



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

Early Consultation Application Referral

TO:

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

DATE: December 28, 2023
FROM: Krista Ruesel, Planning Department

PROJECT: **Request for UP-23;12-1 Chipotle Martell**, requesting a Use Permit for outdoor seating and a drive-through/take-out 'Chipotlane' in the M, Manufacturing, zoning district with the I, Industrial, General Plan designation. The property is 0.897 acres and located within the Amador Ridge Shopping Center. (APN: 044-450-020)

Applicant: Green River Holdings, LLC; Representative: Callie Huff
Supervisory District: 1

Location: South of the intersection of Industry Blvd. and Old Mill Ln., Martell, CA 956850

REVIEW: As part of the preliminary review process, this project is being sent to State, Tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will review the project application for completeness and determination of the appropriate environmental document for the project during its regular meeting on Thursday, **January 18, 2024 at 1:00 p.m.** in the Board of Supervisors Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.

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



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 Callie Huff
- Mailing Address 837 Jefferson Blvd, West Sacramento, CA 95691
- Phone Number 415-987-9044
- Assessor Parcel Number 044-450-002
- 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 Outdoor seating and drive-thru 'Chipotlane'
2. Attach a letter explaining the purpose and need for the Use Permit.
See attached Project Description.
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: \$ _____
 Environmental Health Review Fee: \$ _____
 Public Works Agency Review Fee: \$ _____
 Amador Fire Protection District Fee: \$ _____
 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: Highway 49 & Industry Blvd Chipotle

Date Filed: 12/01/23 File No. _____

Applicant/

Developer Callie Huff/ Green River Holdings, LLC Landowner Amador Ridge, LLC

Address 837 Jefferson Blvd, West Sacramento, CA 95691 Address _____

Phone No. 415-987-9044 Phone No. _____

Assessor Parcel Number(s) 044-450-020

Existing Zoning District M - Manufacturing

Existing General Plan I - Industrial

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 _____

CUP for outdoor patio and drive thru lane, Environmental Health Department for restaurant use.

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

- 1. Site Size See attached Project Description.
- 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


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

ENVIRONMENTAL SETTING See response below.

- 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 11/30/2023

DocuSigned by:

 68BE9293FE4E496... (Signature)
 Green River
 For Holdings, LLC

See Context Photos on Sheet T0.3 of drawing set.

- 29. Relatively flat vacant site approximately .87 acres located on the southeast corner of the intersection of Prospect Drive and Old Mill Lane. Ground surface mainly unvegetated sandy soil, volunteer grasses and weeds.
- 30. The surrounding properties are mainly retail and commercial buildings. Carl's Jr. to the south; AutoZone Auto Parts, an undeveloped parcel, and Feed Barn to the west; a shared tenant building with retail, restaurant, and fitness to the north; Starbucks, Verizon, Little Caesars Pizza and Jack in the Box to the east.
- 31. No known mine shafts, tunnels, air shafts, or open hazardous excavations.

INDEMNIFICATION

Project: Highway 49 & Industry Blvd Chipotle

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):

DocuSigned by:
Callie Huff
68BE8283FE4E486...
Signature

DocuSigned by:
Gary Blanc
8804D96F90E24DF...
Signature



Chipotle
Highway 49 & Industry Boulevard
County of Amador, Martel, CA

Project Description

The Applicant is proposing to construct a 2,325 SF single-tenant building for Chipotle Mexican Grill, a high turnover eating and drinking establishment with both dine-in & take-out service. The restaurant will have a 793 SF indoor dining room with a seating capacity of 42, as well as an 640 SF outdoor dining patio with a seating capacity of 28, & a pre-order pick-up drive thru lane will provide fast, convenient take-out orders. Proposed hours of operation are 8am-11pm, with 45-50 employees, 8 employees per shift.

The project is located in Amador Ridge Plaza adjacent to Carl's Jr. The 0.897 acre site is currently zoned M – Manufacturing and no change to the zoning designation is being proposed. The project is to be located on a vacant site in Amador Ridge Plaza. The proposed Chipotle restaurant is a permitted use within the M zoning district while the drive-thru and outdoor seating require a conditional use permit. Proposed signage is in general harmony with the area. The applicant is requesting approval for building attached signage on three faces of the building 46 square feet per sign is requested, directional signage at the entrance and exit of the drive-through lane, and half of the existing Carl's Jr. monument sign.

The proposed 2,325 SF building & site improvements have been designed to meet various constraints of this location including minimum building setbacks, maximum building height, landscaping, minimum required parking spaces & a trash enclosure appropriately sized for the proposed use.

Various existing utilities including electrical, gas & water service, as well as sewer & storm drain currently run near or to the site and will need associated equipment and connection. New site lighting and a new trash enclosure will be part of the proposed project. New drive aisles and parking area to include new accessible parking stall & four clean air spaces with the infrastructure necessary to accommodate future electric vehicle charging equipment.

The drive thru concept that Chipotle has introduced in recent years, which has proven to be quicker & much more efficient than a typical fast-food drive thru experience is referred to as a 'Chipotlane'. This drive thru lane is only available to customers who place an order & pre-pay on Chipotle's website or through the restaurant's mobile app. Once their order is placed & payment is received, they choose a 15 minute time slot in which to arrive at the drive thru pick-up window to receive their prepaid order. No menu boards are available at the drive thru lane (or at the pick-up window), no speaker posts are available to place an order, nor do payment transactions take place at the pick-up window. Customers simply arrive within their chosen time window & pick up their food. Customers that arrive at the pick-up window without pre-ordering, will be directed to park their vehicle & walk inside the restaurant to order at the service counter, or to exit the drive thru lane & order through Chipotle's mobile app and wait until they are notified that their order is ready before re-entering the drive thru lane for pick-up. This innovative approach has significantly decreased the average drive thru queue wait time at Chipotlane sites, therefore reducing the necessary length required for their drive thru lanes for the same number of transactions compared to a traditional drive thru with menu board, speaker post order point, transaction window &/or pick-up window. The proposed 'Chipotlane' has a 7-car queue.

The proposed single story building is situated on the site so that the primary building view and patio seating is seen from those entering from Highway 49 on Industry Boulevard. The main parking area is located adjacent to the building. New shrubs and groundcover will be provided in and around the site. New trees are also proposed to provide adequate parking lot shading.

The main entrance to the building faces the patio seating on the south side of the building, with a secondary public entrance facing the main parking lot on the east side of the building. A marked crossing at the drive thru lane provides pedestrians with an accessible path of travel to the public way on Prospect Drive. A service door located on the north side of the building provides employees access for deliveries and access to the trash enclosure at the southeast of the site.

The exterior envelope includes storefront windows that wrap the entire café area, providing transparency to the building & an inviting view from the parking lot, outdoor patio & main driveway entrance from Industry Blvd and Old Mill Lane. The exterior walls have a stucco finish with two main blocks of color, a dark grey on the lower walls, & a light grey at the upper parapet walls. The storefront windows are complimented by color matched metal canopies that provide weather protection at both the main entrance & drive thru pick up window.

