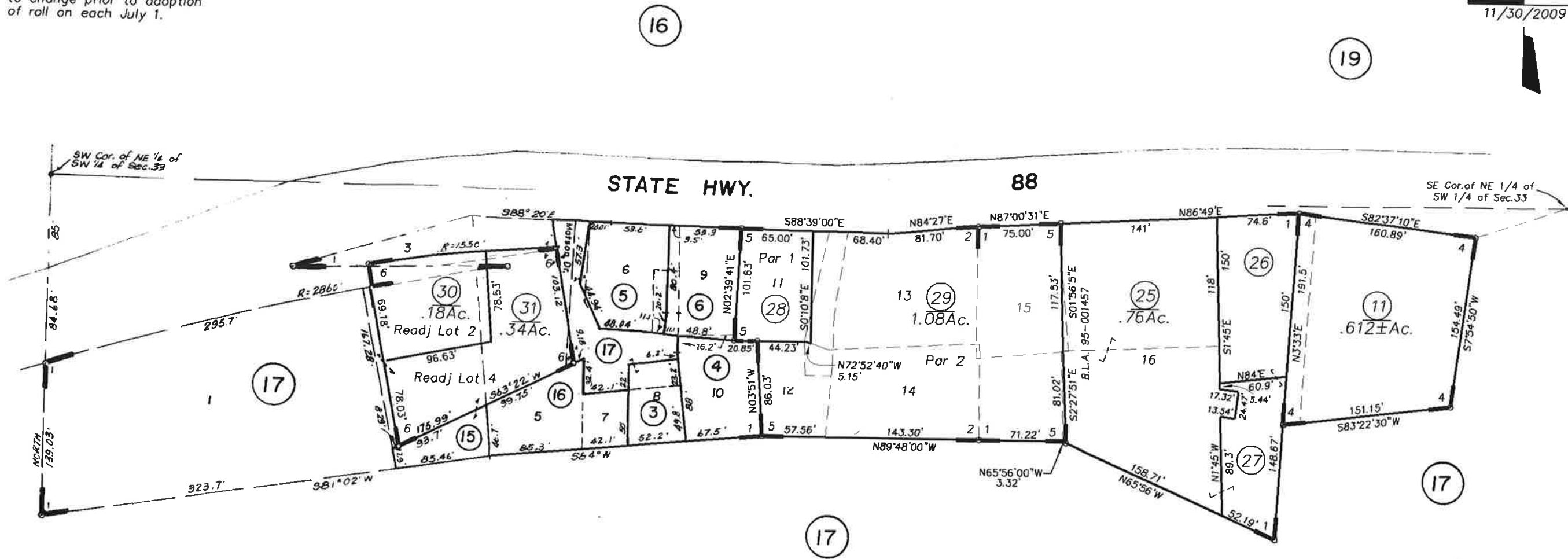
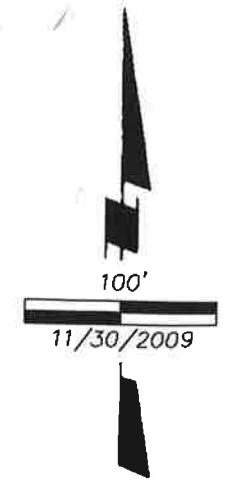
Tracy Nguyen

Total spaces shown = 54 on Parcel 2 = 11 on Parcel 1



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

Map changes become effective with the 2004-2005 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

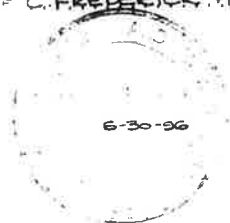


- 1- R.M. Bk. 4, Pg. 63 Mason Sub'n.
- R.M. Bk. 10, Pg. 49
- R.M. Bk. 33, Pg. 27
- 2- R.M. Bk. 36, Pg. 80
- 3- R.M. Bk. 44, Pg. 46 (4/20/90)
- R.M. Bk. 44, Pg. 59 (6/12/90)
- 4- R.M. Bk. 44, Pg. 92 (10/2/90)
- 5- R.M. Bk. 49, Pg. 05 (5/17/95)
- 6- R.M. Bk. 56, Pg. 11 (11/7/2003)

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF C. FREDERICK HALL, IN JANUARY, 1995.

