



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 223-6254  
WEBSITE: [www.amadorgov.org](http://www.amadorgov.org)  
E-MAIL: [planning@amadorgov.org](mailto:planning@amadorgov.org)

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

**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-
Caltrans, District 10	Nishinam Tribe**
CDFW, Region 2	Shingle Springs Band of Miwok Indians**
County Counsel	United Auburn Indian Community of the Auburn
Environmental Health Department	Rancheria**
Sheriff's Office	Washoe Tribe of Nevada and California**
Surveying Department	

**DATE:** February 12, 2024  
**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 perform environmental determination of the appropriate environmental document for the project during its regular meeting on Thursday, **March 7, 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 044-450-020
- 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.

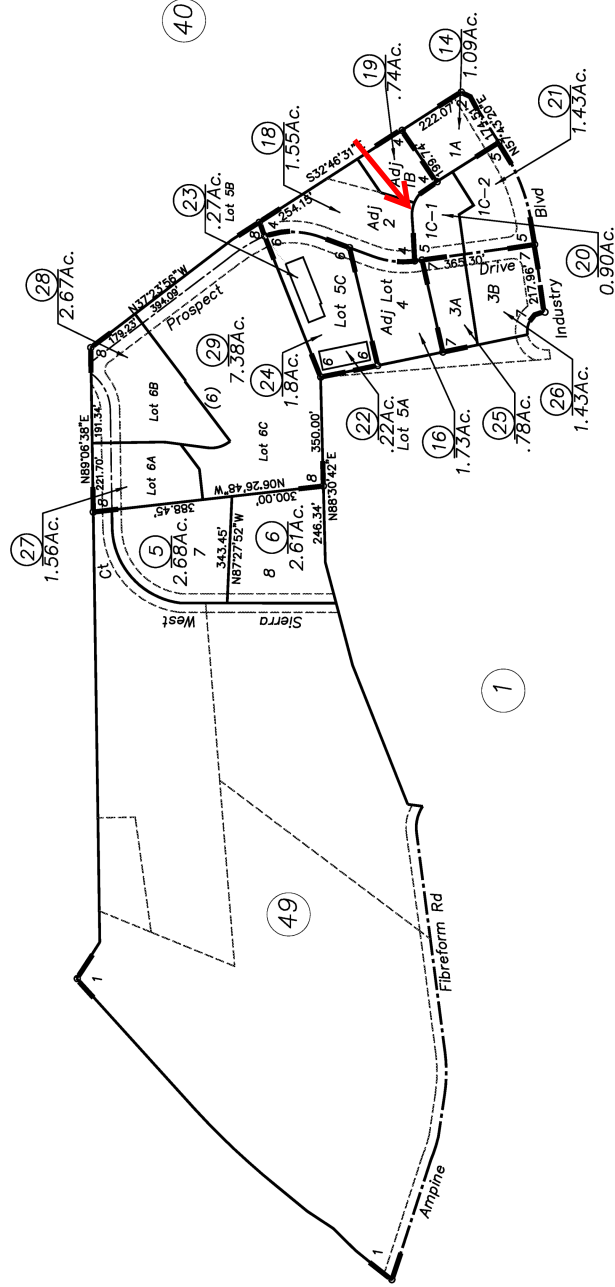
**IMPORTANT NOTE:** This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

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,

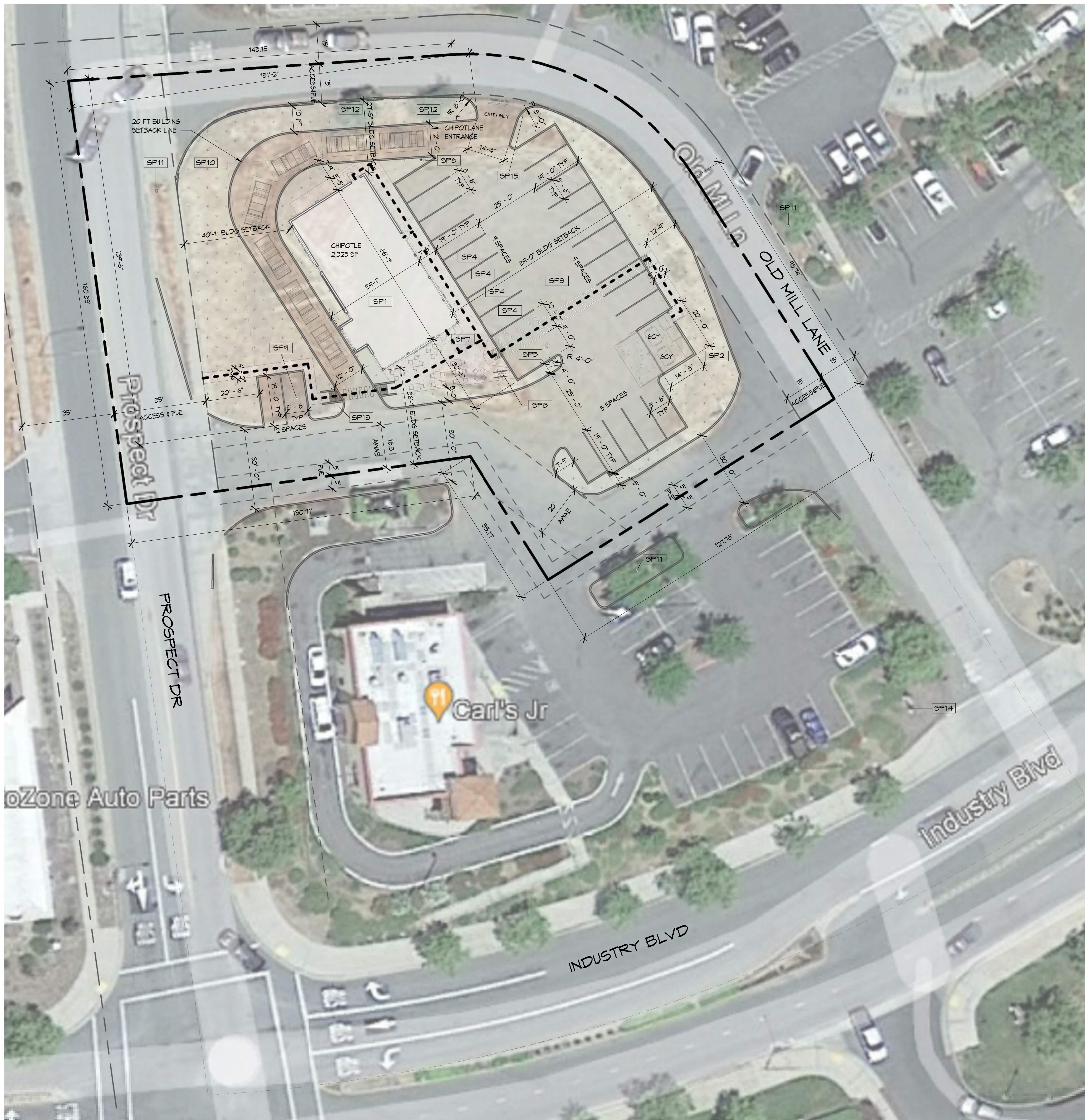
DocuSigned by:

*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) 897-9244  
ATTN: GALLIE HUFF

**ARCHITECT**

MCCANDLESS & ASSOCIATES  
ARCHITECTS, INC.  
423 1/2 FIRST STREET  
WOODLAND, CA 95665  
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/NSPS LAND TITLE SURVEY

**SITE PLAN LEGEND**

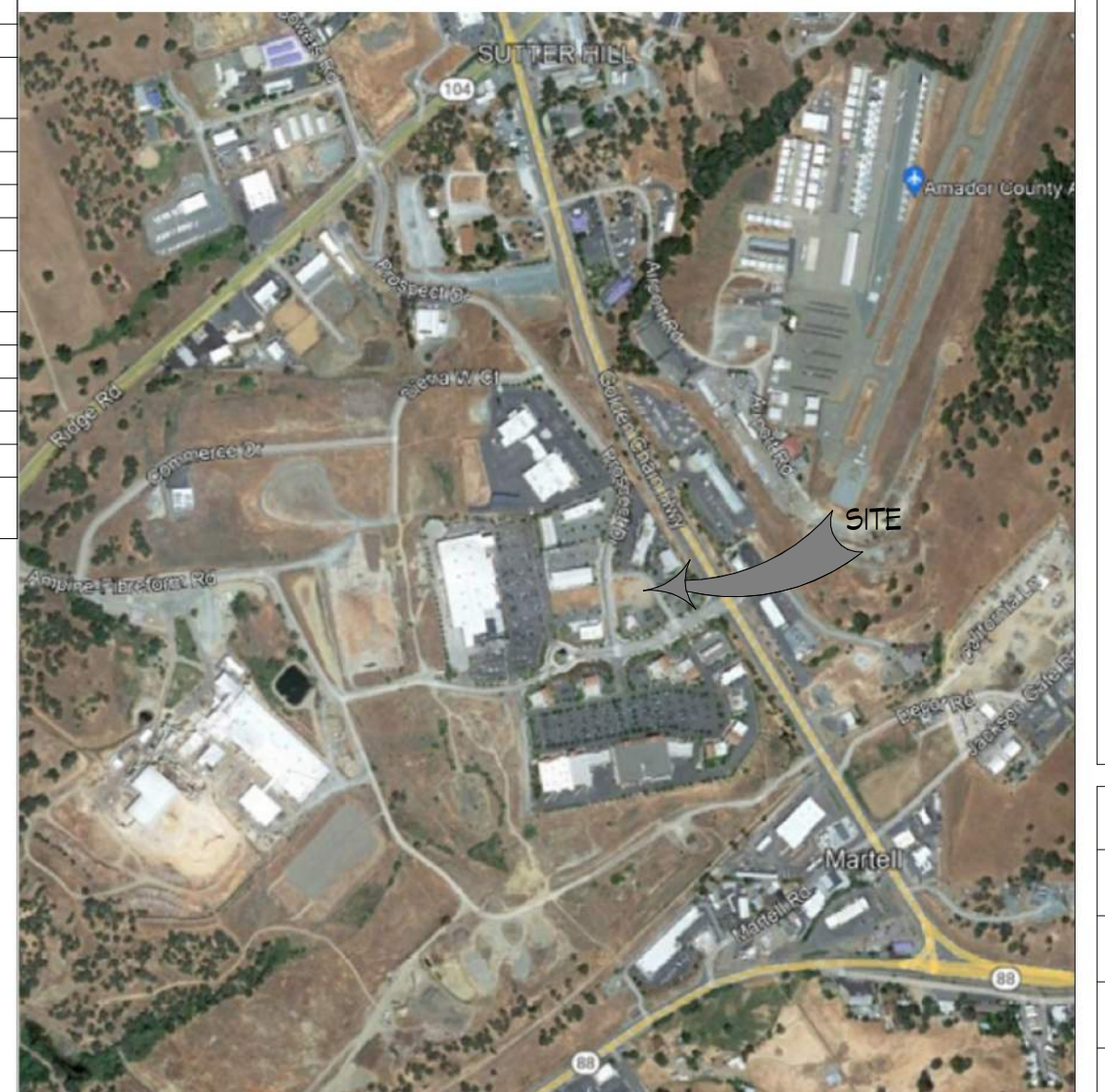
	NEW LANDSCAPED AREAS
	NEW CONCRETE DRIVES OR SIDEWALKS
	PROPERTY LINE
	RIGHT OF WAY
	EASEMENT
	REQUIRED BUILDING SETBACK LINE
	ACCESSIBLE PATH OF TRAVEL