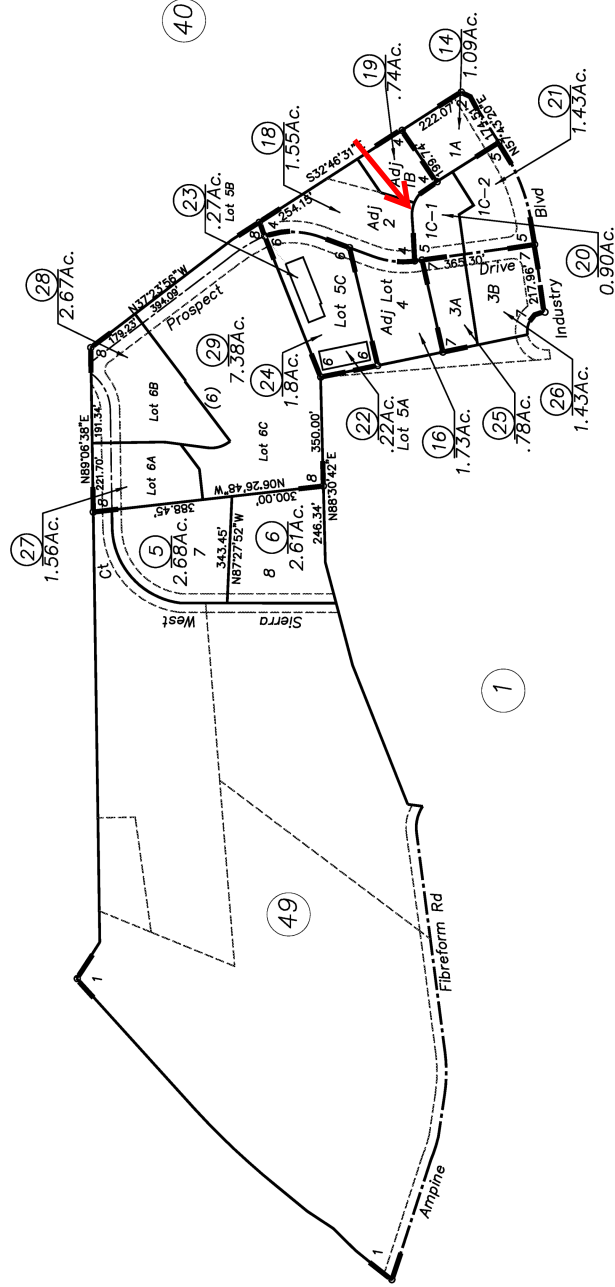
IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

Map changes become effective with the 2021-2022 roll year. Parcel numbers are subject to change prior to adoption or roll on each July 1.



400'
09/15/2020

SEC 18, T.6N., R.11E., M.D.B. & M.



- 1- R.M.Bk. 7, Sub.Pg. 99 Sierra West Business Park Phase One (11/14/2003)
- 2- R.M.Bk. 8, Sub.Pg. 3 Sierra West Business Park Resub. (11/14/2003)
- 3- R.M.Bk. 57, Pg. 22 (10/28/2004)
- 4- R.M.Bk. 57, Pg. 25 (11/5/2005)
- 5- R.M.Bk. 59, Pg. 28 (12/18/2006)
- 6- P.M.Bk. 61, Pg. 38 (12/30/2008)
- 7- P.M.Bk. 63, Pg. 71 (10/07/2013)
- 8- P.M.Bk. 66, Pg. 41 (04/23/2020)

(29)



Green River Holdings, LLC.
837 Jefferson Blvd.
West Sacramento, CA 95691

Date: 11/30/23

Project Name: Highway 49 & Industry Blvd Chipotle

Project Location: Industry Blvd and Old Mill Lane, Jackson, CA 95642

To Whom It May Concern,

I, Gary Blanc, of Amador Ridge, LLC property owner of the above noted property authorize Callie Huff to submit the CUP application for the new Chipotle on the proposed property listed above.

Sincerely,

DocuSigned by:

Gary Blanc

Property Owner / Authorized Representative Signature

Gary Blanc

12/3/2023



1 PROPOSED SITE PLAN
1" = 20'-0"



PROJECT CONTACTS

CLIENT

GREEN RIVER HOLDINGS, LLC
857 JEFFERSON BLVD.
WEST SACRAMENTO, CA 95691
PH: (415) 891-9044
ATTN: GALLIE HUFF

ARCHITECT

MCCANDLESS & ASSOCIATES
ARCHITECTS, INC.
423 1/2 FIRST STREET
WOODLAND, CA 95645
PH: (930) 662-9146
ATTN: BARBARA FINEBERG

CIVIL

RSC ENGINEERING, INC
1420 ROCKY RIDGE DRIVE, SUITE 150
ROSEVILLE, CA 95661
PHONE: (916) 788-2884
ATTN: JAI SINGH

PROJECT DATA

PROJECT DESCRIPTION:	CONDITIONAL USE PERMIT FOR NEW CHIPOTLE BUILDING SHELL WITH DRIVE-THRU AND PATIO SEATING AREA		
JURISDICTION:	AMADOR COUNTY		
ZONING:	M - MANUFACTURING		
PARCEL NO.:	044-450-020		
OCCUPANCY TYPE:	FUTURE TENANT - GROUP A2		
SITE AREA:	1/- 39,086 SF OR 1/- 0.891 ACRES		
BUILDING AREA:	2,325 SF, 1 STORY		
BUILDING HEIGHT:	MAXIMUM 30 FEET	PROPOSED 21'-4"	
SETBACKS:	FRONT: SIDE: SIDE: REAR:	REQUIRED 20 FEET 20 FEET 20 FEET	PROPOSED 34'-0" 36'-7" 27'-3" 40'-1"
FLOOD PLAN DESIGNATION:	X		
RETAIL USE INFORMATION:	HOURS OF OPERATION: 8AM-11PM NUMBER OF EMPLOYEES: 45-50 EMPLOYEES PER SHIFT: 8		
WATER/SEWER:	AMADOR WATER AGENCY		
ELECTRIC:	PG&E		
FIRE DEPARTMENT:	AMADOR FIRE PROTECTION DISTRICT		
STORM WATER:	AMADOR COUNTY		
WASTE MANAGEMENT:	ACES WASTE SERVICES, INC		
SCHOOL/PARK DISTRICT:	AMADOR COUNTY UNIFIED SCHOOL DISTRICT		

SHEET INDEX

TO 1	PROJECT DATA / SITE PLAN
TO 2	EXTERIOR ELEVATIONS, SIGNAGE, SECTION, TRASH ENCLOSURE
TO 3	CONTEXT PHOTOS
SHEET 4	ALTA/NRPS LAND TITLE SURVEY

SITE PLAN LEGEND

- NEW LANDSCAPED AREAS
- NEW CONCRETE DRIVES OR SIDEWALKS
- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT
- REQUIRED BUILDING SETBACK LINE
- ACCESSIBLE PATH OF TRAVEL

PARKING ANALYSIS

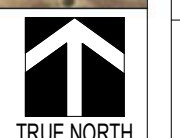
PARKING REQUIREMENTS	PER CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP NO. 2712, APPROVED JULY 11, 2006: TOTAL BUILDING SIZE ON PARCEL 1 AND 2 SHALL NOT EXCEED 8,112 SF WITH 68 ON-SITE PARKING SPACES PROVIDED. IF FEWER PARKING SPACES ARE PROVIDED, TOTAL ALLOWABLE BUILDING SIZE SHALL BE LIMITED TO 1,000 SF FOR EVERY 10.9 ON-SITE PARKING SPACES AVAILABLE.
TOTAL SPACES REQUIRED	2,325 x 10.9 = 25.3 SPACES
ACCESSIBLE SPACES REQUIRED	1 VAN ACCESSIBLE SPACE
CLEAN AIR/CARPOOL/EV REQUIRED	4 CLEAN AIR/CARPOOL/EV SPACES
PARKING PROVIDED	
STANDARD SPACES	20 SPACES
ACCESSIBLE SPACES	1 VAN ACCESSIBLE SPACE
CLEAN AIR/CARPOOL/EV	4 SPACES
TOTAL PARKING SPACES PROVIDED	25 SPACES + 1 DRIVE-THRU SPACES = 32 SPACES
SHORT TERM BIKE PARKING	2 SPACES REQUIRED, 2 SPACES PROVIDED