Marvin C. Anderson
 MARVIN C. ANDERSON - LICENSE NO. 3728
 MY LICENSE EXPIRES JUNE 30, 1996



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS ACT THIS 24th DAY OF April, 1995.

Chas. Kellogg
 CHAS. KELLOGG - LICENSE NO. 3708
 COUNTY SURVEYOR OF AMADOR COUNTY
 MY LICENSE EXPIRES 6/30/96

RECORDER'S STATEMENT

FILED THIS 17th DAY OF MAY, 1995, AT 11:25 AM., IN BOOK 49, OF MAPS AND PLATS, AT PAGE 5, AT THE REQUEST OF THE AMADOR COUNTY SURVEYOR, \$ 7.00 pa.
 1995-003477

Sheldon D. Johnson BY *Marlana Amese*
 SHELDON D. JOHNSON, COUNTY RECORDER OF AMADOR COUNTY
 MARLANA AMESE, DEPUTY

OWNER'S STATEMENT

THE UNDERSIGNED BEING THE OWNERS OF THE PROPERTY DELINEATED HEREON DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

C. Frederick Hall *Joan C. Hall*

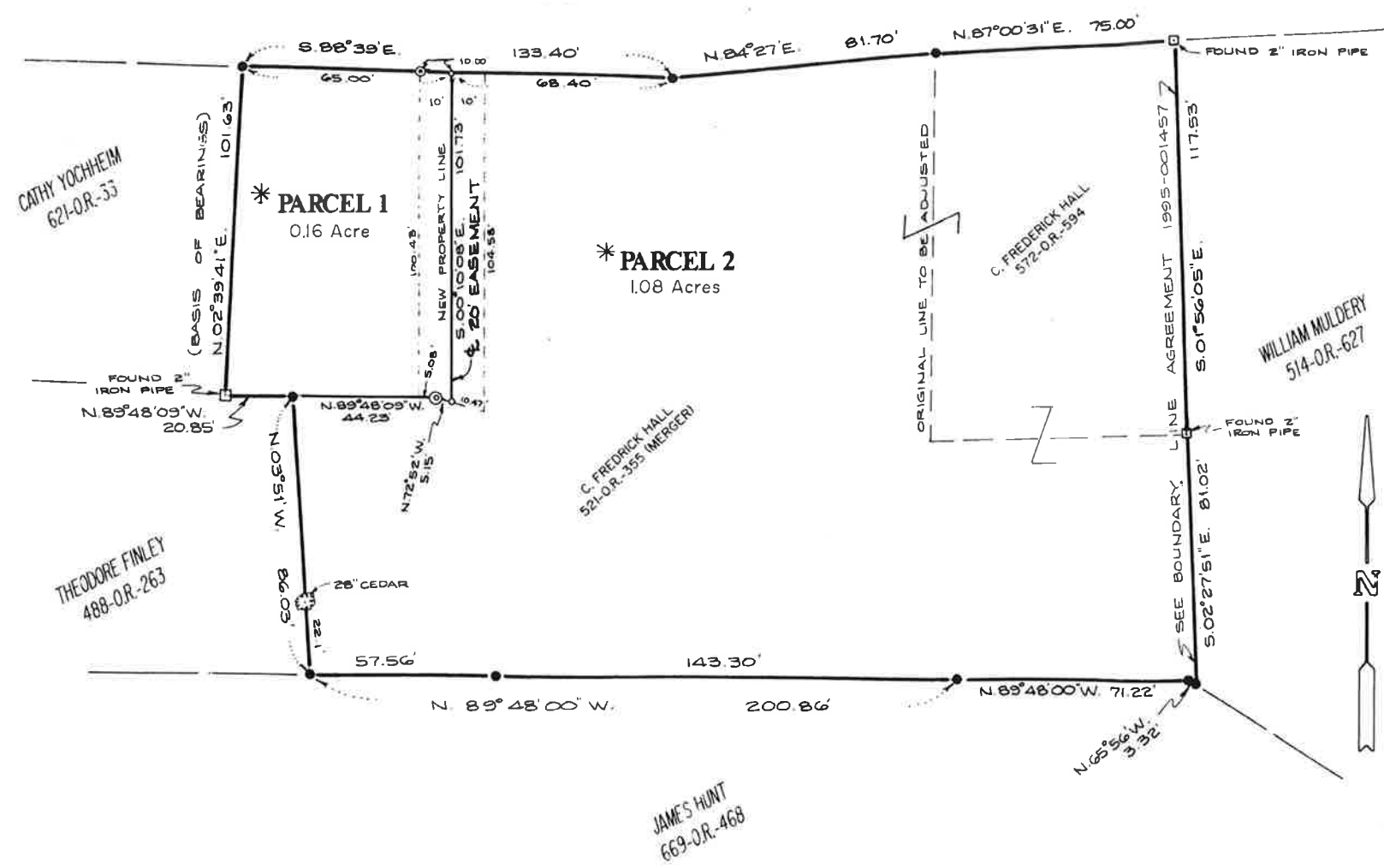
NOTES AND LEGEND

- DENOTES NOTHING FOUND OR SET
- ⊙ DENOTES STAINLESS STEEL COTTON PICKER GEAR WITH BRASS TAG STAMPED L.S. 3725 AFFIXED THERETO.
- DENOTES 5/8 INCH REBAR TAGGED L.S. 3570, AND FOUND ON THIS SURVEY AT PER 36-M-80.
- DENOTES 3/4" REBAR TAGGED L.S. 3725 AND SET ON THIS SURVEY.

THE BEARINGS OF THIS SURVEY ARE BASED ON THE WEST LINE OF 'LOT 11', AS SAID LINE IS SHOWN ON THAT CERTAIN MAP RECORDED IN THE OFFICE OF THE RECORDER OF AMADOR COUNTY, BOOK 36 OF MAPS AND PLATS, AT PAGE 80, THE BEARING OF WHICH IS S. 02° 38' 41" W.

* FINAL APPROVAL OF THIS MAP IS SUBJECT TO BOARD OF SUPERVISORS RESOLUTION NO. 95-181 RECORDED AS SERIAL NO. 95-003476 THIS 17 DAY OF MAY, 1995.

STATE HIGHWAY No. 88



**RECORD OF SURVEY
 FOR BOUNDARY LINE ADJUSTMENT**

PROPERTY OF C. FREDERICK HALL AND JOAN C. HALL
 BEING A PORTION OF LOTS 9 THRU 16 OF THE MATSON SUBDIVISION PER 4/M/63,
 ALSO THAT PROPERTY SHOWN ON RECORD OF SURVEY MAPS 36/M/88 AND 44/M/59
 LOCATED IN THE S.W. 1/4 OF SECTION 33, T.7N., R.12E., M.D.M.
 COUNTY OF AMADOR, STATE OF CALIFORNIA

Scale: 1" = 30' January, 1995

TOMA & ANDERSON
 Land Surveyors - Planners
 415 North 31st Street
 Jackson, CA 95642
 (209) 227-0156
 FAX (209) 227-5657

**USE PERMIT CONDITIONS OF APPROVAL FOR
GUICELDA FLORES-ARBACA MOBILE FOOD TRUCK**

APPLICANT: Guicelda Flores-Arbaca

ADDRESS: 1222 S. American Street, Stockton, CA 95206

USE PERMIT NUMBER: UP-15;9-1

PLANNING COMMISSION APPROVAL DATE: January 5, 2016