**PARKING ANALYSIS**

<b>PARKING REQUIREMENTS</b>	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 60 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
<b>PARKING PROVIDED</b>	
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
SP15	TRUCK LEFT TURN ONLY SIGN AT EXIT ONLY DRIVEWAY. (TRUCKS SHALL BE LIMITED TO LEFT TURN ONLY, AUTO SHALL BE ABLE TO EXIT IN ANY DIRECTION)



VICINITY MAP



REVISIONS		
#	Date	Description
1	2/6/24	TRUCK STUDY

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

MCCANDLESS & ASSOCIATES ARCHITECTS, INC.  
423 1/2 FIRST STREET, SUITE 204  
WOODLAND, CA 95665  
www.mccandlessarch.com  
PH: (930) 662-9146

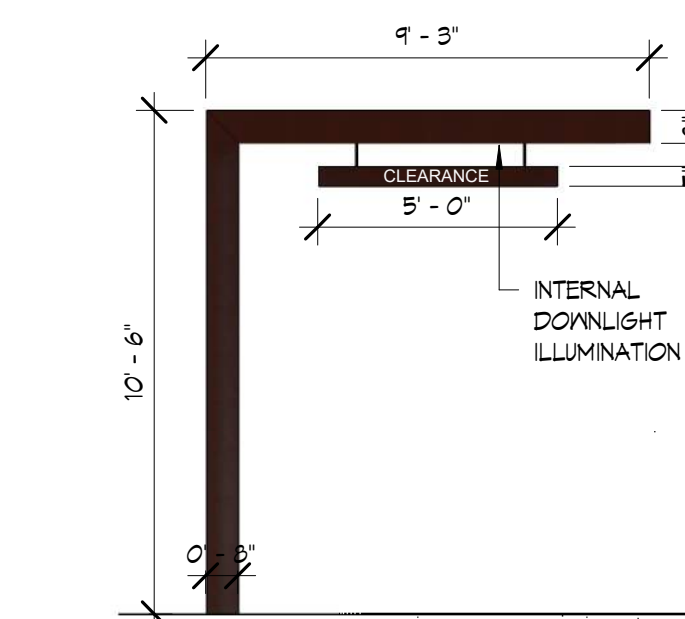
PROJECT DATA / SITE PLAN  
CONDITIONAL USE PERMIT

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

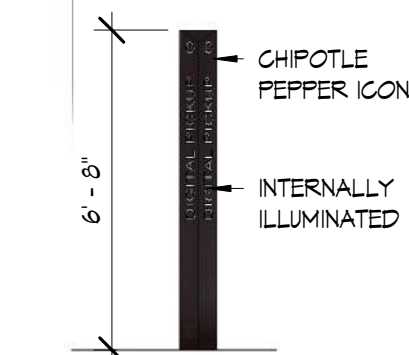


17 BUILDING SIGNAGE  
1/2" = 1'-0"

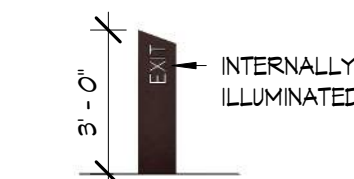
46 SF EACH SIGN



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



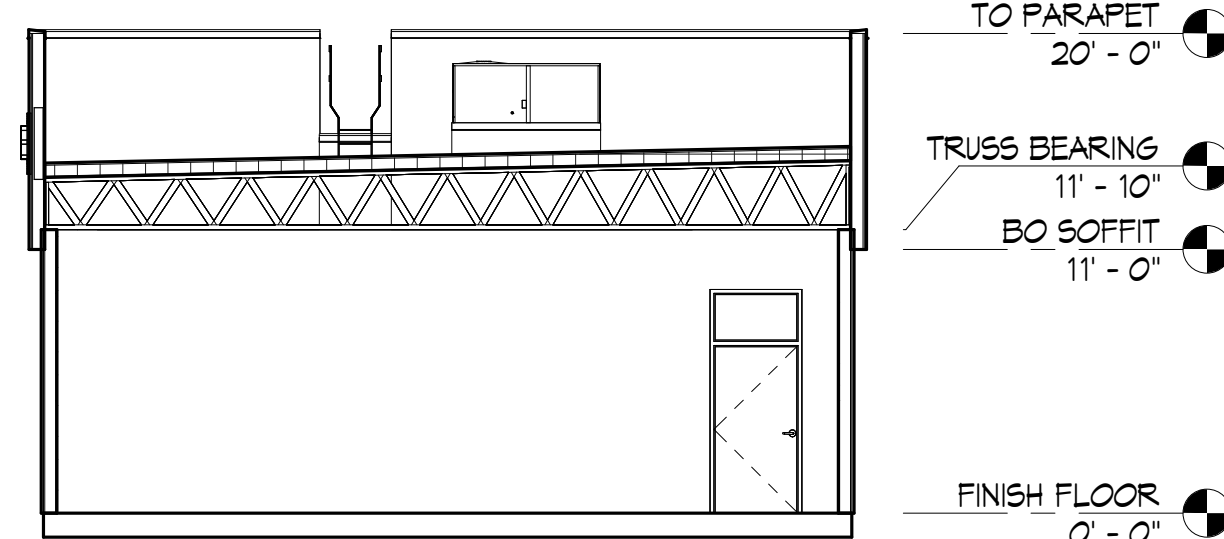
15 DIGITAL PICKUP SIGN  
1/4" = 1'-0"



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. 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

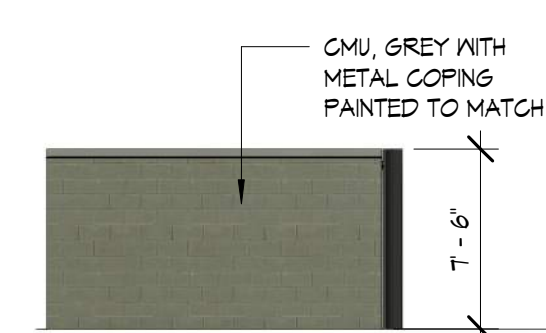
PROPOSED TOTAL BLDG SIGNAGE = 138 SF



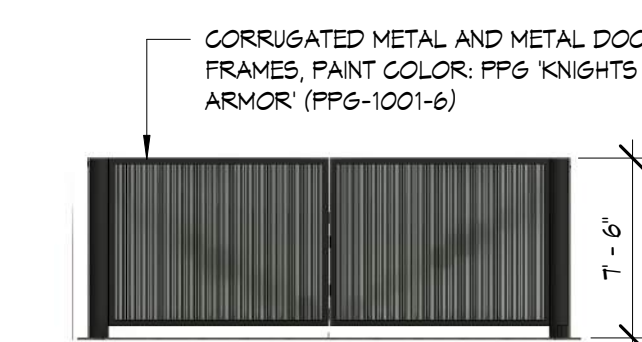
12 TRASH ENCLOSURE REAR ELEVATION  
1/8" = 1'-0"