SITE PLAN KEYNOTES

- SP1 NEW SINGLE STORY BUILDING
- SP2 NEW CMU TRASH ENCLOSURE
- SP3 NEW PARKING LOT WITH AG PAVING
- SP4 FUTURE ELECTRIC VEHICLE PARKING SPACE W/ INFRASTRUCTURE TO ACCOMMODATE FUTURE INSTALLATION OF EVSE EQUIPMENT
- SP5 NEW VAN ACCESSIBLE PARKING SPACE WITH ACCESSIBLE PARKING SIGN
- SP6 NEW HEIGHT RESTRICTION BAR AND NEW DIGITAL PICKUP SIGN
- SP7 NEW OUTDOOR PATIO SEATING AREA
- SP8 NEW HOOP STYLE BIKE RACK
- SP9 EXISTING GAS STUB TO BE MODIFIED FOR NEW METER. RELOCATE TO ACCOMMODATE NEW PARKING SPACES
- SP10 EXISTING WATER METER BOX IN PLACE
- SP11 (E) FIRE HYDRANT
- SP12 REMOVE EXISTING TREE
- SP13 NEW EXIT SIGN
- SP14 NEW CHIPOTLE SIGNAGE PANELS (BOTH SIDES) ON EXISTING MONUMENT SIGN



VICINITY MAP



REVISIONS		
#	Date	Description

PROJECT FOR:
HWY 49 & INDUSTRY CHIPOTLE
COUNTY OF AMADOR, MARTEL

MCCANDLESS & ASSOCIATES ARCHITECTS, INC.
423 1/2 FIRST STREET, SUITE 204
WOODLAND, CA 95645
www.mccandlessarch.com
PH: (930) 662-9146

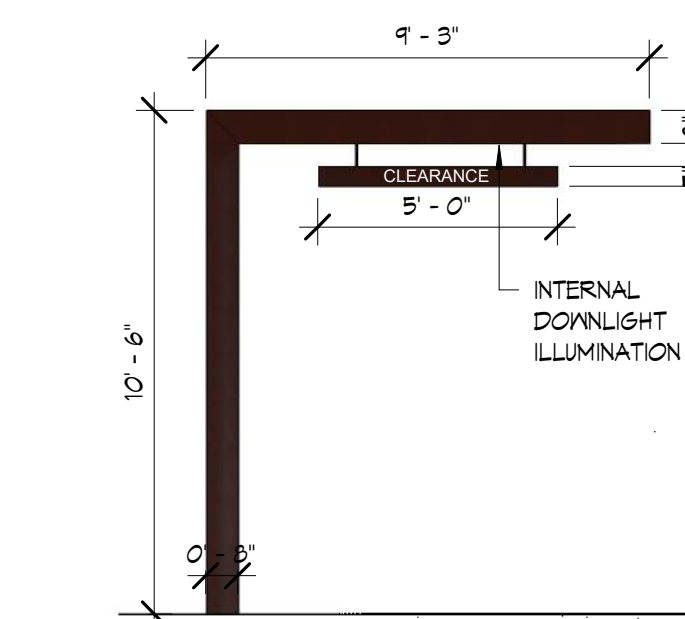
PROJECT DATA / SITE PLAN
CONDITIONAL USE PERMIT

DRAWN	MAA
CHECKED	MAA
DATE	11/10/23
SCALE	1" = 20'-0"
JOB #	23-151
SHEET	TO.1

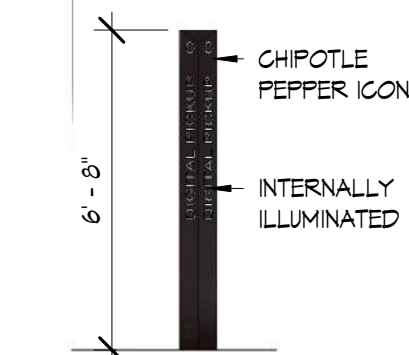


17 BUILDING SIGNAGE
1/2" = 1'-0"

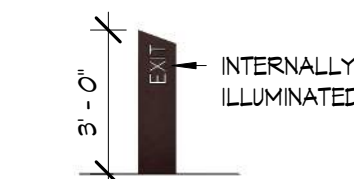
46 SF EACH SIGN



16 HANGING CLEARANCE SIGN
1/4" = 1'-0"



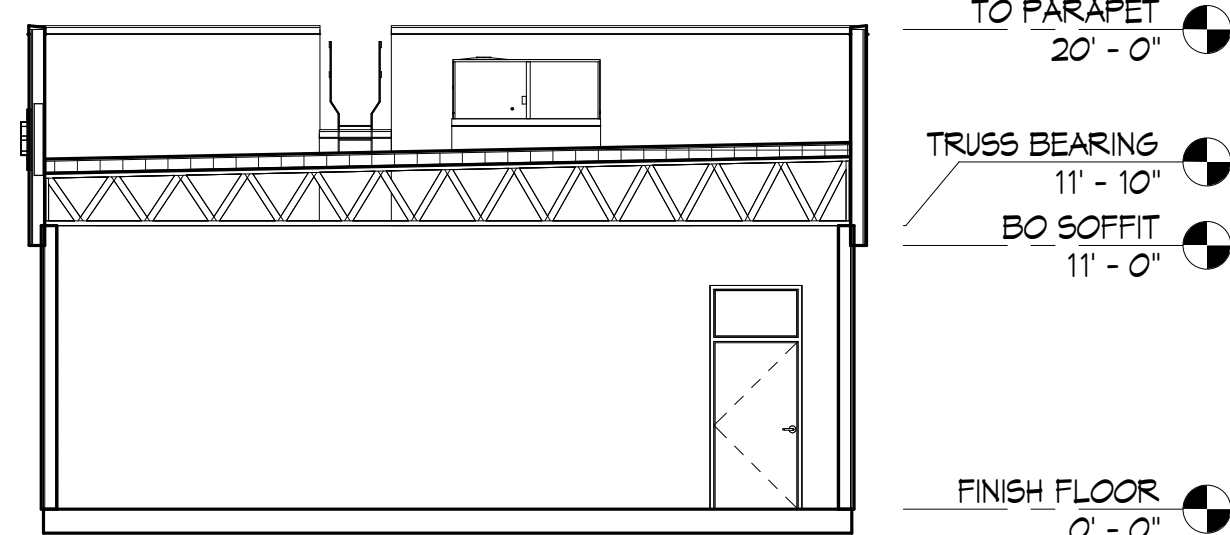
15 DIGITAL PICKUP SIGN
1/4" = 1'-0"



14 EXIT SIGN
1/4" = 1'-0"



7 3D VIEW



6 BUILDING SECTION
1/8" = 1'-0"



13 EXISTING MONUMENT SIGN
NOT TO SCALE

SIGNAGE ANALYSIS:
1932.010 A.5. THE SIZE, HEIGHT, LOCATION AND GENERAL APPEARANCE OF SIGNS SHALL BE IN HARMONY WITH THE GENERAL AREA, AND NOT CONSTITUTE A HAZARD TO VEHICLE OR PEDESTRIAN TRAFFIC.

1932.010 D.2. IDENTIFYING THE OCCUPANT OF THE PREMISES, FREESTANDING OR ATTACHED TO THE BUILDING, ILLUMINATED BY EXTERNAL, SHIELDED LIGHTING ONLY, USING NONFLUORESCENT COLORS, NOT MORE THAN THIRTY-TWO SQUARE FEET ON ANY ONE FACE, NOT MORE THAN TWO FACES. SIGN DESIGN AND APPEARANCE SHALL BE SUBMITTED FOR APPROVAL WITH THE USE PERMIT APPLICATION FOR THE PROPOSED USE.

1932.010 F. USES IN COMMERCIAL ZONE DISTRICTS.
NOT MORE IN TOTAL AREA THAN 15 PERCENT OF THE AREA OF THE BUILDING FRONTAGE, UP TO A MAXIMUM OF 150 SF IN AREA ON ANY ONE FACE OR 250 SF IN TOTAL AREA PER BUSINESS ESTABLISHMENT. ANY FREESTANDING SIGN LOCATED ON THE PREMISES SHALL BE LIMITED TO A MAXIMUM OF 1/3 OF THE TOTAL ALLOWABLE SIGNAGE ON THE PREMISES.

