

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION  
FOR MEETING OF: April 9, 2024**

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**ITEM 2 Request for a Use Permit (UP-23;12-1 Chipotle) to allow a Drive-Thru “Chipotlane” and Outdoor Seating in the M, Manufacturing Zoning District. (APN 044-450-020).**

**Applicant:** Green River Holdings, LLC., Rep: Callie Huff

**Supervisorial District:** 1

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

**A. General Plan Designation:** I, Industrial

**B. Present Zoning:** M, Manufacturing

**C. Acreage Involved:** ±0.9 acres

**D. Description:** The applicant is requesting a Use Permit UP-23;12-1 for a 7-car Drive-Thru “Chipotlane” and an outdoor seating area, conditional uses accessory to the by-right commercial food-service establishment uses within the M, Manufacturing Zoning District. The Drive-Thru would be reserved for 15-minute windows to allow pick-up of orders placed on the mobile app or online, only.

**E. TAC Review and Recommendation:** The Amador County Technical Advisory Committee (TAC) reviewed this application on January 18, 2024 and on March 7, 2024 at which time TAC completed the CEQA Initial Study and draft Conditions of Approval for the project, and prepared a recommendation to the Planning Commission. TAC has no technical objections to the Planning Commission approving this Use Permit subject to the Conditions of Approval, and Findings set forth below.

**G. Planning Commission Action:** The first action before the Planning Commission should be to determine if the proposed Mitigated Negative Declaration adequately identifies any potential impacts as less than significant. If the Commission approves the Mitigated Negative Declaration, the Use Permit may be approved or denied.

**H. Recommended Findings**

1. The project, as proposed and conditioned, is consistent with the Amador County General Plan and the “M” zoning district at this location;
2. The approval of the Use Permit is sanctioned by County Code Section 19.24.040 M District Regulations, and is consistent with County Code Section 19.56 (Use Permits) in that the establishment, maintenance or operation of proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County.
3. A review of this proposal was conducted by the Technical Advisory Committee, who, through their own research and the CEQA Initial Study, found this project will not have a significant effect on the environment due to the conditions incorporated and a Negative Declaration will be adopted and filed with the County Recorder.
4. On the basis of the administrative record presented, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration included in the Staff Report reflects the Commission’s independent judgment and analysis.

# **CONDITIONS OF APPROVAL & MITIGATION MONITORING AND REPORTING PROGRAM**

Use Permit UP-23;12-1 Chipotle Martell Drive-Thru 'Chipotlane' and Outdoor Seating

## **APPLICANT**

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

## **PROJECT LOCATION**

South of the intersection of Industry Blvd. and Old Mill Ln., Martell, CA 956850 (APN 044-450-020).

## **PROJECT DESCRIPTION**

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 Martell Business Park.

**ENVIRONMENTAL DOCUMENT:** Negative Declaration

**PLANNING COMMISSION APPROVAL DATE:**

**NOTICE OF DETERMINATION DATE:**

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

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

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## **CONDITIONS OF APPROVAL**

1. Applicant shall submit signed conditions to the Planning Department. The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all the provisions contained herein. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
2. Fish And Wildlife Fees: No permits shall be issued, fees paid, or activity commence, as they relate to this project, until such time as the Permittee has provided the Planning Department with the Department of Fish and Wildlife Filing Fee for a Notice of Determination or a Certificate of Fee Exemption from Fish and Wildlife. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
3. Building Permits: The permittee shall acquire all necessary building permits for all facilities and any related equipment. Construction and location shall be substantially the same as submitted plans and as stated in the approved project description. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION IN CONJUNCTION WITH THE BUILDING DEPARTMENT.
4. Waste Disposal: The applicant must maintain solid waste disposal service sufficient to serve the intended use. THE WASTE MANAGEMENT DEPARTMENT SHALL MONITOR THIS CONDITION.