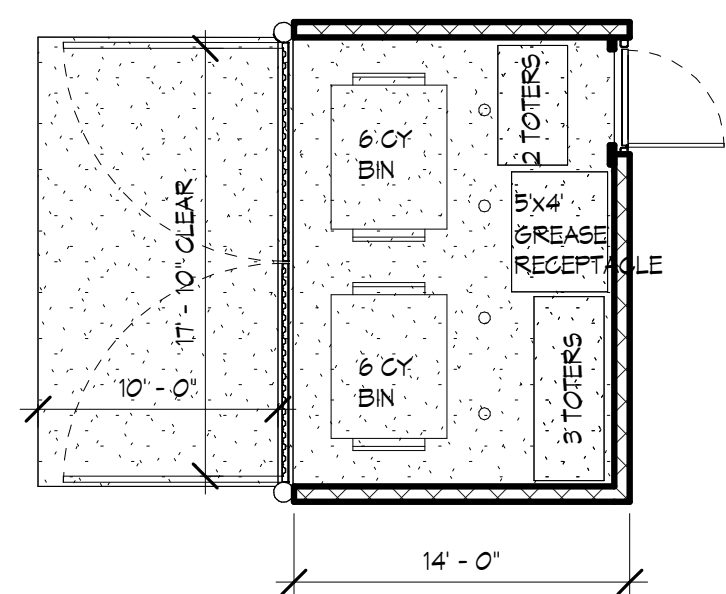
11 TRASH ENCLOSURE SIDE ELEVATION  
1/8" = 1'-0"



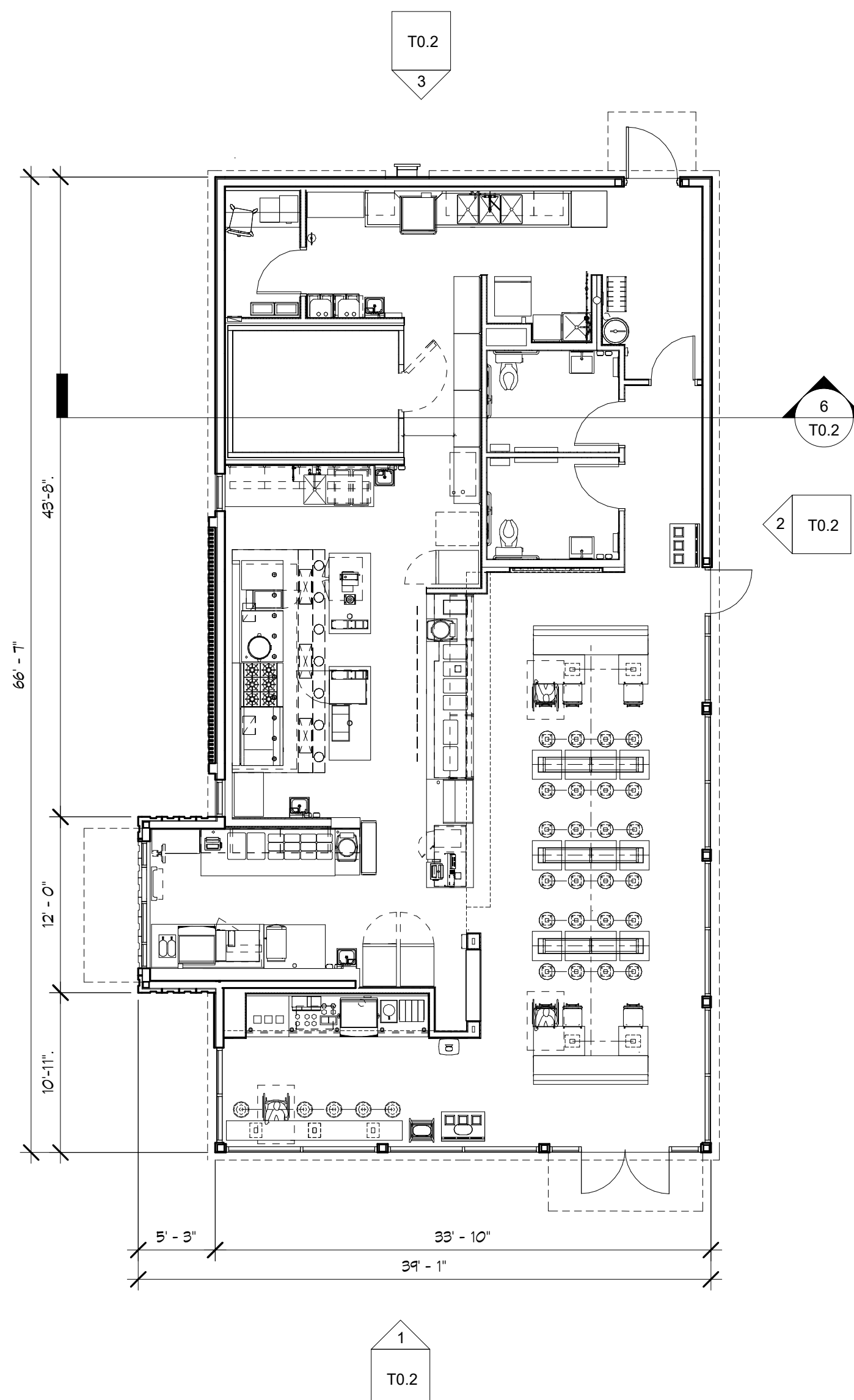
10 TRASH ENCLOSURE SIDE ELEVATION  
1/8" = 1'-0"



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



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



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

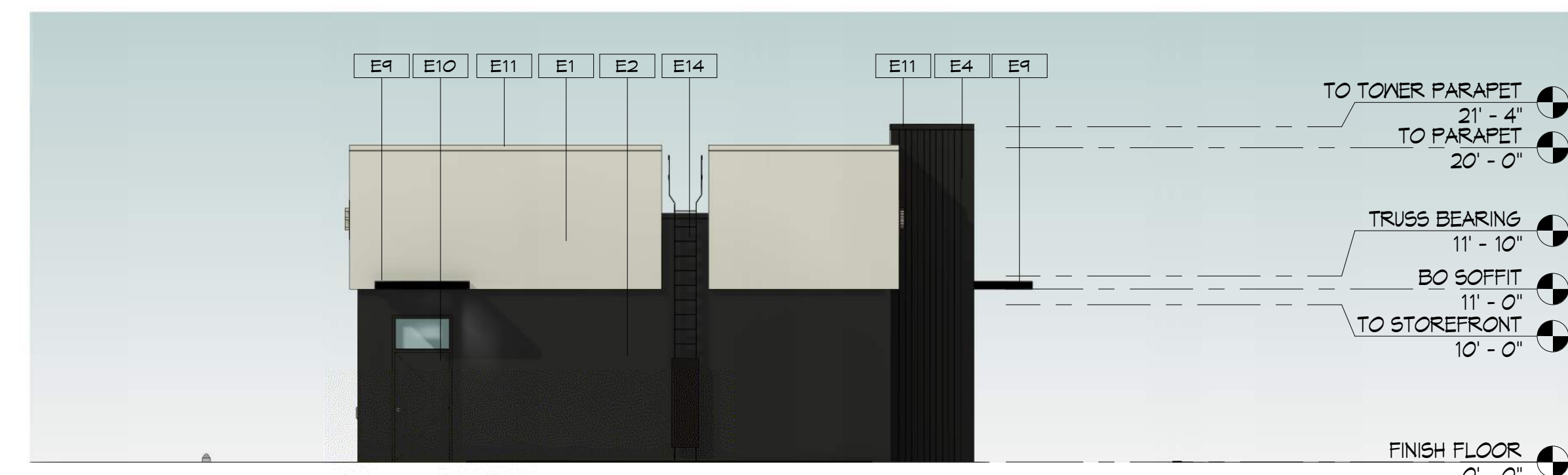
NOTE: INTERIOR LAYOUT FOR REFERENCE ONLY. INTERIOR TENANT IMPROVEMENT BY OTHERS UNDER SEPARATE PERMIT.

**EXTERIOR ELEVATION KEYNOTES**

E1	3-COAT CEMENT PLASTER, PAINT COLOR: PPG '06' (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 WALL 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
1	2/6/24	TRUCK STUDY

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.mccandlesearch.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	

