

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION  
FOR MEETING OF: March 14, 2023**

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**ITEM 2** Request for Use Permit Amendment UP-23;1-2 Coffee Tree (Previously UP-15;9-1) to allow a Mobile Coffee Trailer and Food Truck to be located on a commercial property zoned C1, Retail Commercial/Office in the TC, Town Center General Plan Designation. APN: 030-180-029

**Applicant:** Jessica Carl

**Property Owner:** Thanh V Nguyen

**Supervisory District:** 4

**Location:** 19660 State Highway 88, Pine Grove, CA 95665

**A. General Plan Designation:** TC, Town Center

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

**C. Property Size:** 1.08 acres

**D. Background:** This project is an amendment to the approved Conditional Use Permit (UP-15;9-1) to permit an additional mobile coffee trailer alongside the existing food truck. The proposed use may be considered under County Code Chapter 19.24.044(D)(6) under “outdoor uses” allowed within the C1 Zoning District requiring a conditional use permit.

**E. Past Review and Recommendation:** This project was reviewed by the Technical Advisory Committee (TAC) on February 16, 2023 for completeness and environmental review. TAC recommended approval of the project to the Planning Commission, along with the recommendation of the environmental document, a Notice of Exemption under California State CEQA Guidelines Section 15304 Class 4- Minor alterations to land, and the General Rule (CEQA Guidelines 15061(b)(3)). TAC has no technical objection to the Planning Commission recommending approval the Use Permit with the filing of a Notice of Exemption subject to the conditions, mitigation measures, and findings included in the staff report.

**F. 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 15304 and/or Section 15061(b)(3), then may move to approve or deny the Use Permit including the attached conditions and findings.

**G. Recommended Findings:** If the Planning Commission moves to approve this project, the following findings are recommended for adoption:

1. The project, as proposed, is consistent with the Amador County General Plan and proposed zoning district at this location, and County Code Section 19.24.040 C1 (Retail Commercial and Office) District Regulations. Additionally, this project is found to be consistent with CA GOV Code Section(s) 65860 and 65860(c).
2. The Planning Commission’s recommended approval of this Use Permit is sanctioned by Amador County Code Section 19.56.040, and said approval is contingent on the permittee’s adherence to County Code Chapter 19.56 Use Permits.

3. There are no project-specific significant, unmitigated effects which are peculiar to the project or its site and this project meets criteria to be determined exempt under CEQA Guidelines Sections 15304 Minor Alterations to Land and 15061(b)(3) Common Sense Exemption.
4. The establishment, maintenance or operation of the use or building applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
5. On the basis of the administrative record presented, the Planning Commission and Board of Supervisors find that there is no substantial evidence that the project will have a significant environment and that the decision to file the Notice of Exemption included in the Staff Report reflects the Commission and Board's independent judgement and analysis.

**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: Use Permit Amendment UP-23;1-2 Coffee Tree**

**Project Location - Specific:** 19660 State Highway 88, Pine Grove, CA 95665

**Description of Nature, Purpose and Beneficiaries of Project:** Request for Use Permit Amendment UP-23;1-2 Coffee Tree (Previously UP-15;9-1) to allow a Mobile Coffee Trailer and Food Truck to be located on a commercial property zoned C1, Retail Commercial/Office in the TC, Town Center General Plan Designation. APN: 030-180-029

**Project Applicant :** Jessica Carl  
P.O. Box 64  
Volcano, CA 95689  
(530)663-8000  
Email: jess@drinkcoffeetree.com

**Property Owner:** Thanh V Nguyen.  
2164 Belvedere Cir.  
Roseville, CA 95678

**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 15304, Class 4-Minor alterations to land (e) for minor temporary use of land having negligible or no permanent effects on the environment.
- Statutory Exemptions. State code number:

**Reasons why project is exempt:** Project consists of a non-permanent food trailer in an existing commercially-zoned property. Site is already paved and graded, and served by sufficient infrastructure to support the proposed use alongside existing commercial uses.