5. Drive-Thru “Chipotle”: If there are proposed operational changes to the in-line ordering or drive-thru mechanics of the project as described by the project application (15-minute window for online or in-app orders only), the changes must be presented to the Planning Department and reviewed as deemed necessary by the Department. If changes proposed are determined to be beyond the scope of the project as approved as to warrant further review, a Use Permit Amendment may be required to evaluate impacts of those changes. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
6. Access and Encroachments: The property must maintain a primary access onto a County road and obtain all necessary encroachment permits (Chapter 12.10) and grading permits (Chapter 15.40) required for the proposed uses, as regulated by the Amador County Department of Transportation and Public Works. THE AMADOR COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS OR CALTRANS SHALL MONITOR THIS CONDITION.
7. Water Service: Prior to approval of any building permits, the developer shall obtain a “Wholesale Water Will Serve Commitment” from the Amador Water Agency sufficient to serve the intended use(s) of the development. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
8. Wastewater Service: Prior to approval of any building permits, the developer shall obtain a “Wastewater Will Serve Commitment” from the Amador Water Agency sufficient to serve the intended use(s) of the development. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
9. Westover Field Airport Land Use Plan: Consistent with the Westover Field Airport Land Use Plan (ALUP) regulations for maximum occupancies within Proposed Safety Zone 3, the maximum non-residential occupancy for “eating and drinking” uses is 70 people per acre, which translates into a 63-person occupancy limit for the 0.9-acre project site. THE AMADOR COUNTY BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
10. Aviation Easement: Prior to activation of the Use Permit, the project applicant shall be required to execute an aviation easement, acceptable to the County, in favor of Westover Field Airport. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
11. Commercial Light and Glare: Any lighting installations must be compliant with County regulations, and be conditioned to incorporate measures to reduce light and reflectance pursuant to Amador County General Plan Mitigation Measure 4.1-4. This includes measures to reduce light and reflectance including limitation of all installed lighting with this project to full-cutoff, fully-shielded fixtures directed downwards with color correlative temperature (CCT) less than or equal to 3000K. Motion sensors and automatic shutoffs shall be used to limit all lighting fixtures in use after facility is closed to the public or after 10:00 p.m. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
12. Air Quality Best Management Practices (BMPs): Permittee shall meet requirements that may be deemed necessary by the Air District based upon site conditions and operations. The project shall require that idling times for construction equipment and vehicles be limited to a maximum of 5 minutes to reduce operational emissions of criteria pollutants per General Plan Mitigation Measure 4.3-2a. THE AMADOR AIR DISTRICT SHALL MONITOR THIS REQUIREMENT.

13. Historic and Cultural Resources: If at any time during the implementation of this use permit any historical, archaeological, or paleontological resources are discovered at the project site, the operator/permittee shall immediately cease all such activities within 100 ft. of the find and notify the Amador County Planning Department. A qualified archaeologist shall be contracted by the operator/permittee to assess the significance of the find and prepare an evaluation, avoidance, or mitigation plan, as appropriate, which shall be implemented prior to resuming activities permitted by the use permit, consistent with the Amador County General Plan EIR Mitigation Measures 4.5. and Program D-6. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
14. Historic and Cultural Resources (CULTR-1) (CULTR-2) (TRI-1): In the event the permittee encounters any historic, archaeological, paleontological, or tribal resource (such as chipped or ground stone, fossil-bearing rock, large quantities of shell, historic debris, building foundations, or human bone) during any construction undertaken to comply with these conditions, permittee shall stop work immediately within a 100 ft. radius of the find and retain the services of a qualified professional for the purpose of recording, protecting, or curating the discovery as appropriate. The qualified professional shall be required to submit to the Planning Department a written report concerning the importance of the resource and the need to preserve the resource or otherwise reduce impacts of the project. The permittee shall notify the Amador County Planning Department of the find and provide proof to the Planning Department that any/all recommendations and requirements of the qualified professional have been complied with. Additionally in the case that human remains are discovered on site, the following steps must be taken in accordance with Amador County General Plan Mitigation Measure 4.5-15 Cultural Resources, per Section 7050.5 of the California Health and Safety Code. The Amador County Coroner shall, within two working days:
- i. Determine if an investigation of cause of death is required;
  - ii. Determine if the remains are most likely that of Native American origin, and if so suspected, the coroner shall notify the California Native American Heritage Commission (NAHC) within 24 hours of making his or her determination.
  - iii. The descendants of the deceased Native Americans shall make a recommendation to the operator/permittee for the means of handling the remains and any associated grave goods as provided in Public Resources Code (PRC) Section 5097.98.
  - iv. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
  - v. The descendants may, with the permission of the landowner or their representative, inspect the site of the discovered Native American remains and may recommend possible treatment or disposition within 24 hours of their notification.
  - vi. Whenever the NAHC is unable to identify a descendent, or the descendent identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendent and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.
- PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
15. Hazardous Materials Upset and Release: The applicant shall always be in full compliance with the regulatory standards of the Unified Program regarding hazardous materials business plan requirements, hazardous waste generation, treatment or storage, aboveground petroleum storage, and underground tanks. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.