**T.O.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



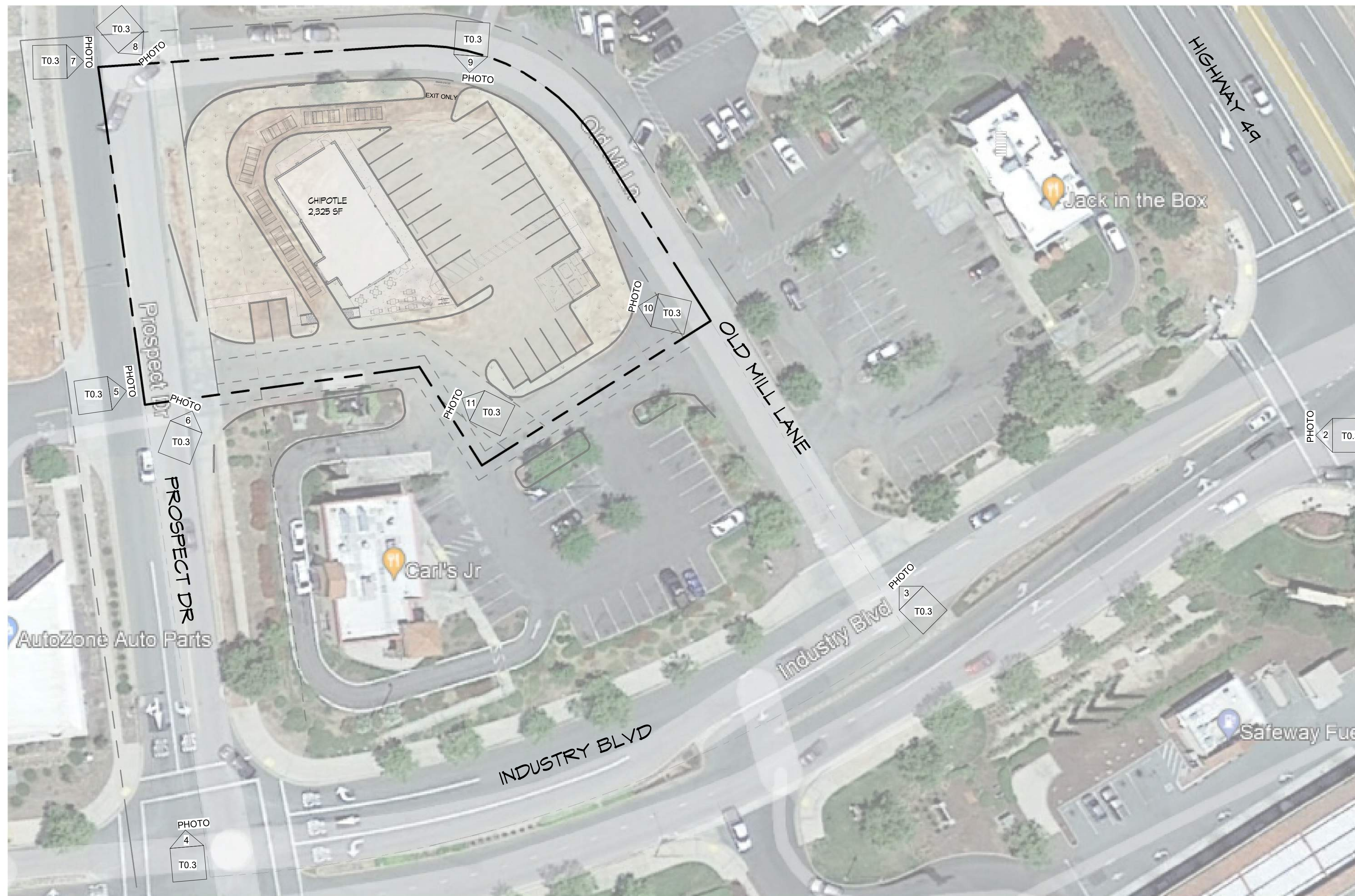
4 INDUSTRY BLVD LOOKING NORTH TO PROSPECT DRIVE  
NOT TO SCALE



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

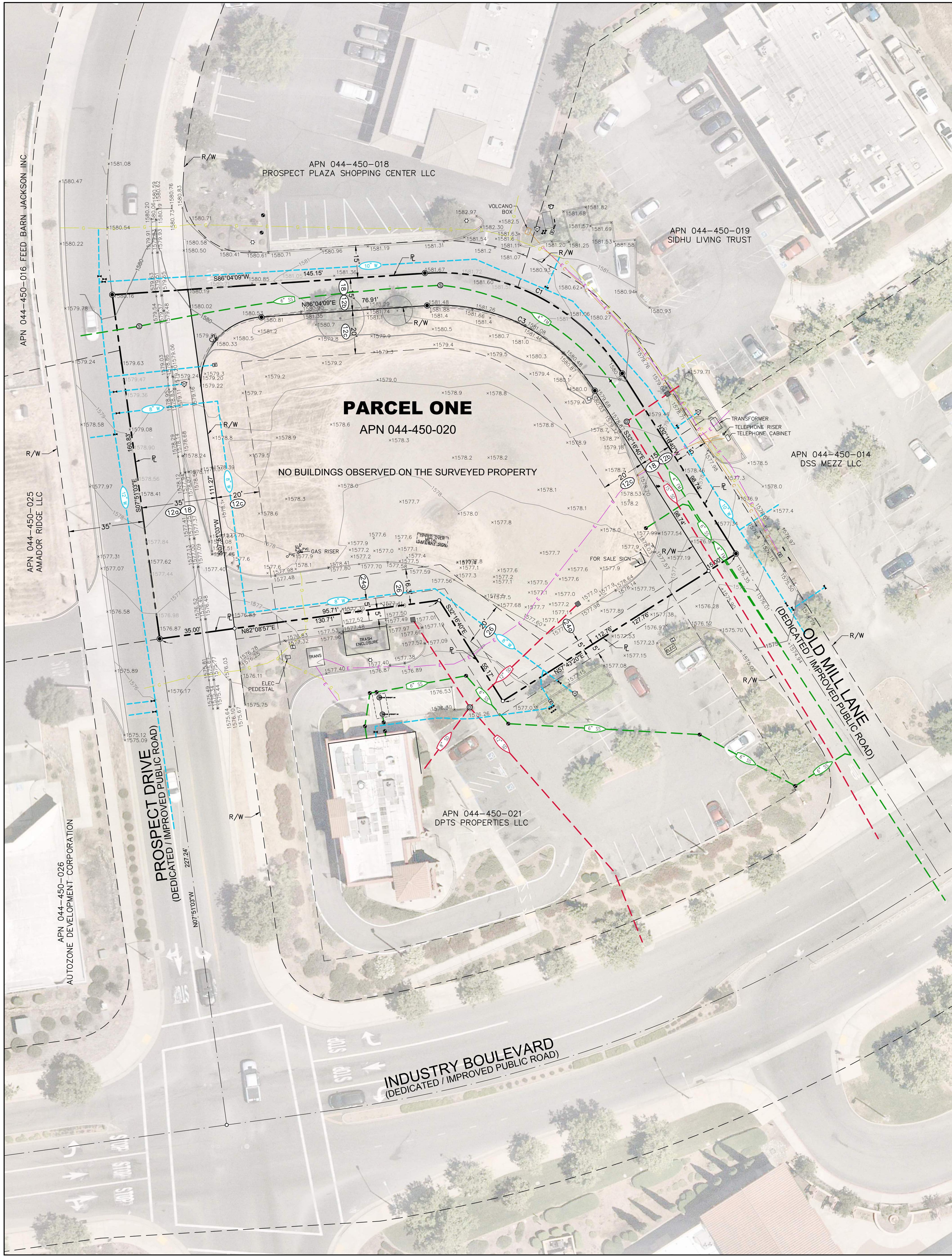
#	Date	Description
1	2/6/24	TRUCK STUDY

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

**MCCANDLESS & ASSOCIATES ARCHITECTS, INC.**  
425 1/2 FIRST STREET, SUITE 204  
WOODLAND, CA 95666  
www.mccandlessarch.com  
PH: (530) 662-9146

CONTEXT PHOTOS  
CONDITIONAL USE PERMIT

DRAWN	Author
CHECKED	Checker
DATE	11/10/23
SCALE	As Indicated
JOB #	23-151
SHEET	<b>T0.3</b>



**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 SAFEWAY 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:

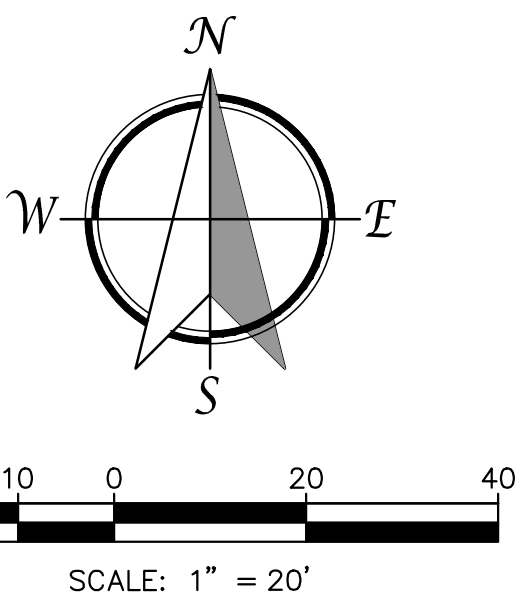
**PARCEL ONE:** PARCEL 1C-1 AS SHOWN ON PARCEL MAP NO. 2712, FOR SPI/CATLIN MARTELL II, LLC., FILED FOR RECORD DECEMBER 18, 2006 IN BOOK 59 OF MAPS AND PLATS, AT PAGE 28, AMADOR COUNTY OFFICIAL RECORDS.