**Lead Agency Contact Person:** Krista Ruesel, 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: Dave Wardall, 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

**APPLICANT:** Jessica Carl (Coffee Tree)  
P.O. Box 64  
Volcano, CA 95689  
(530)663-8000  
Email: jess@drinkcoffeetree.com

**Property Owner:** Thanh Nguyen  
2164 Belvedere Cir.  
Roseville, CA 95678

**PROJECT LOCATION:** 19660 State Highway 88, Pine Grove, CA 95665

**PROJECT DESCRIPTION:** Use Permit Amendment UP-23;1-2 Coffee Tree (Previously UP-15;9-1) to allow a Mobile Coffee Trailer and Food Truck to be located on commercial property zoned C1, Retail Commercial/Office in the TC, Town Center General Plan Designation. APN: 030-180-029

**ENVIRONMENTAL DOCUMENT:** State CEQA Guidelines Section 15304, Class 4- Minor alterations to land (e) for minor temporary use of land having negligible or no permanent effects on the environment and the Common Sense Exemption.

**PLANNING COMMISSION APPROVAL DATE:**

**NOTICE OF EXEMPTION 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 by Amador County Code. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
4. 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.
5. 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.
6. Waste Disposal: The applicant must ensure that the solid waste disposal service is sufficient to serve the intended use, to remain in compliance with County Code Section 7.24 regarding Solid Waste. THE WASTE MANAGEMENT DEPARTMENT SHALL MONITOR THIS CONDITION.
7. 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 Applicant shall at all times maintain a valid MOBILE OR STATIONARY FOOD PREP UNIT/FOOD FACILITY PERMIT from the Amador County Environmental Health Department for as long as the mobile food truck operates in Amador County. The food facility permit shall remain in effect for as long as the business is in operation. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
8. Mobile food trucks shall maintain a minimum distance of 10 feet from adjacent structures. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS REQUIREMENT.
9. Restrooms: 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 CONDITION.
10. Prior to the issuance of the Amendment, 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 TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
11. Operational Limitation: Hours of Operation shall be seven (7) days a week from 6:00 a.m. to 4:00 p.m. The Coffee trailer is a single, self-contained unit 8 ft. long and 15 ft. wide, and is a temporary installation. The expanded uses under this amendment shall not exceed the hours of operation set forth by this use permit and the unit shall be substantially the same as described in the application. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
12. Access and Encroachments: The property must maintain a primary access onto California State Highway 88, road and obtain all necessary encroachment permits and grading permits (Chapter 15.40) required for the proposed uses, as regulated by Caltrans. This property has an existing commercial encroachment onto CA-88, which shall be utilized and maintained to serve the proposed uses. THE

AMADOR COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AND CALTRANS SHALL MONITOR THIS CONDITION.

- 13. Fire and Life Safety: The project applicant/permittee shall comply with Chapter 15.30 Fire and Life Safety Ordinance. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
  
- 14. Wastewater Disposal: Prior to activation of the use Permit, the Applicant shall verify with the Environmental Health Department that there is a sufficient disposal option regarding wastewater in place. The application specifies wastewater disposal shall be located at 19724 CA-88, Pine Grove, CA 95665, a permitted wastewater disposal site, served by Amador Water Agency. If the wastewater disposal is to take place at another location the applicant shall provide proof of service to the satisfaction of the County. THE AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

Amador County Planning Commission Chairperson	Date
Project Applicant	Date

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



## 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 **Use Permit Amendment UP-23;1-2 Coffee Tree** (Previously UP-15;9-1) to allow a Mobile Coffee Trailer alongside an existing Food Truck to be located on a commercial property zoned C1, Retail Commercial/Office in the TC, Town Center General Plan Designation. APN: 030-180-029

**REPRESENTATIVE:** Jessica Carl

**PROPERTY OWNER(S):** Thanh V Nguyen

**SUPERVISORIAL DISTRICT:** 4

**LOCATION:** 19660 State Highway 88, Pine Grove, CA 95665

**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 15304 of the State CEQA Guidelines, as 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 February 27, 2023 and ends on March 14, 2023.

**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 March 14, 2023 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: February 27, 2023

SUBJECT AREA HIGHLIGHTED IN YELLOW





- |   |                      |
|---|----------------------|
| 1. GIS List. <u>300</u> ft. Plus _____<br>(Distance) (Special Instructions: e.g. to end of access road)   | Initial<br><u>KR</u> |
| 2. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or "SPECIAL INSTRUCTIONS." | <u>KR</u>            |
| 3. Project Applicant and Representative(s), if applicable.  | <u>KR</u>            |
| 4. Checked Project file cover for agency distribution. <u>emails.</u>                                     | <u>KR</u>            |
| 5. Checked inside file for special requests for notification.   | <u>KR</u>            |
| 6. Checked old notification list for additional notification.   | <u>NA.</u>           |
| 7. Other - Specify:<br><u>Applicant email</u>   |                      |

**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-23, 1-2 Coffee Tree Amendment by placing copies in 18 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 February 27, 2023 at Jackson, California.