- 16. Grading Permits and Erosion Control: Prior to the issuance of permits for site-specific development, drainage and grading permits shall be prepared by a licensed civil engineer and submitted to the Amador County Building Department for approval. Drainage plans shall demonstrate that new development would not increase peak storm flows and that adequate capacity exists downstream to accommodate increased stormwater volume. All site-specific development shall implement appropriate stormwater runoff best management practices (BMPs) and design features to protect receiving water quality consistent with Amador County standards, and any required National Pollution Discharge Elimination System (NPDES) permits administered by the State Water Resources Control Board (SWRCB) must be obtained prior to project execution. THE AMADOR COUNTY BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
  
- 17. Fire and Life Safety: The project applicant/permittee shall comply with Chapter 15.30 Fire and Life Safety Ordinance. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.

\_\_\_\_\_  
Amador County  
Planning Commission Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Applicant

\_\_\_\_\_  
Date

COPY

ENDORSED  
FILED

MAR 14 2024

KIMBERLY L. GRADY, County Clerk  
AMADOR COUNTY  
By M. MORRIS Deputy

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**PROJECT TITLE:** UP-23;12-1 Chipotle Drive-Thru and Outdoor Seating

**LEAD AGENCY:** Amador County Planning Commission

**PROJECT LOCATION:** South of the intersection of Industry Blvd. and Old Mill Ln., Martell, CA 956850 (APN 044-450-020).

**PROJECT DESCRIPTION:** Request for a Use Permit (UP-23;12-1) to allow a drive-thru "Chipotlane" and Outdoor Seating in the M, Manufacturing Zoning District.

**NEGATIVE DECLARATION:** A copy of the Mitigated Negative Declaration, proposed rule, and supporting documents are available for review on the current projects page on the Planning departments web site at <https://www.amadorgov.org/departments/planning/current-projects> and at the Planning department at 810 Court Street, Jackson CA, 95642. The required environmental review and comment period for this project will commence from March 15, 2024 until 5:00 pm on April 9, 2024. Comments may also be sent by fax to (209) 257-6254 or by email to [planning@amadorgov.org](mailto:planning@amadorgov.org).

**PUBLIC HEARING:** The Amador County Planning Commission will conduct a public hearing on the matter on April 9, 2024 at 7:00 p.m. in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA, 95642. Anyone having comments on the project may attend and be heard. Information on file with the Amador County Planning Department, 810 Court Street, Jackson, CA 95642; (209) 223-6380; File No. UP-23;12-1 Chipotle Drive-Thru and Outdoor Seating..



Krista Ruesel, Planner

Date:

3/14/2024

File No. \_\_\_\_\_

Posted On \_\_\_\_\_

Posting Removed \_\_\_\_\_

**MITIGATED NEGATIVE DECLARATION  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**PROJECT:** UP-23;12-1 Chipotle

**LEAD AGENCY:** Amador County

**PROJECT LOCATION:** South of the intersection of Industry Blvd. and Old Mill Ln., Martell, CA 956850. APN 044-450-020

**PROJECT DESCRIPTION:** The applicant is requesting a Use Permit UP-23;12-1 for a 7-car Drive-Thru “Chipotlane” and an outdoor seating area, conditional uses accessory to the by-right commercial food-service establishment uses within the M, Manufacturing Zoning District. The Drive-Thru would be reserved for 15-minute windows to allow pick-up of orders placed on the mobile app or online, only.

**PUBLIC HEARING:** The Amador County Planning Commission conducted a public hearing on the matter on April 9, 2024 in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA, 95642.

**PROJECT FINDINGS:**

1. A review of the proposal was conducted by staff and the Technical Advisory Committee who, through their own research, found that the Mitigated Negative Declaration will not have a significant effect on the environment and the Notice of Determination included in the Staff Report reflects the Commission’s independent judgment and analysis, and will be filed with the County Recorder.
2. There is no substantial new information which was not known at the time of the General Plan Environmental Impact Report certification that supports findings of new or more severe impacts than those addressed in the General Plan.
3. There are no project-specific significant, unmitigated effects which are peculiar to the project or its site.
4. Approval of the proposed Use Permit will not create conditions detrimental to public health, safety, and general welfare in that the proposed change will not result in a substantial change on the conditions of the existing surrounding neighborhood or environment.
5. The proposal is consistent with the General Plan. The proposed Use Permit Application is consistent with the existing zoning district and the goals, objectives, and policies of the Land Use Element of General Plan and the Industrial land use designation.