**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**

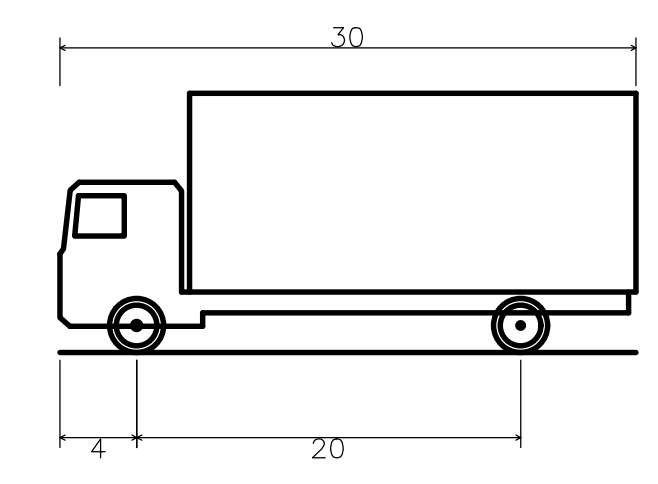
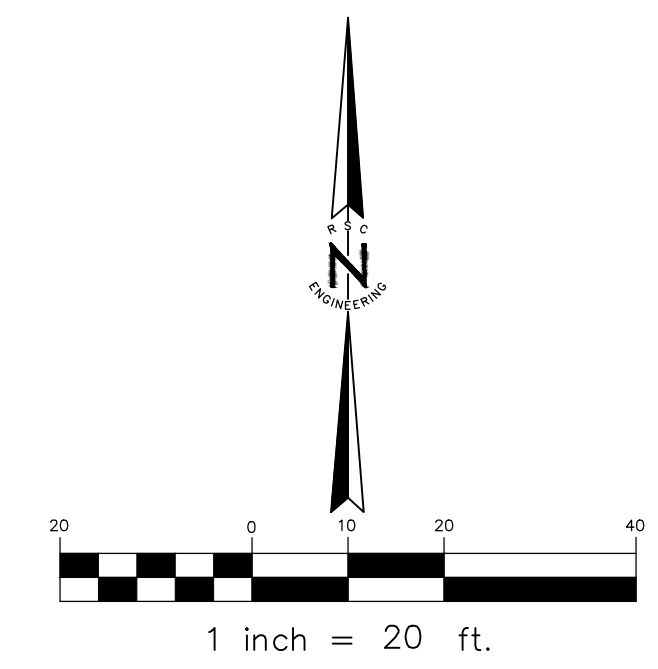
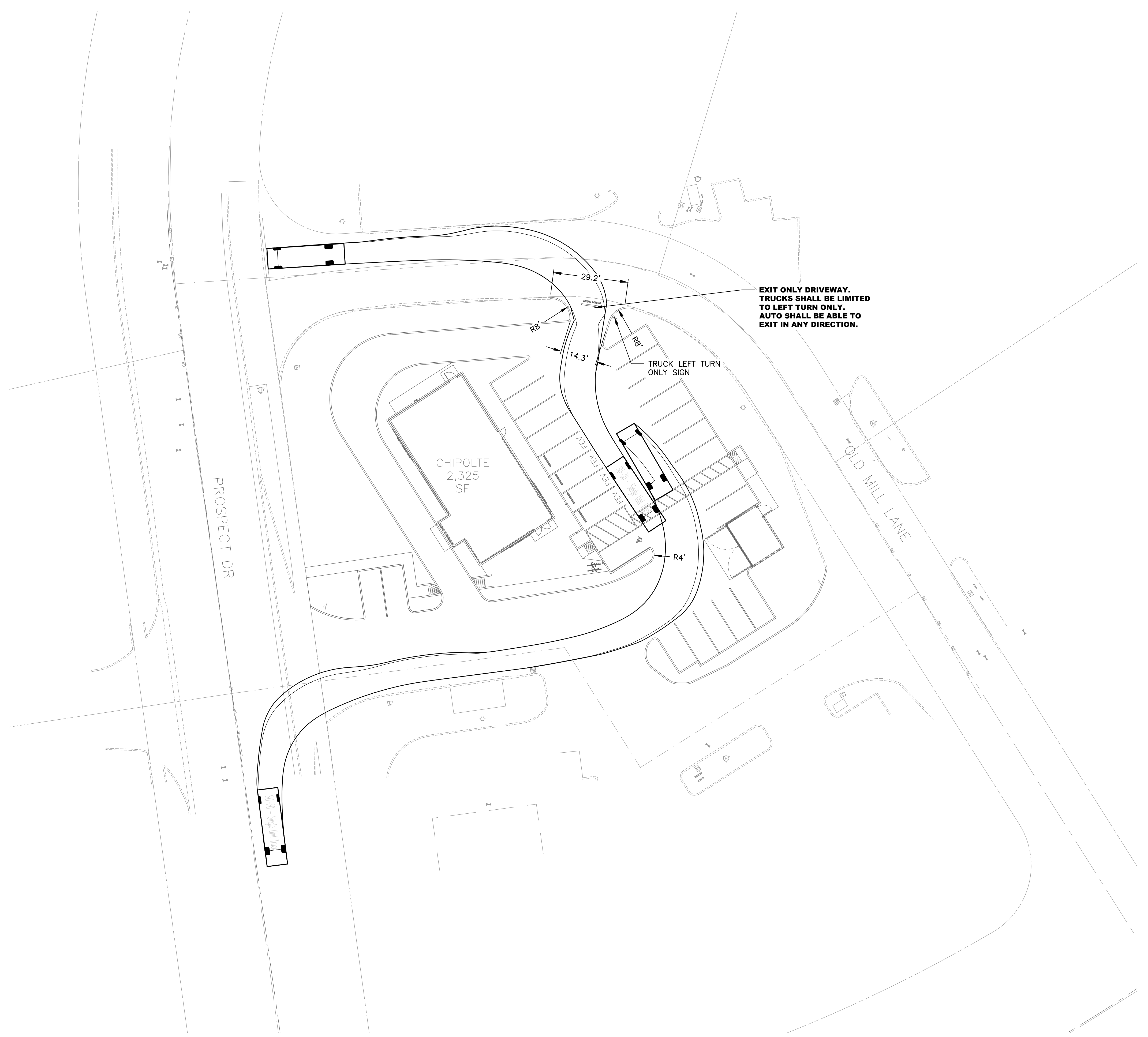
**COUNTY OF AMADOR**  
**STATE OF CALIFORNIA**

Scale: 1"=20' Date: 10/9/2023 Revised:  
 \\TSD-FileServer\Projects\Project\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

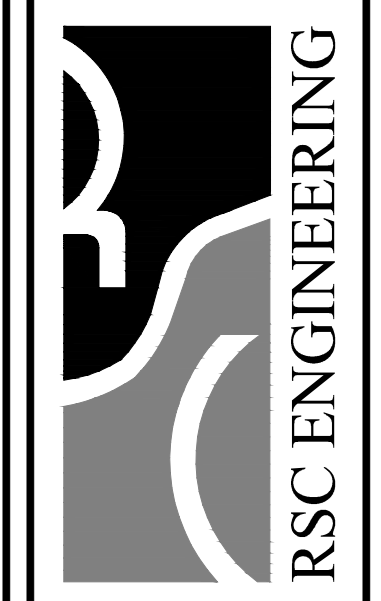
**JOB # 178-348**



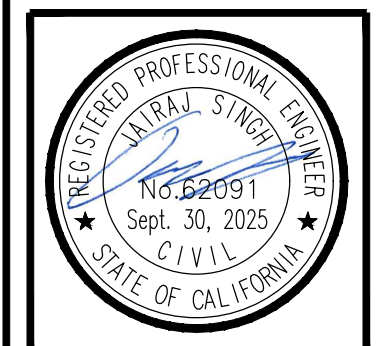
SU-30 - Single Unit Truck  
 Overall Length 30.000ft  
 Overall Width 8.000ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.367ft  
 Track Width 8.000ft  
 Lock-to-lock time 5.00s  
 Max Steering Angle (Virtual) 31.80°

REVISIONS		
#	Date	Description

**PROJECT FOR:**  
**HW 49 & INDUSTRY**  
**CHIPOTLE**  
 MARTEL (JACKSON), CA 95642



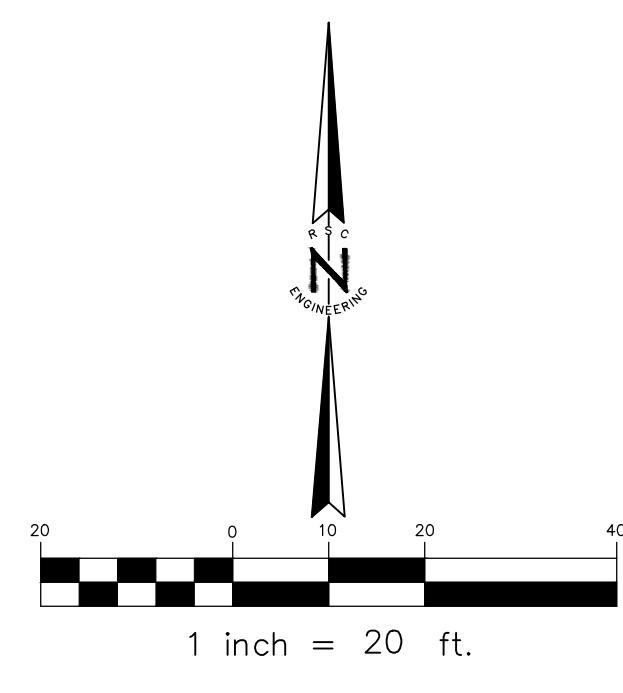
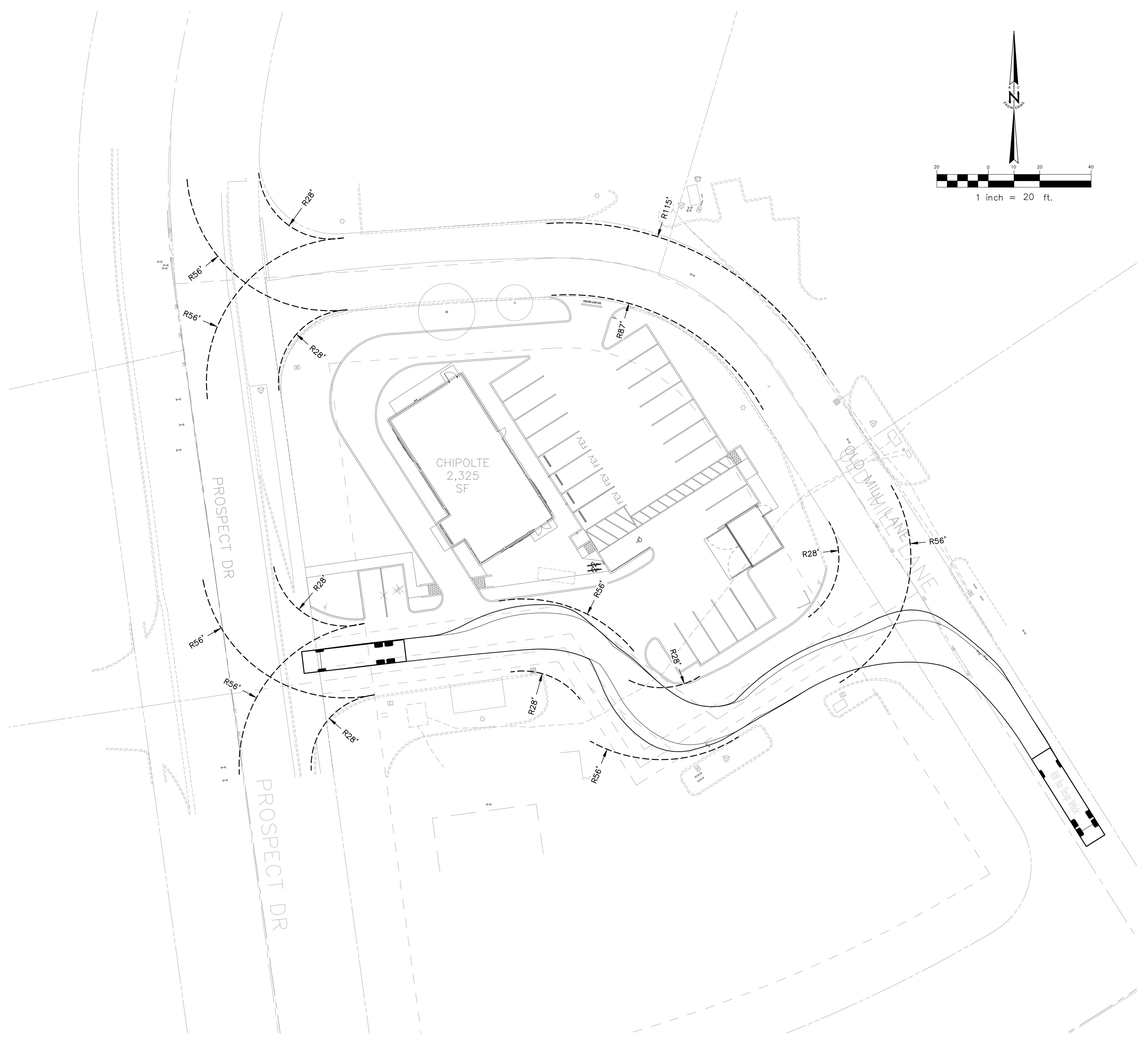
1420 Rocky Ridge Dr  
 Suite 150  
 Roseville, CA 95661  
 Ph: 916.788.2884  
 Fax: 916.788.4408