WEST EXT ELEV BUILDING FRONTAGE = 1,360 SF X 15% = 205 SF
EAST EXT ELEV BUILDING FRONTAGE = 1,352 SF X 15% = 202 SF
SOUTH EXT ELEV BUILDING FRONTAGE = 643 SF X 15% = 103 SF

WEST ELEV PROPOSED SIGNAGE = 46 SF
EAST ELEV PROPOSED SIGNAGE = 46 SF
SOUTH ELEV PROPOSED SIGNAGE = 46 SF

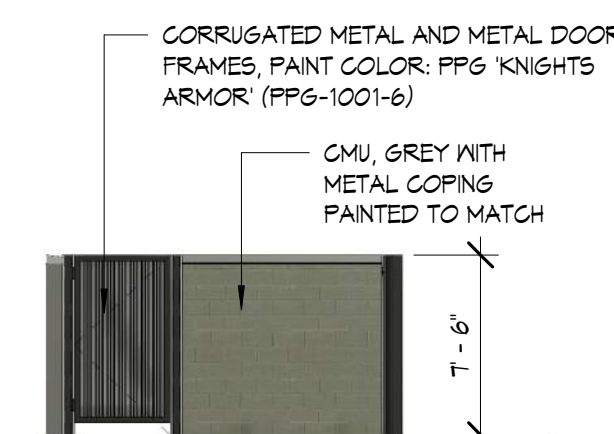
PROPOSED TOTAL BLDG SIGNAGE = 138 SF



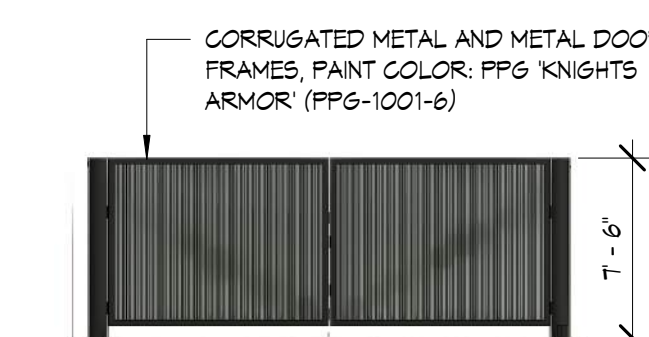
12 TRASH ENCLOSURE REAR ELEVATION
1/8" = 1'-0"



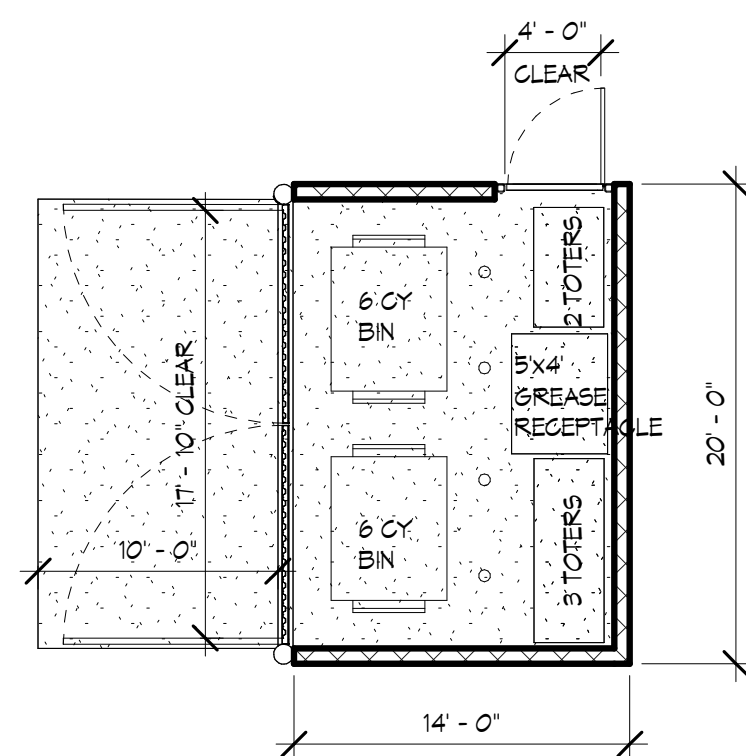
11 TRASH ENCLOSURE SIDE ELEVATION
1/8" = 1'-0"



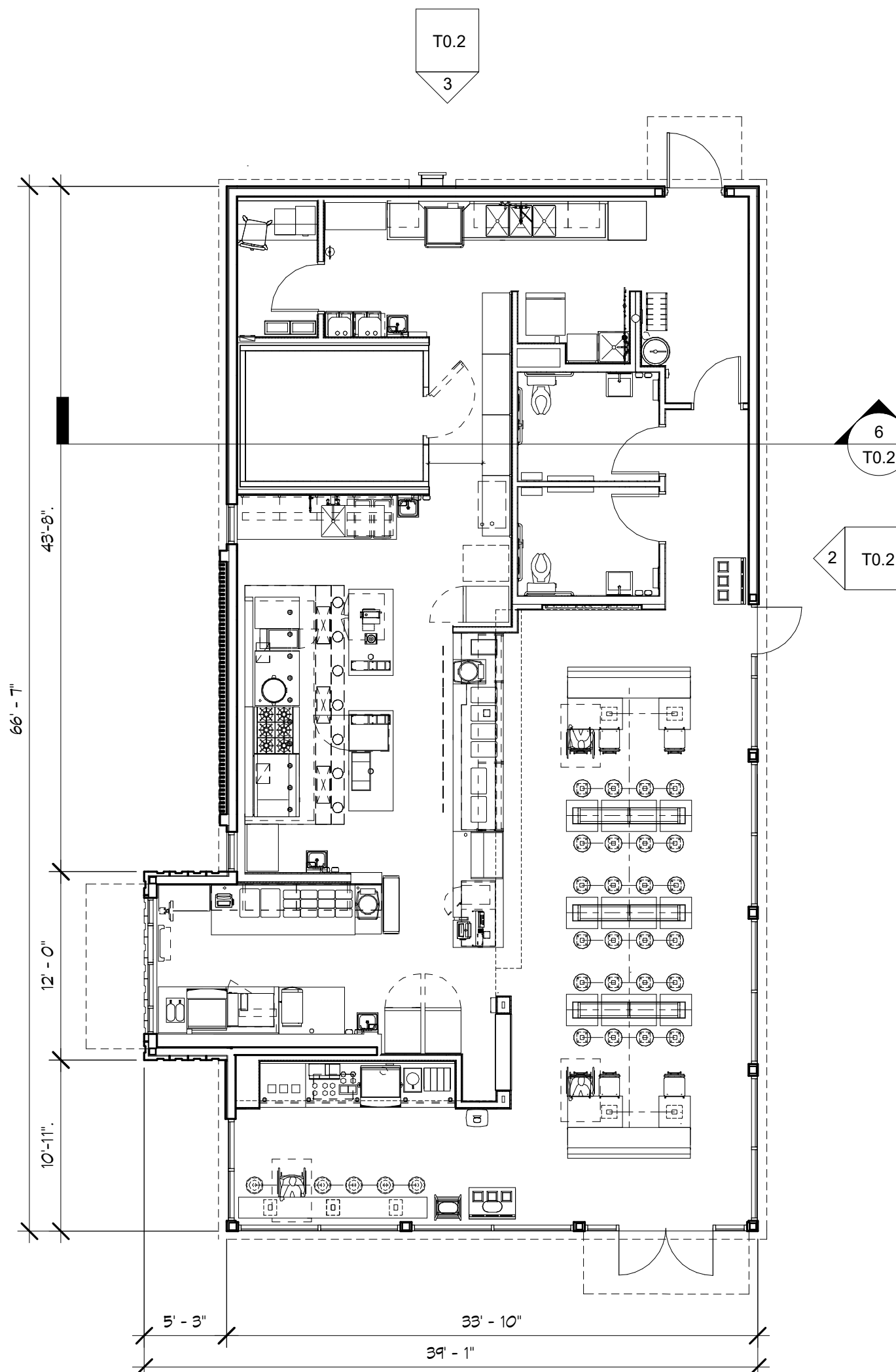
10 TRASH ENCLOSURE SIDE ELEVATION.
1/8" = 1'-0"