**PREPARATION OF STUDY:** Information on file with the Amador County Planning Department, 810 Court Street, Jackson, CA 95642; (209)223-6380; File No UP-23;12-1 Chipotle Martell

\_\_\_\_\_  
Chairperson  
Amador County Board of Supervisors

\_\_\_\_\_  
Date

**File No.** \_\_\_\_\_

**Posted On** \_\_\_\_\_

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## CEQA INITIAL STUDY

Use Permit UP-23;12-1  
Chipotle Martell Drive-Thru 'Chipotlane' and Outdoor Seating  
APN: 044-450-020

**February 2024**

Prepared by:

Krista Ruesel, Planner

Amador County Planning Department

810 Court Street

Jackson, CA 95642

(209) 223-6380



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**Project Overview**

Project Title: Use Permit UP-23;12-1  
Chipotle Martell Drive-Thru ‘Chipotlane’ and Outdoor Seating

Project Location: South of the intersection of Industry Blvd. and Old Mill Ln.,  
Martell, CA 956850 (APN 044-450-020).

Property Owner(s) Amador Ridge, LLC.

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

Zoning: M, Manufacturing District

General Plan Designation(s): I, Industrial Designation

Lead Agency Name and Address: Amador County Planning Department  
810 Court Street, Jackson, Ca 95642

Contact Person/Phone Number: Krista Ruesel, Planner  
209-233-6380

Date Prepared: February 2024

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

**PROJECT DESCRIPTION**

Use Permit UP-23;12-1 Chipotle Martell consists of a request for a 7-car drive-thru ‘Chipotlane’ and 640 sq. ft. outdoor seating at the commercial property located within the Martell area at APN 044-450-020. Outdoor seating is seen as an accessory use to the Retail Commercial uses allowed by within a building in the M, Manufacturing zoning district however per County Code Section 19.24.040 (M)- M District Regulations, a Conditional Use Permit (CUP) is required for outdoor uses including the drive through and seating uses proposed with this project.

This Initial Study is prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines to review the Use Permit request and evaluate potential environmental impacts resulting from a discretionary approval of the project as proposed. The scope of the project’s review and evaluation under



CEQA is limited to the introduction of new uses and improvements, not to include those which are associated with by-right uses and which require no additional discretionary approvals or otherwise introduce unique factors which may result in any environmental impacts.

### **Project Location**

This project is in the unincorporated community of Martell, which lies near the intersection of California Highways 49 and 88, and between the incorporated cities of Sutter Creek and Jackson. Martell is a commercialized area and includes some of the few industrial designations in Amador. The project site is located on one of the two resulting parcels from Parcel Map PM 2712, recorded in 2006. The property is included within the Martell Business Park and is therefore considered development as part of the Martell Business Park Master Plan, entirely within the unincorporated area of Amador County. Industry Blvd. is the primary access to the Amador Ridge Shopping Center to the south of the project site and intersects Prospect Drive, which forms the project site's western border, and Old Mill Ln, which forms the project parcel's northern and eastern border.

### **Site Characteristics**

The project site includes a 0.9 -acre parcel at APN 044-450-020. The parcel is entirely vacant and graded with no existing structures.

### **Lead Agency**

The lead agency is the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect upon the environment. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Amador County is the lead agency for this project.

### **PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF MITIGATED MND/MMRP**

The Initial Study (IS) will analyze a broad range of potential environmental impacts associated with the proposed project. Information will be drawn from the Amador County General Plan, technical information provided by the applicant to date, and any other reputable information pertinent to the project area. This information includes existing Environmental Laws and Executive Orders, Coordination with other agencies and authorities. In the case that no immitigable, significant impacts are identified through the IS, a Mitigated Negative Declaration (MND) will be filed pursuant to CEQA requirements. Mitigation measures proposed serve to aid in the avoidance, minimization, rectification, reduction or elimination of impacts.

In the case that through the Environmental Assessment/Initial Study, it is determined that there will be significant, immitigable impacts, an Environmental Impact Report (EIR) may be required prior to project approval. Consistent with CEQA and the requirements of Amador County, each environmental chapter will include an introduction, technical approach, environmental setting, regulatory setting, standards of significance, identification of environmental impacts, the development of mitigation measures and monitoring strategies, cumulative impacts and mitigation measures, and level of significance after mitigation measures.