EXPIRATION DATE: See Condition No. 8

PROJECT DESCRIPTION: Use Permit to allow a mobile food truck and outdoor seating for up to 18 persons in a "C-2," Heavy Commercial district.

LOCATION: 19660 CA Highway 88, Pine Grove CA 95665

APN: 030-180-029

-
1. All outdoor sales, seating, and dining shall be conducted in such a manner so as not to interfere with vehicular or pedestrian traffic. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
 2. The outdoor seating and dining areas shall be located and conducted in substantially the same manner as shown on the approved plot plan and description. Any substantial deviation from the approved project shall require an amended or additional Use Permit. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
 3. Outdoor seating connected with any food service shall only be allowed if and when there exists a valid food facility permit for this use. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
 4. The applicant must obtain a valid food facility permit to operate a MOBILE OR STATIONARY FOOD PREP UNIT from the Environmental Health Department prior to activation of the Use Permit. The food facility permit shall remain in effect for as long as the business is in operation. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
 5. Mobile food trucks shall maintain a minimum distance of 10 feet from adjacent structures. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS REQUIREMENT.
 6. A restroom facility for mobile food truck customers which use outdoor seating/dining, as well as mobile food truck employees, shall be provided on site. The restroom shall be equipped with hot and cold running water and hand washing facilities. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
 7. Prior to the issuance of the Use Permit, the applicant shall pay the appropriate Regional Transportation Impact Fee and Local Transportation Impact Fee in place at the time the use is commenced. THE PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
 8. The Use Permit shall be valid for one year from the date of issuance. Upon a finding by the Planning Department that any parking issues have been mitigated, the Use Permit will be automatically renewed for an additional five year period. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.