9 TRASH ENCLOSURE FRONT ELEVATION
1/8" = 1'-0"



8 TRASH ENCLOSURE PLAN
1/8" = 1'-0"



5 FLOOR PLAN
1/8" = 1'-0"

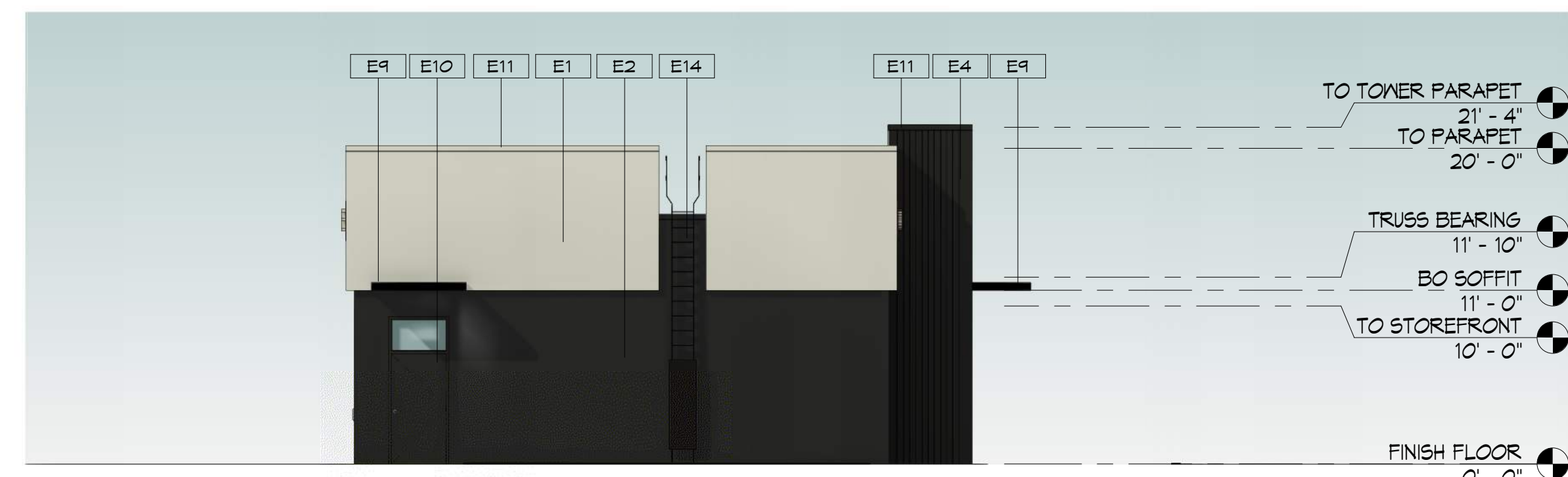
NOTE: INTERIOR LAYOUT FOR REFERENCE ONLY. INTERIOR TENANT IMPROVEMENT BY OTHERS UNDER SEPARATE PERMIT.

EXTERIOR ELEVATION KEYNOTES

E1	3-COAT CEMENT PLASTER, PAINT COLOR: PPG '05' (PPG-1010-2)
E2	3-COAT CEMENT PLASTER, PAINT COLOR: PPG 'KNIGHTS ARMOR' (PPG-1001-6)
E3	3-COAT CEMENT PLASTER (BEHIND ALUMINUM TUBE FEATURE MALL), PAINT COLOR: PPG 'AUTUMN RIDGE' (PPG-1058-1)
E4	MBCI METAL MALL PANELS OR EQUAL, SHADOW RIB (3" DEEP X 16" WIDE WITH 1.5" DEEP AND 5.25" WIDE FLUTING), CONCEALED FASTENERS, PAINT COLOR: PPG 'KNIGHTS ARMOR' (PPG-1001-6)
E5	KAVNEER ALUMINUM STOREFRONT OR EQUAL, TRIFAB V6 45IT STOREFRONT SYSTEM (2' X 4.5' FRONT SET), COLOR: BLACK ANODIZED, GLAZING: CLEAR, INSULATED
E6	PREFINISHED BREAK METAL SURROUND, COLOR TO MATCH STOREFRONT
E7	QUICKSERV DRIVE-THRU WINDOW WITH EXTERIOR SHELF AND INTERIOR AIR CURTAIN, BRONZE ANODIZED FINISH
E8	PREFINISHED ALUMINUM TUBE FEATURE MALL, COLOR TO MATCH STOREFRONT
E9	METAL FINISH, COLOR TO MATCH STOREFRONT
E10	HOLLOW METAL SERVICE DOOR AND FRAME, TRANSOM WINDOW WITH FROSTED GLAZING ABOVE, PAINT COLOR: PPG 'KNIGHTS ARMOR' (PPG-1001-6)
E11	PREFINISHED METAL COPING, COLOR TO MATCH ADJACENT MALL FINISH
E12	INTERNALLY ILLUMINATED BUILDING MOUNTED SIGNAGE
E13	INTERNALLY ILLUMINATED ADDRESS NUMBERS, FACE OF NUMBERS TO CONTRAST TO THE SURROUNDING BACKGROUND, NUMBERS SHALL BE MIN. 6" HIGH & 1.25" STROKE, BLACK HOUSING COLOR.
E14	METAL ROOF ACCESS LADDER WITH LOCKING GATE, COLOR TO MATCH ADJACENT MALL FINISH



4 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



3 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

REVISIONS
Date Description

PROJECT FOR:
HWAY 41 & INDUSTRY CHIPOTLE
COUNTY OF AMADOR, MARTEL

MCCANDLESS & ASSOCIATES ARCHITECTS, INC.
425 1/2 FIRST STREET, SUITE 204
MCCOPLAND, CA 95665
www.mccandleasar.com
PH (916) 662-9146