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

Executed at Jackson, California on February 29, 2023

Signed [Signature]

Witness [Signature]

GARDNER DIAN  
18503 HWY 88  
JACKSON, CA 95642

HUTCHINS KIRK W & CINDY  
19700 BERRY ST  
PINE GROVE, CA 95665

ALAMEDA JAMES & PATRICIA A  
PO BOX 922  
PINE GROVE, CA 956650922

STATE OF CALIFORNIA  
REAL ESTATE SERVICES DIVISION  
650 HOWE AVE  
SACRAMENTO, CA 95825

KAUR SUKHJEET  
13828 GOLD MINE RD STE 6  
PINE GROVE, CA 95665-9494

CHRISMAN KARL R & SHARON J FAMILY  
TRUST  
PO BOX 321  
PINE GROVE, CA 95665-0321

HUNT II JAMES E REVOCABLE LIVING  
TRUST - 2007  
PO BOX 325  
PINE GROVE, CA 95665

STEVENS TRUST  
STEVENS ANDREA RENEE SUCCESSOR  
TRUSTEE  
1481 ASHWOOD DR  
MARTINEZ, CA 945535342

CAMPBELL SHAUN K  
PO BOX 23  
JACKSON, CA 95642

OVITT HARRIETT A & JEAN KATHERINE  
PO BOX 132  
PINE GROVE, CA 95665

BUSS RICHARD & KATHLYNN ANGIE  
14755 STATE HWY 88  
JACKSON, CA 956429714

HERITAGE PROPERTIES LTD  
PO BOX 347  
PINE GROVE, CA 95665

NGUYEN THANH V  
2164 BELVEDERE CIR  
ROSEVILLE, CA 956783420

NGUYEN THANH V  
2164 BELVEDERE CIR  
ROSEVILLE, CA 956783420

NGUYEN THANH V  
2164 BELVEDERE CIR  
ROSEVILLE, CA 956783420

MULDERY FAMILY TRUST  
MULDERY WILLIAM H & TERESA J  
TRUSTEES  
10768 TABEAUD RD  
PINE GROVE, CA 95665

LEE BARBARA BICHE TRUST  
19710 STATE HWY 88  
PINE GROVE, CA 956659457

PAYNE RICHARD A & SHEILA R TRUST  
C/O MADONNA WIEBOLD  
PO BOX 911  
PINE GROVE, CA 95665

NGUYEN THANH V  
2164 BELVEDERE CIR  
ROSEVILLE, CA 956783420

NGUYEN THANH V  
2164 BELVEDERE CIR  
ROSEVILLE, CA 956783420

LESCH JOEL A FAMILY TRUST  
PO BOX 628  
PINE GROVE, CA 95665

KIDMAN RICHARD & MELANIE FAMILY  
TRUST  
20100 S CEDAR LN  
PINE GROVE, CA 95665-9682

# **Project Application**



**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@dizinkcoffeeTREE.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 TR, 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:**