**DELIVERY TRUCK**  
**ACCESS PLAN**  
**CONSTRUCTION SET**

DRAWN	ZA
CHECKED	JS
DATE	10-26-2023
SCALE	
JOB #	270-009
SHEET	<b>EX</b>

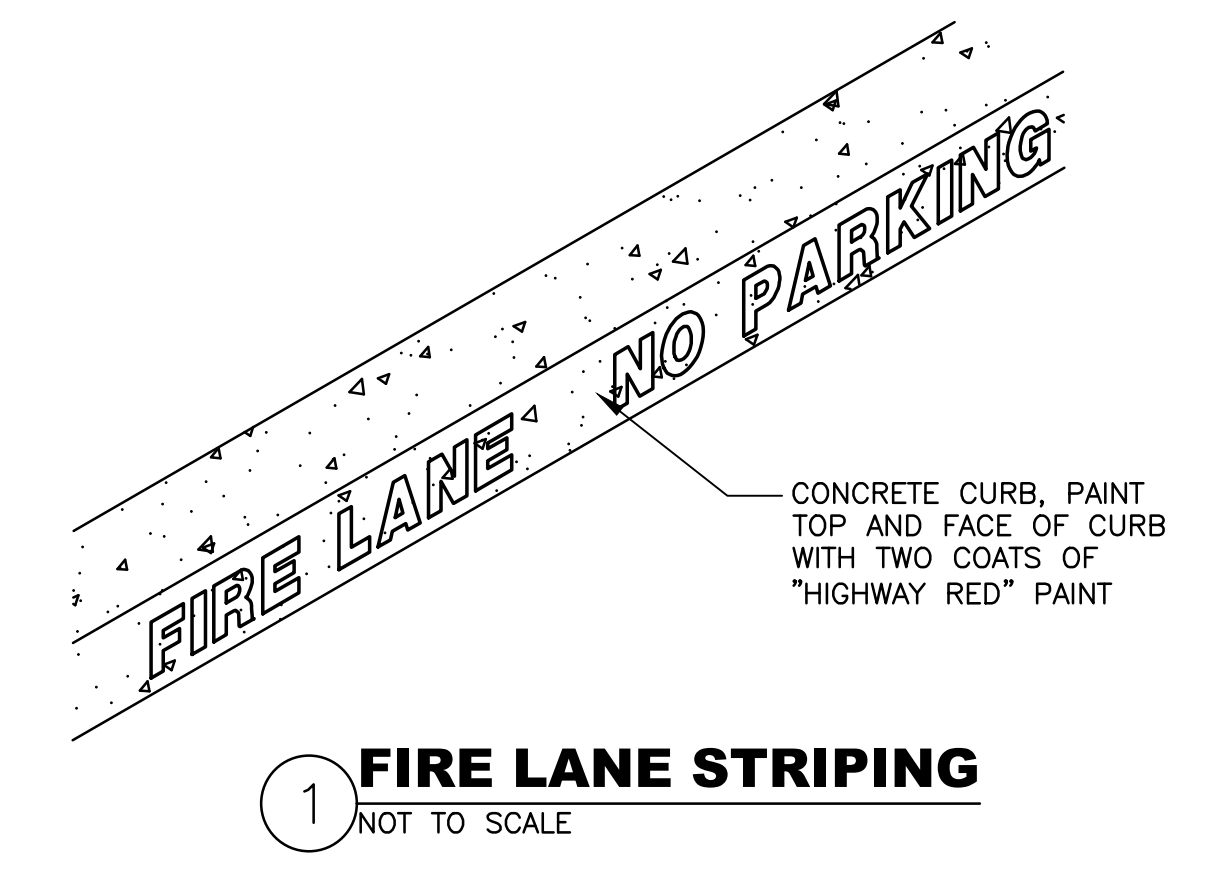
Drawing: P:\270-009\04\10\2023\2023-01-25\_40 Truck Turn\270009\_Delivery Truck Turn - Final.dwg  
 User: JACOB  
 Plot Date: 05/24/2024 11:14:18 AM  
 Plot Scale: 1/8" = 1'-0"  
 Plot Size: 11x17



**LEGEND**

- DENOTES FIRE TRUCK TURNING RADII (28' INSIDE, 56' OUTSIDE)
- DENOTES PROPOSED FIRE LANE STRIPING, SEE DETAIL BELOW
- DENOTES EXISTING FIRE LANE STRIPING
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

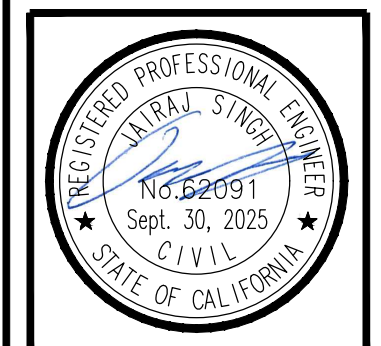
**NOTE:**  
 ALL FIRE LANES SHALL BE CLEARLY MARKED WITH RED CURBING AND EITHER APPROVED SIGNAGE OR 4" WHITE STENCILING ALONG THE FACE AND TOP OF CURB. SIGNAGE AND/OR OTHER MARKING SHALL BE LOCATED EVERY 25' ALONG THE CURB. WHERE NO CURB IS PRESENT A 6" WIDE RED LINE SHALL BE MARKED ON THE PAVEMENT WITH THE APPROVED SIGNAGE OR 4" WHITE STENCILING AS INDICATED ABOVE



REVISIONS		
#	Date	Description

**PROJECT FOR:**  
**HW 49 & INDUSTRY**  
**CHIPOLTE**  
 MARTEL (JACKSON), CA 95642

**RSC ENGINEERING**  
 1420 Rocky Ridge Dr  
 Suite 150  
 Roseville, CA 95661  
 Ph: 916.788.2884  
 Fax: 916.788.4408



**FIRE ACCESS PLAN**  
**CONSTRUCTION SET**

DRAWN	ZA
CHECKED	JS
DATE	10-26-2023
SCALE	
JOB #	270-009
SHEET	
<b>C10.0</b>	

DRAWING: P:\270-009\DWG\Workset\_Dwg\270008\_F1.dwg  
 USER: JACOB@RSC.COM  
 PLOT DATE: 10/26/2023 10:26:24 AM