Tac Referral Memo for UP-23;1-2 Coffee Tree for Completeness and Environmental Review, February 16, 2023

Hoag, Jeff@CALFIRE <jeff.hoag@fire.ca.gov>
To: Amador County Planning Department <planning@amadorgov.org>

Wed, Feb 8, 2023 at 1:43 PM

Cal Fire has no comments.



Jeff Hoag

Battalion Chief - Amador El Dorado Unit

Wildfire Resiliency Program

2840 Mt. Danaher Rd Camino 95709

Cell: (530) 708-2725



From: Amador County Planning Department <planning@amadorgov.org>

Sent: Thursday, February 2, 2023 4:27 PM

To: Richard Vela <rvela@amadorgov.org>; Bernadette Nieto <Bernadette.Nieto@washoetribe.us>; Jeffry Gardner <jgardner@amadorgov.org>; Sara <sara@ionemiwok.net>; Roger Pitto <rpitto@amadorgov.org>; dfonseca@ssband.org; Mike DeSpain <mike@bvtribe.com>; Patrick Chew <pchew@amadorgov.org>; Ruslan Bratan <rbratan@amadorgov.org>; John Gedney <john@actc-amador.org>; Hoag, Jeff@CALFIRE <jeff.hoag@fire.ca.gov>; AFPD Head Quarters <afpdhdq@amadorgov.org>; Vanessa Kramer <cpd@wiltonrancheria-nsn.gov>; Mary Ann Manges <mmanges@amadorgov.org>; calaverasband.miwukindians@gmail.com; valdezcome@comcast.net; Adam Dalton <adalton@jacksoncasino.com>; Fish and Wildlife Region 2 <R2CEQA@wildlife.ca.gov>; carolyn@foothillconservancy.org; Glenn Spitzer <gspitzer@amadorgov.org>; ACRA <ACRA@amadorgov.org>; Krista Ruesel <kruesel@amadorgov.org>; David Estey <destey@amadorgov.org>; Mark Hopkins <mhopkins@amadorgov.org>; Kristina Berry <amador.lafco@gmail.com>; Cultural Committee <culturalcommittee@ionemiwok.net>; Amanda Watson <Amanda@amadorrcd.org>; Chuck Beatty <CBeatty@amadorgov.org>; maggie@amadortransit.com; Bill Philpot <wtp6@pge.com>; Cook, Brandt <bcook@amadorwater.org>; bguth@auburnrancheria.com; John Schmidt <jschmidt@amadorgov.org>; Michael Maggi <mmaggi@amadorgov.org>; Mara Feeney <marafeeney@gmail.com>; Dave Sheppard <dsheppard@amadorgov.org>; Valerie Villa <vvilla@amadorgov.org>; rcuellar@ssband.org; Katherine Evatt <katherine@mokeriver.com>; Todd Barr <tbarr@amadorgov.org>; Jared Critchfield <jcritchfield@acusd.org>; Morningstar Pope, Rhonda <rhonda@buenavistatribe.com>; Ivan Senock <ivan@bvtribe.com>; Herminia Perry <hperry@amadorgov.org>; calaverasmiwukpreservation@gmail.com; lmathiesen@crtribal.com; Environmental Health <aceh@amadorgov.org>; SUR-CountySurveyor <countysurveyor@amadorgov.org>; Bryan Middleton <bmiddleton@amadorgov.org>; Tiesha Adams <TAdams@amadorgov.org>; Nicole Sheppard <nsheppard@amadorgov.org>; D10 Rural IGR@DOT <d10.rural.igr@dot.ca.gov>; tribalchairperson@ssband.org; Thibodeau, Todd@CHP <TThibodeau@chp.ca.gov>; Debra Larson <dlarson@amadorgov.org>; jess@drinkcoffeetree.com

Subject: Tac Referral Memo for UP-23;1-2 Coffee Tree for Completeness and Environmental Review, February 16, 2023

Warning: this message is from an external user and should be treated with caution.

[Quoted text hidden]