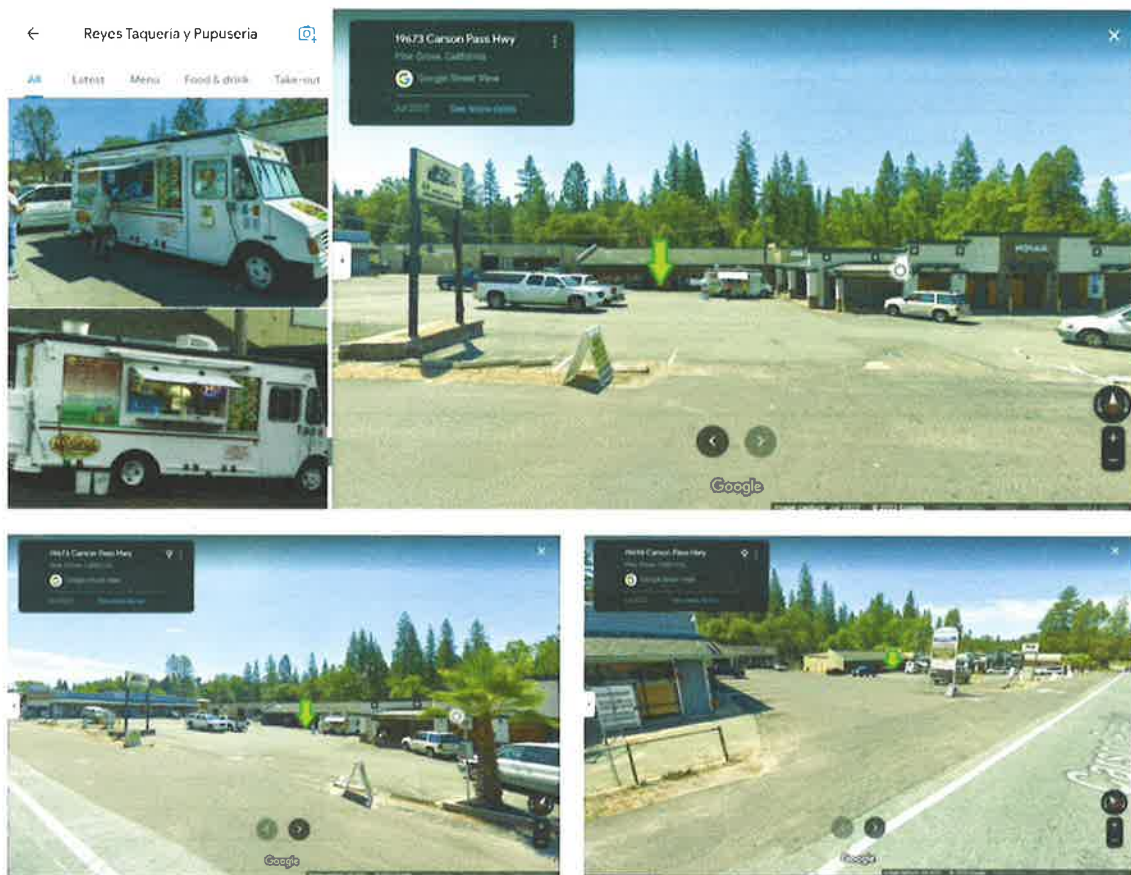
To whom it may concern,

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

**PROPERTY CHARACTERISTICS**Lot 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,

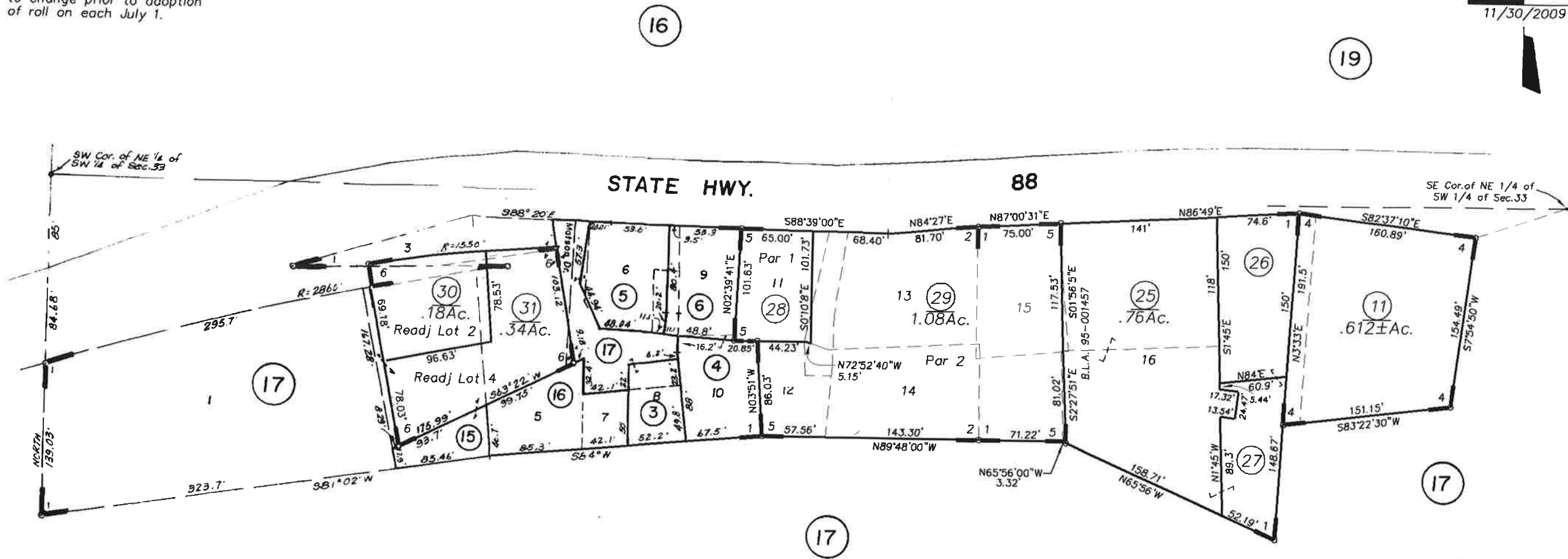
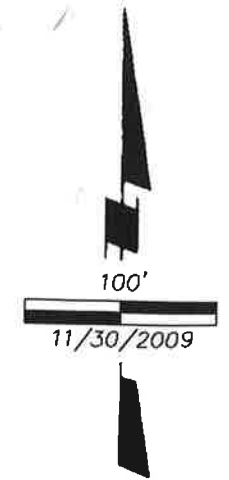
A handwritten signature in blue ink, appearing to read 'Tracy Nguyen', with a stylized flourish at the end.