# Comments





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

- 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**

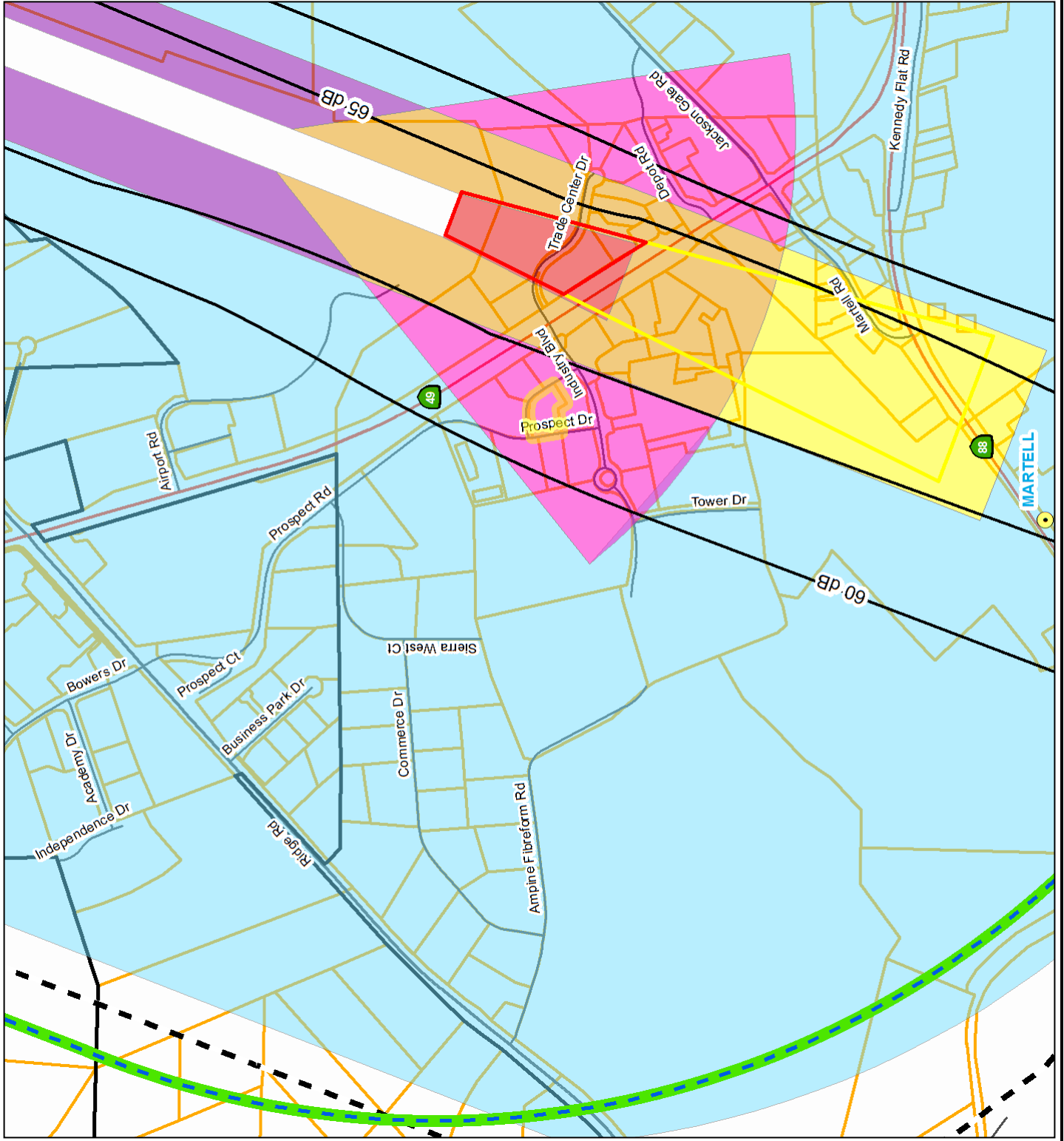


The County of Amador assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make 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





Krista Ruesel <kruesel@amadorgov.org>

---

## Request for UP-23;12-1 Chipotle Martell

---

**Mark Hopkins** <mhopkins@amadorgov.org>  
To: Krista Ruesel <kruesel@amadorgov.org>  
Cc: Richard Vela <rvela@amadorgov.org>

Wed, Jan 17, 2024 at 11:35 AM

Hello Krista,

Amador County Department of Transportation and Public Works requests Chipotle do a minor traffic study regarding vehicle circulation around the restaurant. There are three ingress and egress points to access the site location, are these ingress and egress points adequate for delivery vehicles or emergency response vehicles?

Thank you,

Mark

--

Mark Hopkins  
Senior Project Manager  
Amador County Department of Transportation and Public Works  
[810 Court Street, Jackson CA 95642](https://www.amadorcounty.ca.gov/810-Court-Street-Jackson-CA-95642)  
209.223.6429 - Department  
209.223.6248 - Direct  
[mhopkins@amadorgov.org](mailto:mhopkins@amadorgov.org)



Planning Department <planning@amadorgov.org>

---

## AMA-49-PM 6.459 UP-23;12-1 Chipotle Martell Green River Holdings

2 messages

---

**Bauldry, Paul@DOT** <paul.bauldry@dot.ca.gov>  
To: Amador County Planning Department <planning@amadorgov.org>  
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Thu, Jan 18, 2024 at 4:50 PM

Hi Krista,

California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Chipotle Martell Green River Holdings Use Permit (UP).

Caltrans has no additional comments at this time. However, Caltrans requests that all future developments at this location be included in the review process.

Thank you,

### **Paul Bauldry**

Caltrans District 10

Office of Rural Planning

Division of Planning, Local Assistance, and Environmental

1976 E. Dr. Martin Luther King Jr Blvd.

[Stockton CA 95205](#)

Telework # 209.670.9488

---

**Amador County Planning Department** <planning@amadorgov.org>  
To: "Bauldry, Paul@DOT" <paul.bauldry@dot.ca.gov>  
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Fri, Jan 19, 2024 at 8:41 AM

Received, thanks.

Amador County Planning Department  
810 Court Street



Planning Department <planning@amadorgov.org>

---

## TAC Project Referral - UP-23;12-1 Chipotle Martell- Environmental Review on March 7, 2024

---

**Dave Sheppard** <dsheppard@amadorgov.org>

Thu, Feb 15, 2024 at 2:38 PM

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

Please add the request for an Aviation Easement similar to those provided by Safeway, McDonalds and the Catholic Center. Example attached.

Dave

[Quoted text hidden]

--

David Sheppard  
Amador County Airport  
Manager  
(209) 223-2376

---

### 2 attachments



**Avigation Easement 4.17.19.docx**

23K



**Avigation Easement Roman Catholic Church.pdf**

1572K

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Amador County Planning Department  
810 Court Street  
Jackson, CA 95642

APN:

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

## GRANT OF AVIGATION EASEMENT

This indenture made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between \_\_\_\_\_ herein after referred to as Grantor, and the County of Amador, a political subdivision in the State of California, hereinafter referred to as Grantee.

The Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual and assignable easement over the following described parcel of land in which the Grantor holds a fee simple estate. The property which is subject to this easement is located in the unincorporated area of Amador County, California, commonly described as [address], California (A.P.N. XXX-XXX-XXX-XXX), and is more particularly described as follows:

[Insert legal description of real property or say see Exhibit A & attach]

The easement applies to the Airspace above an imaginary plane over the real property. The plane is described as follows:

The imaginary plane above the hereinbefore described real property, as such plane is defined by Part 77 of the Federal Aviation Regulations, and consists of a plane [describe approach, transition, or horizontal surface]; the elevation of said plane being based upon the Westover Field/Amador County Airport official runway end elevation of One thousand Six Hundred Ninety Fourfeet (1,694') Above Mean Sea Level (AMSL), as determined by 2011 Airport Layout Plan the approximate dimensions of which said plane are described and show on Exhibit A attached hereto and incorporated herein by reference.

The aforesaid easement and right-of-way includes, but is not limited to:

- (1) For the use and benefit of the public, the easement and continuing right to fly, or cause or permit flight by any and all persons, or any aircraft, of any and all kinds now or hereafter known, in, through, across, or about any portion of the Airspace hereinabove described; and
- (2) The easement and right to cause or create, or permit or allow to be caused or created within all space above the existing surface of the hereinabove described real property and any and all Airspace laterally adjacent to said real property, such noise, vibration, currents and other effect of air, illumination, and fuel consumption as may be inherent in, or may arise or occur from or during the operation of aircraft of any and all kinds, now or hereafter known or used, for navigation of or flight in air; and

- (3) A continuing right to clear and keep clear from the Airspace any portions of buildings, structures, or improvements of any kinds, and of trees or other objects, including the right to remove or demolish those portions of such buildings, structures, improvements, trees, or other things which extend into or above the Airspace; and
- (4) The right to mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, any and all buildings, structures, or other improvements, and trees or other objects, which extend into or above the Airspace; and
- (5) The right of ingress to, passage within, and egress from the hereinabove described real property, for the purposes described in subparagraphs (3) and (4) above at reasonable times and after reasonable notice.

For and on behalf of itself, its successors and assigns, the Grantor hereby covenants with the County of Amador, for the direct benefit of the real property constituting the Westover Field hereinafter described, that neither the Grantor, nor its successors in interest or assigns will construct, install, erect, place or grow in or upon the hereinabove described real property, nor will they permit to allow, any building structure, improvement, tree or other object which extends into or above the Airspace, or which constitutes an obstruction to air navigation, or which obstructs or interferes with the use of the easement and rights-of-way herein granted.

The easements and rights-of-way herein granted shall be deemed both appurtenant to and for the direct benefit of that real property which constitutes Westover Field, in the County of Amador, State of California; and shall further be deemed in gross, being conveyed to the Grantee for the benefit of the Grantee and any and all members of the general public who may use said easement or right-of-way, in landing at, taking off from or operating such aircraft in or about Westover Field, or in otherwise flying through said Airspace.