EXTERIOR ELEVATIONS, SIGNAGE,
SECTION, TRASH ENCLOSURE
CONDITIONAL USE PERMIT

DRAWN Author
CHECKED Checker
DATE 11/10/23
SCALE As indicated
JOB # 23-151
SHEET

TO.2



11 SHARED DRIVEWAY LOOKING NORTH TO SITE
NOT TO SCALE



10 OLD MILL LANE LOOKING WEST TO SITE
NOT TO SCALE



9 OLD MILL LANE LOOKING SOUTH TO SITE
NOT TO SCALE



8 PROSPECT DRIVE LOOKING SOUTH TO SITE
NOT TO SCALE



7 PROSPECT DRIVE LOOKING EAST TO OLD MILL LANE
NOT TO SCALE



6 PROSPECT DRIVE LOOKING NORTH TO SITE
NOT TO SCALE



5 PROSPECT DRIVE LOOKING EAST TO SHARED DRIVEWAY
NOT TO SCALE



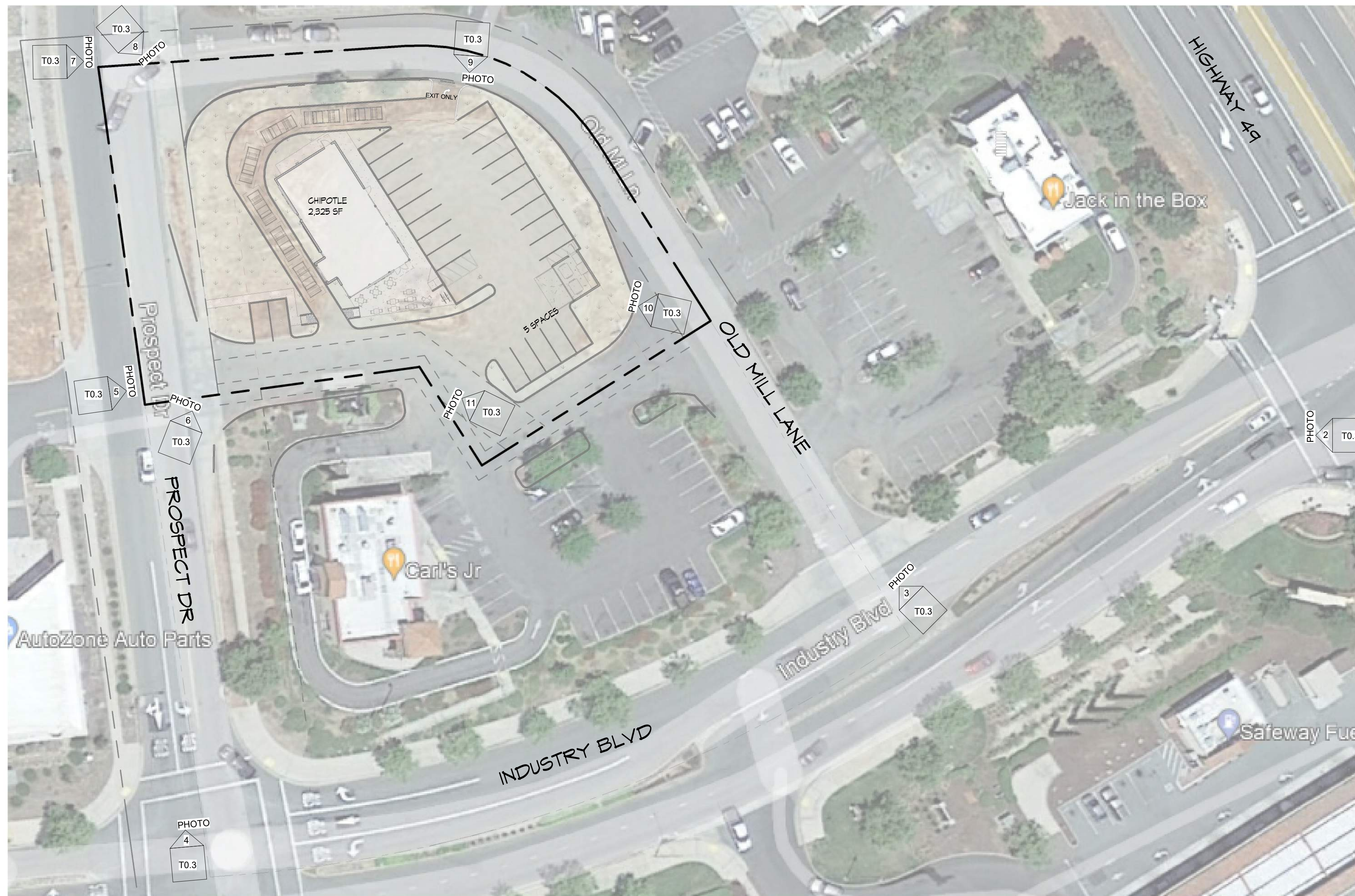
4 INDUSTRY BLVD LOOKING NORTH TO PROSPECT DRIVE
NOT TO SCALE



3 INDUSTRY BLVD LOOKING NORTH TO OLD MILL LANE
NOT TO SCALE



2 INDUSTRY BLVD AND HWY 49
NOT TO SCALE



1 PHOTO KEY SITE PLAN
1/32" = 1'-0"

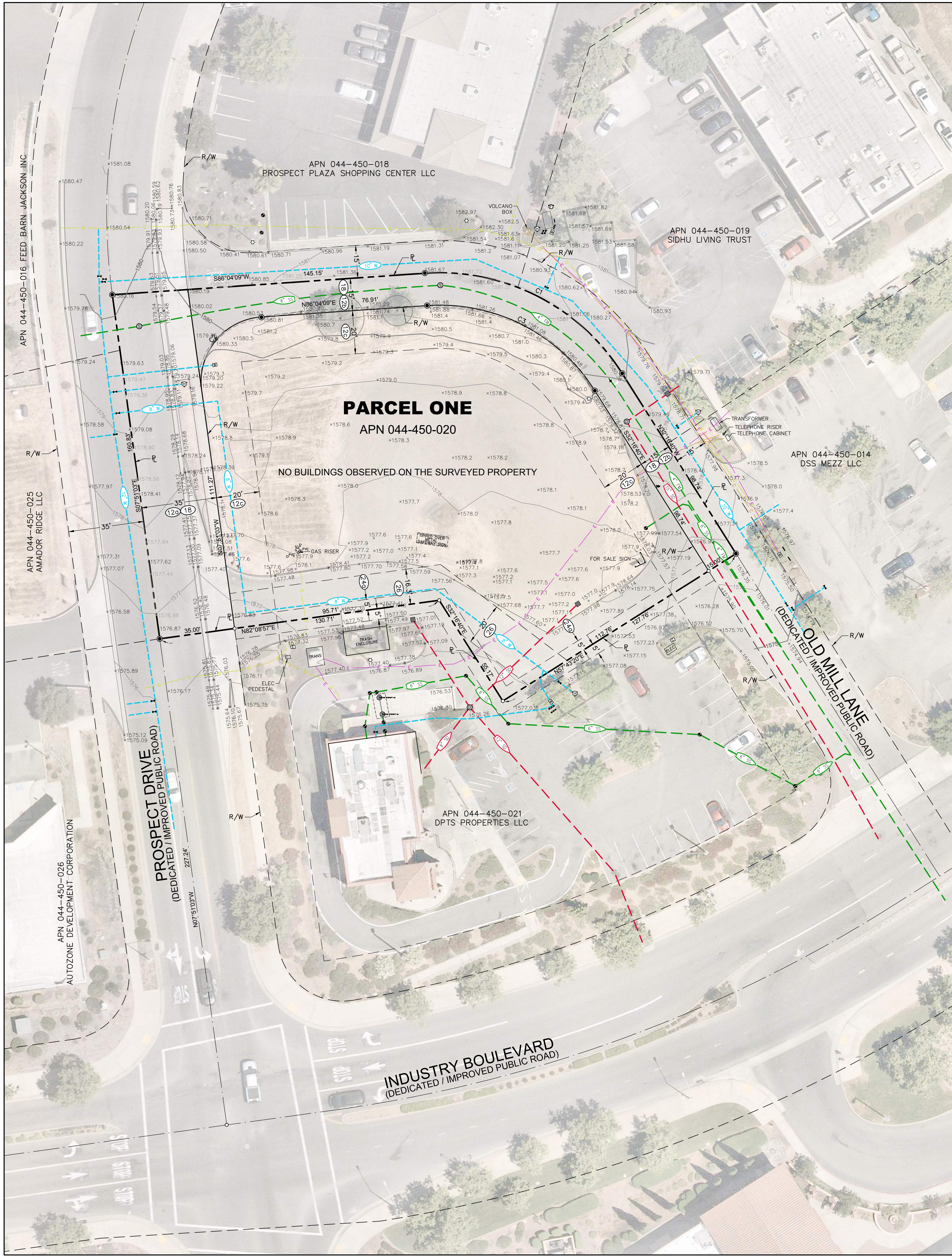
REVISIONS		
#	Date	Description

PROJECT FOR:
HWY 49 & INDUSTRY CHIPOTLE
COUNTY OF AMADOR, MARTEL

MCCANDLESS & ASSOCIATES ARCHITECTS, INC.
425 1/2 FIRST STREET, SUITE 204
WOODLAND, CA 95695
www.mccandlessarch.com
PH: (916) 662-9146

CONTEXT PHOTOS
CONDITIONAL USE PERMIT

DRAWN	Author
CHECKED	Checker
DATE	11/10/23
SCALE	As indicated
JOB #	23-151
SHEET	T0.3



NOTES:

THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PRELIMINARY REPORT ISSUED BY PLACER TITLE COMPANY, OR ORDER NO. P-598012, DATED JUNE 21, 2023, AND DEPICTS THE REAL PROPERTY AND PLOTTABLE EXCEPTIONS DESCRIBED THEREIN. EXCEPTIONS OTHER THAN EASEMENTS, SERVITUDES AND RIGHTS OF WAY, AS SPECIFIED IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT REPRESENTED HEREON. SURVEY RELATED EXCEPTIONS ARE DESIGNATED BELOW WITH THE CORRESPONDING NUMBER FROM THE EXCEPTIONS LISTED IN SAID PRELIMINARY REPORT.