Tracy Nguyen



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.

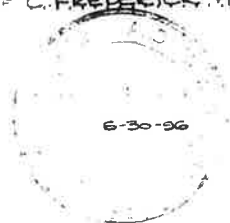


- 1 - R.M. Bk. 4, Pg. 63 Mason Sub'n.
- R.M. Bk. 10, Pg. 49
- R.M. Bk. 33, Pg. 27
- 2 - R.M. Bk. 36, Pg. 80
- 3 - R.M. Bk. 44, Pg. 46 (4/20/90)
- R.M. Bk. 44, Pg. 59 (6/12/90)
- 4 - R.M. Bk. 44, Pg. 92 (10/2/90)
- 5 - R.M. Bk. 49, Pg. 05 (5/17/95)
- 6 - R.M. Bk. 56, Pg. 11 (11/7/2003)

**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 24<sup>th</sup> DAY OF April, 1995.

*Chas. Kellogg*  
 CHAS. KELLOGG - LICENSE NO. 3106  
 COUNTY SURVEYOR OF AMADOR COUNTY  
 MY LICENSE EXPIRES 6/30/96

**RECORDER'S STATEMENT**

FILED THIS 17<sup>th</sup> 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.

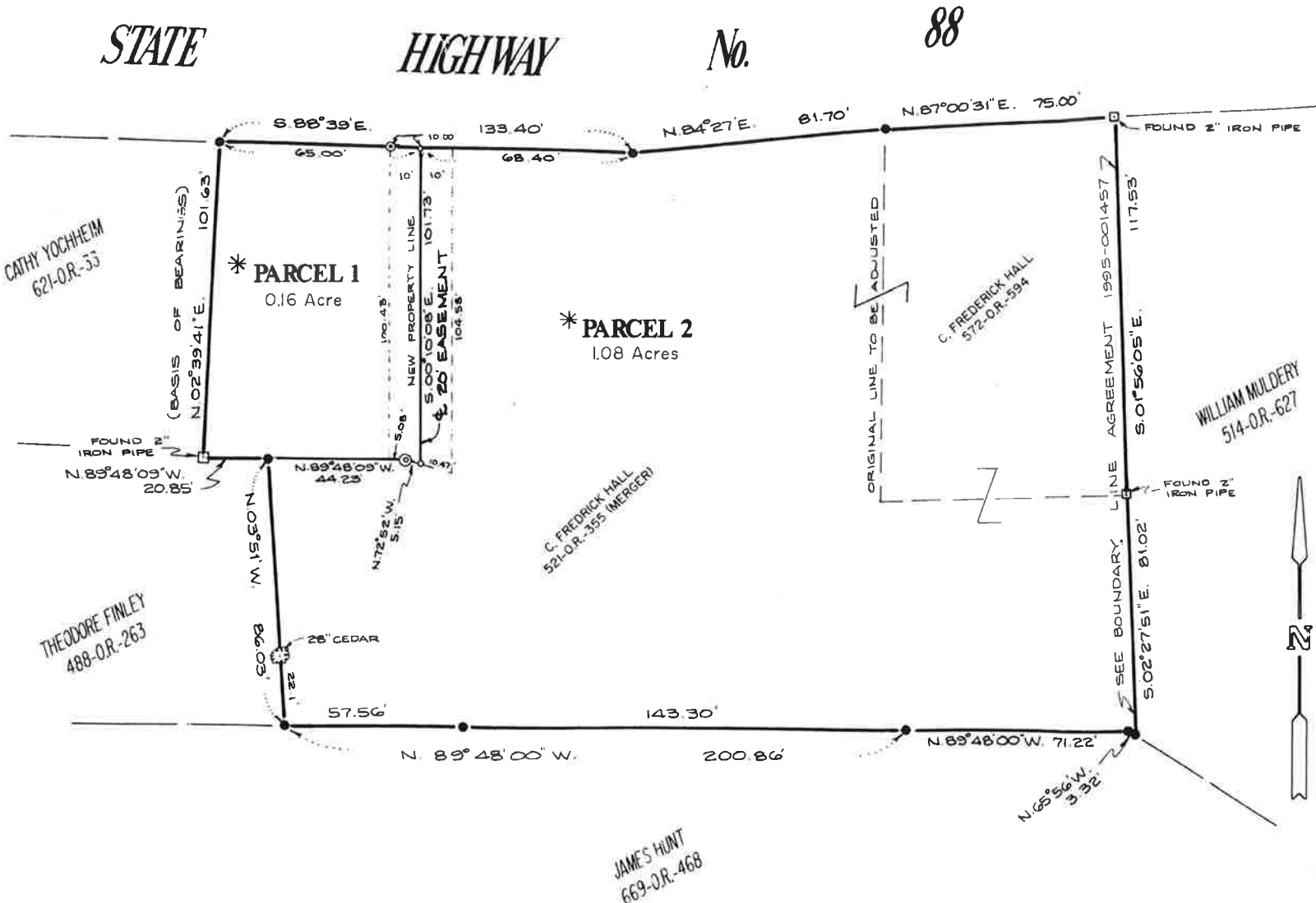
*C. Frederick Hall* *Joan C. Hall*

**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.



**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 31<sup>st</sup> Street  
 Jackson, CA 95642  
 (209) 227-0156  
 FAX (209) 227-5657

49M5

**Previous Application: UP-15;9-1  
Guicelda Flores-Abarca**

**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.





PLANNING DEPARTMENT
LAND USE AGENCY

COUNTY ADMINISTRATION CENTER

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

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

APPLICATION 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 Lucinda Flores, Mailing Address 1222 S. American St. Ste. 206, Jackson, CA 95206, Phone Number (209) 817-3217 (Home) 209 946-1812, Assessor Parcel Number 030-180-029-000.