Grantor, together with its successors in interest and assigns, hereby waives its right to legal action against Grantee, its successors, or assigns for monetary damages or other redress due to impacts, as described in Paragraph (2) of the granted rights of easement, associated with aircraft operations in the air or on the ground at the airport, including future increase in the volume or changes in location of said operations. Furthermore, Grantor, its successors, and assigns shall have no duty to avoid or mitigate such damages through physical modification of airport facilities or establishment or modification of aircraft operational procedures or restrictions. However, this waiver shall not apply if the airport role or character of its usage (as identified in an adopted airport master plan, for example) changes in a fundamental manner which could not reasonably have been anticipated at the time of the granting of this easement which results in substantial increase in the impacts associated with aircraft operations. Also, this grant of easement shall not operate to deprive the Grantor, its successors or assigns, of any rights which may from time to time have against any air carrier or private operator for negligent or unlawful operation of aircraft.

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These covenants and agreements run with the land and are binding upon the heirs, administrators, executors, successors and assigns of the Grantor, and, for the purpose of this instrument, the real property firstly hereinabove described is the servient tenement and said Westover Field is the dominant tenement.

DATED: \_\_\_\_\_

GRANTOR(S):

BY: \_\_\_\_\_

BY: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

### GRANTOR ACKNOWLEDGMENT

State of California

County of \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

personally appeared

\_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)



**CERTIFICATE OF ACCEPTANCE**

In accordance with Section 27281 of the California Government Code, this is to certify that the interest in real property conveyed by this Grant of Avigation Easement dated \_\_\_\_\_ from: \_\_\_\_\_ to the County of Amador, as subdivision of the State of California, is hereby accepted by the undersigned on behalf of the County of Amador, and the Grantee consents to recordation.

Dated this day of \_\_\_\_\_, 2019.

COUNTY OF AMADOR

BY: \_\_\_\_\_  
Chairman, Board of Supervisors

APPROVED AS TO FORM:  
AMADOR COUNTY COUNSEL

ATTEST:  
JENNIFER BURNS, CLERK OF THE  
BOARD OF SUPERVISORS

BY: \_\_\_\_\_

BY: \_\_\_\_\_

Recording requested by:  
BOARD OF SUPERVISORS  
When recorded send to:  
BOARD OF SUPERVISORS

**BEFORE THE BOARD OF SUPERVISORS OF THE  
COUNTY OF AMADOR, STATE OF CALIFORNIA**

IN THE MATTER OF:

RESOLUTION AUTHORIZING RECORDATION ) RESOLUTION NO. 11-119  
OF AN AVIGATION EASEMENT BETWEEN THE )  
ROMAN CATHOLIC BISHOP OF SACRAMENTO )  
AND THE COUNTY OF AMADOR )

BE IT RESOLVED by the Board of Supervisors of the County of Amador, State of California that said Board does hereby approve an avigation and noise easement between the Roman Catholic Bishop of Sacramento and the County of Amador, on the terms and conditions contained therein; and

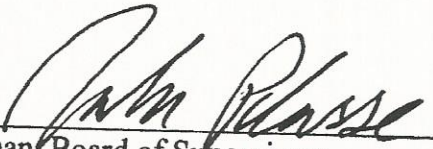
BE IT FURTHER RESOLVED that the Vice Chairman of said Board be and hereby authorized to sign and execute said agreement on behalf of the County of Amador.

The foregoing resolution was duly passed and adopted by the Board of Supervisors of the County of Amador at a regular meeting thereof, held on the 11<sup>th</sup> day of October, 2011 by the following vote:

AYES: John Plasse, Louis D. Boitano, Richard M. Forster,  
Theodore F. Novelli, and Brian Oneto

NOES: None

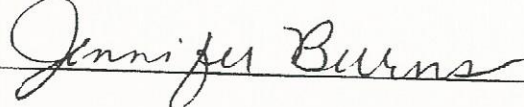
ABSENT: None

  
\_\_\_\_\_  
Chairman, Board of Supervisors

THE FOREGOING INSTRUMENT IS  
A CORRECT COPY OF THE ORIGINAL  
ON FILE IN THIS OFFICE

ATTEST:

JENIFER BURNS, Clerk of the  
Board of Supervisors, Amador County,  
California

  
\_\_\_\_\_  
Clerk of the Board of Supervisors  
Amador County, California

ATTEST: OCT 18 2011



RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Amador County Planning Department  
810 Court Street  
Jackson, CA 95642

APN: 044-450-007-000



Amador County Recorder  
Sheldon D. Johnson

DOC- 2011-0008218-00

REQD BY COUNTY OF AMADOR -PLANNING DEPT

Wednesday, OCT 19, 2011 11:00:22

Ttl Pd \$0.00

Nbr-0000215240

CT1/R1/1-8

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

DOCUMENTARY TRANSFER \$.....

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR

COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCE

REMAINING THEREON AT TIMES OF SALE.

*John Blasse*

Signature of Declarant

### GRANT OF AVIGATION EASEMENT

This indenture made this 27 day of SEPTEMBER, 2011, between the Roman Catholic Bishop of Sacramento, a corporation sole, in trust for St. Patrick Parish, Jackson, an unincorporated non-profit religious association, Sacred Heart Parish, Ione, and unincorporated non-profit religious association, and Immaculate Conception Parish, Sutter Creek, an unincorporated non-profit religious association, herein after referred to as Grantor, and the County of Amador, a political subdivision in the State of California, hereinafter referred to as Grantee.

The Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual and assignable easement over the following described parcel of land in which the Grantor holds a fee simple estate. The property which is subject to this easement is located in the unincorporated area of Amador County, California, commonly described as 11361 Prospect Drive, Jackson, California (A.P.N. 044-450-007-000), and is more particularly described in the legal description set forth in Exhibit A, attached and incorporated herein.

The easement applies to the Airspace above an imaginary plane over the real property. The plane is described as follows:

The imaginary plane above the hereinbefore described real property, as such plane is defined by Part 77 of the Federal Aviation Regulations, and consists of a plane horizontal surface; the elevation of said plane being based upon the Amador County Airport (Westover Field") official runway end elevation of One thousand Six Hundred Ninety Four feet (1,694') Above Mean Sea Level (AMSL), as determined by 1990 Airport Land Use Plan the approximate dimensions of which said plane are described and show on Exhibit B attached hereto and incorporated herein by reference.

The aforesaid easement and right-of-way includes, but is not limited to:

- (1) For the use and benefit of the public, the easement and continuing right to fly, or cause or permit flight by any and all persons, or any aircraft, of any and all kinds now or hereafter

known, in, through, across, or about any portion of the Airspace hereinabove described;  
and

- (2) The easement and right to cause or create, or permit or allow to be caused or created within all space above the existing surface of the hereinabove described real property and any and all Airspace laterally adjacent to said real property, such noise, vibration, currents and other effect of air, illumination, and fuel consumption as may be inherent in, or may arise or occur from or during the operation of aircraft of any and all kinds, now or hereafter known or used, for navigation of or flight in air; and
- (3) A continuing right to clear and keep clear from the Airspace any portions of buildings, structures, or improvements of any kinds, and of trees or other objects, including the right to remove or demolish those portions of such buildings, structures, improvements, trees, or other things which extend into or above the Airspace; and
- (4) The right to mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, any and all buildings, structures, or other improvements, and trees or other objects, which extend into or above the Airspace; and
- (5) The right of ingress to, passage within, and egress from the hereinabove described real property, for the purposes described in subparagraphs (3) and (4) above at reasonable times and after reasonable notice.

For and on behalf of itself, its successors and assigns, the Grantor hereby covenants with the County of Amador, for the direct benefit of the real property constituting the Westover Field hereinafter described, that neither the Grantor, nor its successors in interest or assigns will construct, install, erect, place or grow in or upon the hereinabove described real property, nor will they permit to allow, any building structure, improvement, tree or other object which extends into or above the Airspace, or which constitutes an obstruction to air navigation, or which obstructs or interferes with the use of the easement and rights-of-way herein granted.

The easements and rights-of-way herein granted shall be deemed both appurtenant to and for the direct benefit of that real property which constitutes Westover Field, in the County of Amador, State of California; and shall further be deemed in gross, being conveyed to the Grantee for the benefit of the Grantee and any and all members of the general public who may use said easement or right-of-way, in landing at, taking off from or operating such aircraft in or about Westover Field, or in otherwise flying through said Airspace.

Grantor, together with its successors in interest and assigns, hereby waives its right to legal action against Grantee, its successors, or assigns for monetary damages or other redress due to impacts, as described in Paragraph (2) of the granted rights of easement, associated with aircraft operations in the air or on the ground at the airport, including future increase in the volume or changes in location of said operations. Furthermore, Grantor, its successors, and assigns shall have no duty to avoid or mitigate such damages through physical modification of airport facilities or establishment or modification of aircraft operational procedures or restrictions. However, this waiver shall not apply if the airport role or character of its usage (as identified in an adopted airport master plan, for example) changes in a fundamental manner which could not reasonably have been anticipated at the time of the granting of this easement which results in substantial increase in the impacts associated with aircraft operations. Also, this

grant of easement shall not operate to deprive the Grantor, its successors or assigns, of any rights which may from time to time have against any air carrier or private operator for negligent or unlawful operation of aircraft.

These covenants and agreements run with the land and are binding upon the heirs, administrators, executors, successors and assigns of the Grantor, and, for the purpose of this instrument, the real property firstly hereinabove described is the servient tenement and said Westover Field is the dominant tenement.

DATED: September 27, 2011

GRANTOR(S): Roman Catholic Bishop of Sacramento, a corporation sole, in trust for St. Patrick Parish, Jackson, an unincorporated non-profit religious association, Sacred Heart Parish, Ione, and unincorporated non-profit religious association, and Immaculate Conception Parish, Sutter Creek, an unincorporated non-profit religious association.

BY: 

Name: Rev. Msgr. James T. Murphy

Title: Vicar General