EXCEPTIONS:

- (11) AGREEMENTS EXECUTED BY GEORGIA PACIFIC CORPORATION PER BOOK 580, PAGE 395, PER BOOK 589, PAGE 347, PER BOOK 623, PAGE 259, PER BOOK 654, PAGE 445, PER BOOK 670, PAGE 395, PER INSTRUMENT NO. 1993-7551, PER INSTRUMENT NO. 1993-2354, PER INSTRUMENT NO. 1994-4021, PER INSTRUMENT NO. 1995-3281, AND PER INSTRUMENT NO. 1996-2800, O.R.A.C. (BLANKET IN NATURE)
- (12a) RIGHT OF WAY DEDICATION PER BOOK 7 OF SUBDIVISION MAPS AT PAGE 99 (PLOTTED)
- (12b) RIGHT OF WAY IRREVOCABLE OFFER OF DEDICATION PER BOOK 8 OF SUBDIVISION MAPS AT PAGE 1 (PLOTTED)
- (12c) BUILDING SETBACK PER BOOK 8 OF SUBDIVISION MAPS AT PAGE 1 (PLOTTED)
- (12d) VARIOUS MATTERS NOTED AND RECITED PER BOOK 7 OF SUBDIVISION MAPS, PAGE 99 AND BOOK 8 OF SUBDIVISION MAPS AT PAGE 1 (BLANKET IN NATURE)
- (13) EASEMENT FOR ACCESS AND UTILITY PURPOSES RESERVED PER INSTRUMENT NO. 2003-5195, O.R.A.C. (NOT ON SURVEYED PROPERTY)
- (14) AGREEMENT FOR SALES TAX REBATE TO AID DEVELOPMENT OF SIERRA WEST BUSINESS PARK AND REMAINDER OF MILL SITE PER INSTRUMENT NO. 2001-5580, O.R.A.C. (BLANKET IN NATURE)
- (15) LANDSCAPING MAINTENANCE AGREEMENT AND COVENANT ESTABLISHING A PLAN FOR LANDSCAPING MAINTENANCE PER INSTRUMENT NO. 2003-18246, O.R.A.C. (BLANKET IN NATURE)
- (16) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SIERRA WEST BUSINESS PARK PER INSTRUMENT NO. 2003-18250 AS MODIFIED PER INSTRUMENT NO. 2004-16390 AND INSTRUMENT NO. 2013-8742, O.R.A.C. (BLANKET IN NATURE)
- (17) TEMPORARY EASEMENT AGREEMENT PER INSTRUMENT NO. 2004-4938, O.R.A.C. (NOT ON THE SURVEYED PROPERTY)
- (18) ACCESS AND PUBLIC UTILITY EASEMENTS PER INSTRUMENT NO. 2004-8079 (PLOTTED)
- (19) RESTRICTIVE COVENANT PER INSTRUMENT NO. 2005-7969, O.R.A.C. (BLANKET IN NATURE)
- (20) SIGN EASEMENT AGREEMENT PER INSTRUMENT 2006-7733, O.R.A.C. (BLANKET IN NATURE - EASEMENT IS NOT ON THE SURVEYED PROPERTY)
- (21) AGREEMENT OF COVENANTS, CONDITIONS AND ESTABLISHMENT OF RESTRICTIONS AND GRANTS OF EASEMENTS BY SPI/CATLIN MARTELL I, LLC AND SAFWAY INC. PER INSTRUMENT NO. 2006-7735 AS MODIFIED BY INSTRUMENT NO. 2006-12481, INSTRUMENT NO. 2007-1620 AND INSTRUMENT NO. 2012-9123, O.R.A.C. (DOES NOT AFFECT THE SURVEYED PROPERTY)
- (22) SUBDIVISION IMPROVEMENT AGREEMENT (TENTATIVE SUBDIVISION MAP NO. 2712) PER INSTRUMENT NO. 2006-14738, O.R.A.C. (BLANKET IN NATURE)
- (23) DECLARATION OF RECIPROCAL EASEMENTS AND MAINTENANCE AGREEMENT PER INSTRUMENT NO. 2006-14739, AS AMENDED BY INSTRUMENT NO. 2007-3, O.R.A.C. (BLANKET IN NATURE)
- (24a) PUBLIC UTILITY EASEMENT PER BOOK 59 OF MAPS, AT PAGE 29 (PLOTTED)
- (24b) VARIOUS MATTERS NOTED AND RECITED PER BOOK 59 OF MAPS, AT PAGE 29 (BLANKET IN NATURE)
- (25) RESTRICTIVE COVENANT AGREEMENT PER INSTRUMENT NO. 2007-4, O.R.A.C. (BLANKET IN NATURE)
- (26) AMADOR WATER AGENCY EASEMENT AGREEMENT PER INSTRUMENT NO. 2007-8952 (PLOTTED)

ADDRESS: SOUTHEAST CORNER OF PROSPECT DRIVE AND OLD MILL LANE, JACSON, CALIFORNIA.

GROSS LAND AREA: 39,086± SQUARE FEET OR 0.897± ACRES.

BASIS OF BEARINGS: PARCEL MAP FILED IN BOOK 59 OF MAPS AND PLATS AT PAGE 28, AMADOR COUNTY RECORDS, BASED ON THE MONUMENTS SHOWN HEREIN.

BASIS OF ELEVATIONS: BENCHMARK STAMPED "FAA 070 A", PID JS4757, METAL ROD LOCATED ABOUT 3 KM (1.9 MI) NORTH OF JACKSON, ON THE NORTHEAST SIDE OF MARTELL, AT THE JACKSON/AMADOR COUNTY-WEST OVER FIELD, ON A LOW BANK ON THE EAST SIDE OF THE RUNWAY, INSIDE THE SYMMETRICAL CIRCLE WITH THE WIND SOCK AND WIND TEE. ELEVATION = 1699 FEET (NAVD88 DATUM).

ZONING: A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR.

PARKING SPACES: THERE ARE NO PARKING SPACES MARKED WITHIN THE SURVEYED PROPERTY.

THERE ARE NO PARTY WALLS WITH ADJOINING PROPERTIES.

THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN THE SURVEYED PROPERTY.

THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES DISCLOSED TO THE SURVEYOR. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WITHIN THE SURVEYED PROPERTY.

THE AERIAL IMAGE SHOWN IN THE BACKGROUND IS FOR REFERENCE ONLY AND IS NOT A PART OF THIS SURVEY.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

DESCRIPTION:

THE SURVEYED PROPERTY SHOWN HEREON IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF AMADOR, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:

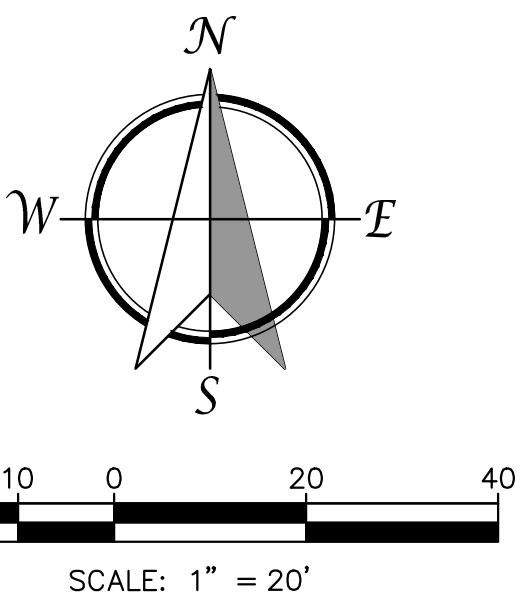
PARCEL ONE: PARCEL 1C-1 AS SHOWN ON PARCEL MAP NO. 2712, FOR SPI/CATLIN MARTELL II, LLC., FILED FOR RECORD DECEMBER 18, 2006 IN BOOK 59 OF MAPS AND PLATS, AT PAGE 28, AMADOR COUNTY OFFICIAL RECORDS.