2. Use Permit Applied For: Excessive Height, Bed and Breakfast Inn, Temporary Caretaker Mobile Home, Mobile Home for Farm Labor Quarters, Other outdoor/drive in use in C2 district - Mobile food truck w/outdoor seating.
3. Attach a letter explaining the purpose and need for the Use Permit. days & times; # of seats/tables
4. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
5. If Applicant is not the property owner, a consent letter must be attached.
6. Assessor Plat Map (can be obtained from the County Surveyor's Office).
7. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc.
8. Planning Department Filing Fee: \$575.00, Public Works Agency Review Fee: \$, Environmental Health Review Fee: \$207.00
9. If necessary, complete an Environmental Information Form (ask Planning Department Staff).
10. Proposed floor plan (Guest House applications only).

\*\* Environmental Health and Public Works Fee's apply.

August 27, 2015

To who it may concern:

My purpose is to park my taco truck at the following address:

19660 Hwy 88  
Pine Grove.

We will be open six days a week from 8:AM to 6:00PM with outdoor seating and would be three tables with six seats each one.

Thank you very much for your time and consideration, if you have any questions or concern please feel free to contact me at: 209 817-3217

Sincerely,  
C. Mulcelila

8/19/15

PINE CONE PLAZA

19660 HWY 88

PINE GROVE, CA 95665

(916) 580-5839

TO WHOM IT MAY CONCERN;

I'm writing to confirm that ~~Gr. Fiores~~

~~Fiores~~ is applying for the placement

of a Food Truck at the address stated

above. Please call me with any questions

or concerns. Thank you.

Sincerely,

Franki Nguyen, Owner of property  
(916) 580-5839



# Comments

Amador County Planning Department <planning@amadorgov.org>

Thu, Feb 16, 10:30 AM

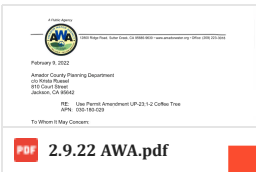


to Coffee

Jess, please see the attached comments from Amador Water Agency and have the requested information available for today's TAC meeting. Specifically, the location, ownership, and permission to use the commissary kitchen referenced in the application materials.

Thanks,  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642  
(209) 223-6380  
[planning@amadorgov.org](mailto:planning@amadorgov.org)

One attachment • Scanned by Gmail



Coffee Tree

to me

Thu, Feb 16, 11:27 AM



Hello,

Yes of course thank you for forwarding that information to me.

Have a great day

Warm regards,

Jess



Coffee Tree

to lcarthew, me

Fri, Feb 17, 9:06 AM



Hey Lucas and Planning Department,

Please find attached a letter from Brook who is allowing us to dump waste water at her facility in Pine Grove. It is within the AWA service area.

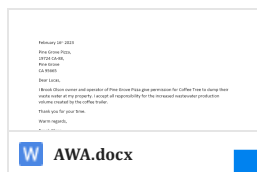
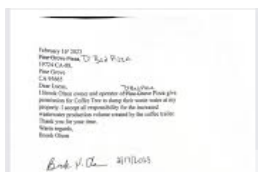
Let me know if you need anymore information.

Thank you for your time.

Warm regards,

Jess

2 Attachments • Scanned by Gmail





**Amador County Planning Department** <planning@amadorgov.org> (sent by rbratan@amadorgov.org)

Fri, Feb 17, 1:02 PM



Received, thank you.

Amador County Planning Department  
810 Court Street  
Jackson, CA 95642  
(209) 223-6380  
[planning@amadorgov.org](mailto:planning@amadorgov.org)



**Lucas Carthew**

to Coffee, me

Fri, Feb 17, 3:26 PM



Jess and Planning Department,

With the provided letter, AWA takes no exception at this time to the Use Permit Amendment as conditioned. Thank you!

February 16<sup>th</sup> 2023

~~Pine Grove Pizza~~, D'Bad Pizza

19724 CA-88,

Pine Grove

CA 95665

Dear Lucas,

D'Bad Pizza

I Brook Olson owner and operator of ~~Pine Grove~~ Pizza give permission for Coffee Tree to dump their waste water at my property. I accept all responsibility for the increased wastewater production volume created by the coffee trailer.

Thank you for your time.

Warm regards,

Brook Olson

Brook N. Olson 2/17/2023



February 16<sup>th</sup> 2023

Pine Grove Pizza,  
19724 CA-88,  
Pine Grove  
CA 95665

Dear Lucas,

I Brook Olson owner and operator of Pine Grove Pizza give permission for Coffee Tree to dump their waste water at my property. I accept all responsibility for the increased wastewater production volume created by the coffee trailer.

Thank you for your time.

Warm regards,

Brook Olson



---

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

---

Tiesha Adams <TAdams@amadorgov.org>

Thu, Feb 2, 2023 at 4:32 PM

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

Cc: Roger Pitto <rpitto@amadorgov.org>, John Schmidt <jschmidt@amadorgov.org>, SUR-CountySurveyor <countysurveyor@amadorgov.org>

Received, thank you. Surveying Department has no comment on this item.

[Quoted text hidden]

--

Tiesha Adams  
Amador County Surveying Department  
(209)223-6371



**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]



February 9, 2022

Amador County Planning Department  
c/o Krista Ruesel  
810 Court Street  
Jackson, CA 95642

RE: Use Permit Amendment UP-23;1-2 Coffee Tree  
APN: 030-180-029

To Whom It May Concern:

On February 2, 2023, the Amador Water Agency (Agency, AWA) received an early consultation application referral for the Use Permit Amendment UP-23;1-2 Coffee Tree (Development) located at 19660 State Highway 88, Pine Grove, being APN 030-180-029, having been submitted to the County of Amador by Jessica Carl. The Agency has been informed that the County of Amador (County) is considering a Use Permit Amendment for the Development.