PARCEL TWO: TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND PUBLIC UTILITY PURPOSES INDUSTRY BLVD (103' WIDE) AND OLD MILL LANE (30' WIDE) AND PROSPECT DRIVE (70' WIDE) AS SHOWN ON THE HEREINABOVE REFERENCED MAP.

PARCEL THREE: ALSO TOGETHER WITH THOSE CERTAIN ACCESS AND PUBLIC UTILITY EASEMENTS OF VARIOUS WIDTHS (AMPINE-FIBREFORM ROAD, INDUSTRY BLVD AND PROSPECT DRIVE) AS SHOWN AND DESIGNATED ON FINAL SUBDIVISION MAP NO. 93, FILED FOR RECORD ON NOVEMBER 14, 2003 IN BOOK 7 OF SUBDIVISION MAPS, AT PAGES 99 THROUGH 103 OF AMADOR COUNTY OFFICIAL RECORDS. APN: 044-450-020-000

CURVE TABLE:

CURVE	RADIUS	DELTA	LENGTH
C1	100.00'	61°39'11"	107.60'
C2	30.00'	93°55'12"	49.18'
C3	85.00'	61°39'11"	91.46'



LEGEND

○	DIMENSION POINT (NOTHING FOUND OR SET)
●	FOUND NAIL & WASHER LS 4663
□	COMMUNICATIONS BOX
⊖	COMMUNICATIONS MANHOLE
□	ELECTRIC BOX
□	CABLE TELEVISION BOX
⊖	STORM DRAIN MANHOLE
⊖	STORM DRAIN INLET
⊖	SEWER CLEANOUT
⊖	SEWER MANHOLE
⊖	FIRE HYDRANT
⊖	WATER BOX
⊖	WATER VALVE
⊖	BACKFLOW PREVENTER
⊖	PVC RISER
⊖	GUY ANCHOR
⊖	LIGHT POLE
⊖	SIGN POST
—	ELEVATION CONTOUR
+600.0	SPOT ELEVATION
A/C	ASPHALT PAVING
O.R.A.C. OFFICIAL RECORDS OF AMADOR COUNTY	
—	SANITARY SEWER
—	STORM DRAIN
—	WATER
—	COMMUNICATIONS
—	GAS
—	UNDERGROUND ELECTRIC

CERTIFICATION*:

TO GREEN RIVER HOLDINGS, LLC A CALIFORNIA LIMITED COMPANY; FARMERS AND MERCHANTS BANK, FIRST AMERICAN TILE INSURANCE AND PLACER TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 6(a)(b), 7(a)(b)(1)(2)(c), 8, 9, 10, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/04/2023.

DATE OF MAP: 10/9/2023

MARK WATSON L.S. 7712



*THE WORDS "CERTIFICATION" AND "CERTIFY" AS USED HEREON ARE DEFINED PURSUANT TO THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE, PROFESSIONAL LAND SURVEYOR'S ACT, SECTION 8770.6, AS AMENDED JANUARY 1, 2020.

ALTA/NSPS LAND TITLE SURVEY
PARCEL 1C-1,
BOOK 59 OF MAPS & PLATS, AT PAGE 28

COUNTY OF AMADOR
STATE OF CALIFORNIA

Scale: 1"=20' Date: 10/9/2023 Revised:
 \\TSD-FileServer\Projects\Projects\178-348\02 DWG\A- Survey\MASTER\178-348T.dwg, 10-09-23

TSD ENGINEERING, INC.
 expect more.

785 Orchard, Suite #110
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701
 jklamm@tsdeng.com

JOB # 178-348

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date December 15, 2023

RECEIVED FROM Green River Holdings LLC c/o Engstrom Properties Inc.

ADDRESS 837 Jefferson Blvd. West Sacramento, CA 95691

One-thousand, nine-hundred dollars & $\frac{00}{100}$ DOLLARS (\$ 1900.00)

For UP Application UP-23;12-1 Chipotle (Outdoor Seating + Drive-Thru "Chipotle" for APN 044-450-002

(UP App fee: \$1,112.00, CEQA: \$738.00, Admin fee: \$50.00 - total \$1900.00)

ACCOUNT		How Paid ✓	
Amount Due	\$ 1900.00	Cash	
Amount Paid	\$ 1900.00	Check	1364
		Money Order	
		Credit Card	

By Planning Department
Krista Wheeler Deputy

98445



6500 Buena Vista Rd Lone, CA 95640

209-274-2237

aceswaste.com

December 15, 2023

To Whom It May Concern:

Our route supervisor has looked at your proposed enclosure project and he said there should not be any issues with it, we are able to provide what you are asking for with the exception of carts for recycle as you will have a 6-yard recycle bin and we will not be able to provide you with organic waste containers at this time, we may be able to provide that service at a later time if need be.

Here is the link showing our exempt status

<https://calrecycle.ca.gov/organics/slcp/waivers/approved/#REcounties>

If you have any questions please contact me

Thank You

Yvete

Customer Service Representative

Thank you

[Quoted text hidden]

--

Ashley Anaya

Prevention Officer

Amador Fire Protection District

810 Court Street, Jackson, CA 95642

District Office: 209/223-6391 ext. 226

Direct Line: 209/304-2250

[Quoted text hidden]

Stacy Powrozek <spowrozek@amadorgov.org>

Wed, Dec 27, 2023 at 12:30 PM

To: Ashley Anaya <aanaya@amadorgov.org>

Cc: Callie Huff <Callie@epropinc.com>, Amador County Planning Department <planning@amadorgov.org>,
"BarbaraF@mccandlessarch.com" <barbaraf@mccandlessarch.com>

Good Afternoon. The plan review fee payment in the amount of \$226 has been received.

Sincerely,

Stacy Powrozek

Finance Technician

Amador Fire Protection District

810 Court St

Jackson, CA 95642

Direct Ph: 209-223-6683

Main Ph: 209-223-6391

Email: spowrozek@amadorgov.org

My Hours: Monday-Thursday 8-4:30

"This communication may contain legally privileged, non-public and confidential information including HIPAA-protected PHI sent solely for the use of the intended recipient, and the privilege is not waived by the receipt of this communication by an unintended and unauthorized recipient. If you are not the intended recipient of this communication you are not authorized to use it in any manner and must either immediately destroy it or return it to the sender without reading, saving or further distributing them. Please notify the sender immediately by telephone at (209) 223-6391 or email if you received this communication in error."

[Quoted text hidden]

- Cities and Communities
- Airport Influence Areas
- Noise Contours
- Safety Area 1
- Safety Area 2
- Height Restriction
- Safety Area 3
- Safety Zone 1 Proposed
- Safety Zone 2 Proposed
- Safety Zone 3 Proposed
- Safety Zone 4 Proposed
- Safety Zone 5 Proposed
- Safety Zone 6 Proposed
- Airport Influence Area Proposed
- Administrative Boundaries
- City Limits
- Amador County Boundary



1" = 776 ft

Aerial photography, if displayed,
© DigitalGlobe, Inc., All Rights Reserved

Notes



The County of Amador assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating your decision with the appropriate County Office.

Amador County GIS Viewer

Amador County Information Technology Dept.
810 Court St, Jackson CA 95642

December 4, 2023