The Development is planned to be within the AWA operated Pine Grove Wastewater System Improvement District #1 (System). The Agency has the following comments regarding the Development:

1. The information submitted in the early consultation application referral regarding disposal of the wastewater/sewage is vague and uncertain in terms of where the wastewater/sewage will be disposed. The applicant states they "collect waste water in a designated waste water tank and will dispose of it at [their] Commissary Kitchen. [The] waste water is made up of water, milk, and coffee water." No additional information is provided as to: 1) the location of the specified commissary kitchen, 2) who owns the commissary kitchen, and 3) if dumping at the commissary kitchen is authorized by the owners. The Agency requests the applicant provide additional information as to 1) location and ownership of the commissary kitchen, 2) if the location is within an AWA wastewater service area, acknowledgement from commissary kitchen owner accepting all responsibility for the increased wastewater production volume for dumping of coffee, milk, and water waste from the truck to commissary kitchen, to the satisfaction of the Agency prior to any approval of the Use Permit Amendment.
2. If wastewater/sewage is found to be disposed of by Development into an AWA Wastewater System(s) in manner not authorized by the AWA Wastewater Code in effect at the time the Development may be subject to the following:
  - a. Payment of Capacity Fees, inspection fees and any other fees in place at the time of infraction.



3. This letter is not a commitment of service and in no way guarantees wastewater service for this Development.

A "Developer Packet" with additional information and requirements may be downloaded from <https://amadorwater.org/connection-installation/> for your convenience. Please be aware that the contents of this packet are subject to change from time to time and are intended only as a guideline for Developers.

Please feel free to contact the Agency with any questions, comments, or concerns regarding the contents of this letter.

Kind Regards,

A handwritten signature in blue ink that reads "Lucas Carthew".

Lucas Carthew

Assistant Engineer

*\*This is not a quote or estimate.\**

CC: File

## 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)



February 15, 2023

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

**AMA-88-PM 22.959**  
**Use Permit (UP-23;1-2)**  
**Coffee Tree**

Ms. Ruesel,

California Department of Transportation (Caltrans) appreciates the opportunity to review and respond to the proposed Coffee Tree Use Permit (UP-23;1-2) Amendment (Previously UP-15;9-1) to allow a Mobile Coffee Trailer and Food Truck to be located on an existing commercial property zoned Retail Commercial/Office (C1).

The proposed project is located at 19660 State Route (SR) 88 in Pine Grove. The Assessor Parcel Number is 030-180-029.

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

#### **Environmental**

If any construction related activities encroach into Caltrans Right-of-Way (ROW), the project proponent must apply for an Encroachment Permit to the Caltrans Encroachment Permit Office. All California Environmental Quality Act (CEQA) documentation, with supporting technical studies, must be submitted with the Encroachment Permit Application. These studies will include an analysis of potential impacts to any cultural sites, historic properties, biological resources, hazardous waste locations, scenic highways, and/or other environmental resources within Caltrans ROW, at the project site(s). Evidence of consultation with local Native American tribes and interested parties will need to be presented within the technical documents for approval of encroachment in the Caltrans ROW. If there are impacts to protected water resources within Caltrans ROW, Caltrans will need to see the correspondence with the permitting authorities the California Department of Fish and Wildlife (CDFW), the US Army Corps of Engineers (USACE), and the Regional Water Quality Control Board (RWQCB). There are mature trees within and/or near Caltrans ROW that could provide suitable nesting habitat. If work occurs between February 1 and September 30 of any year, a pre-construction bird survey must be conducted by a

qualified biologist before the start of any construction related activities in Caltrans ROW. A protective buffer must be established around the nest if an active nest is observed per CDFW guidelines. No work is allowed within the protective buffer limits until the young have fledged and until authorized by the Caltrans District 10 Environmental Office.

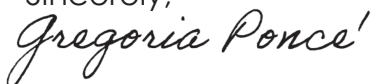
Caltrans suggest Amador County continue to coordinate and consult with Caltrans to identify and address potential cumulative transportation impacts that may occur from this project and other developments near this location. This will assist Caltrans in ensuring that traffic safety and quality standards are maintained for the traveling public on existing and future state transportation facilities.

### **Encroachment Permits**

If any future project activities encroach into Caltrans 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', Chief  
Office of Rural Planning