EVALUATION OF ENVIRONMENTAL IMPACTS PER CEQA:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation / Traffic
- Utilities / Service Systems
- Mandatory Findings of Significance
- Wildfire
- Energy
- Tribal Cultural Resources

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of the initial evaluation:

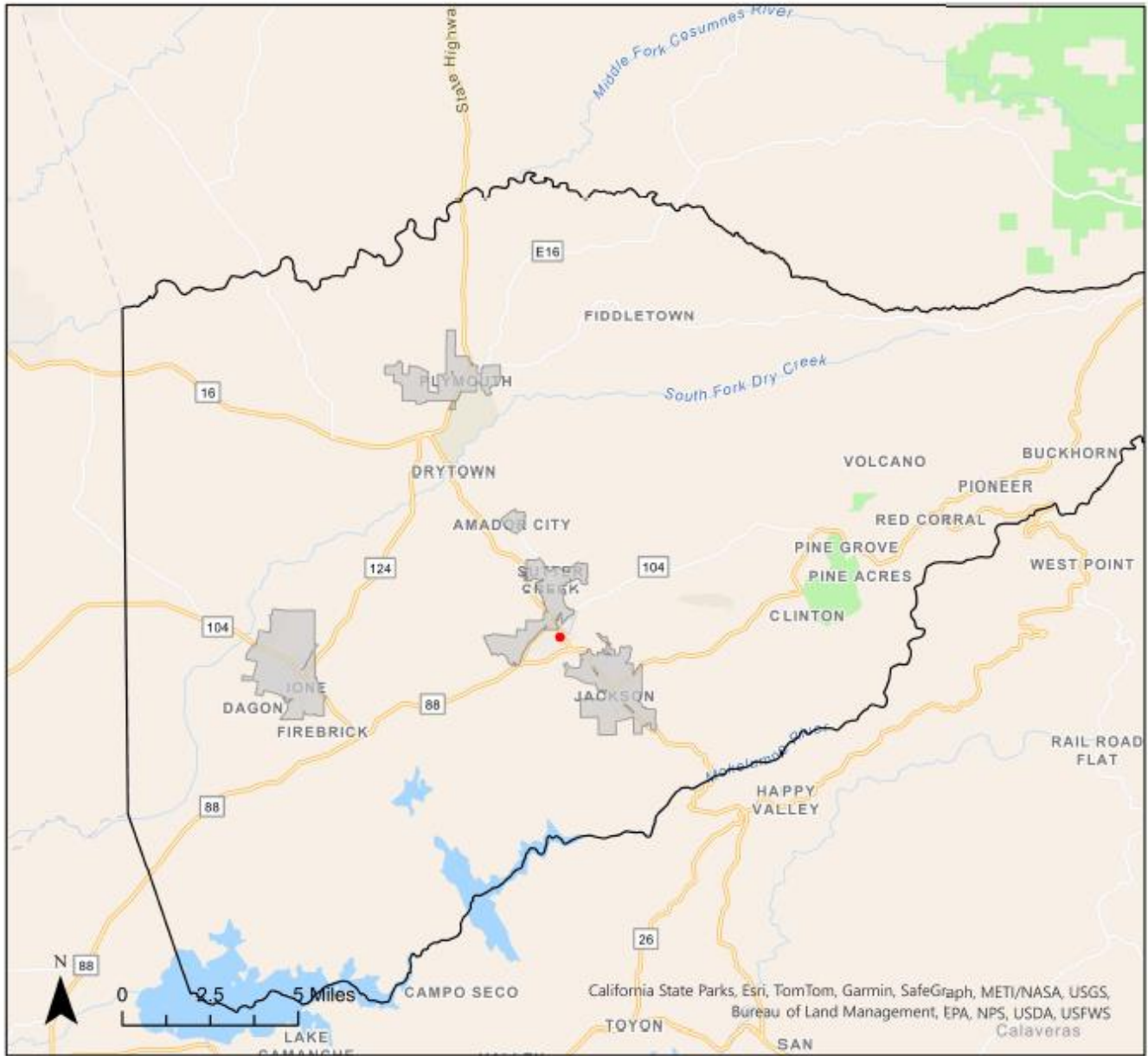
|                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | I find that the proposed project COULD NOT have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.  |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.   |
| <input type="checkbox"/>            | I find that the proposed project MAY have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.   |
| <input type="checkbox"/>            | I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed. |
| <input type="checkbox"/>            | I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or <b>NEGATIVE DECLARATION</b> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.                           |

\_\_\_\_\_  
Planning Department

\_\_\_\_\_  
Date



Figure A: Regional Map and Project Location



 Project Site





Figure B: Context Map



- Project Site
- Geo
- County\_Roads
- State\_Hwy





Figure C: Airport Land Use Plan (ALUP)

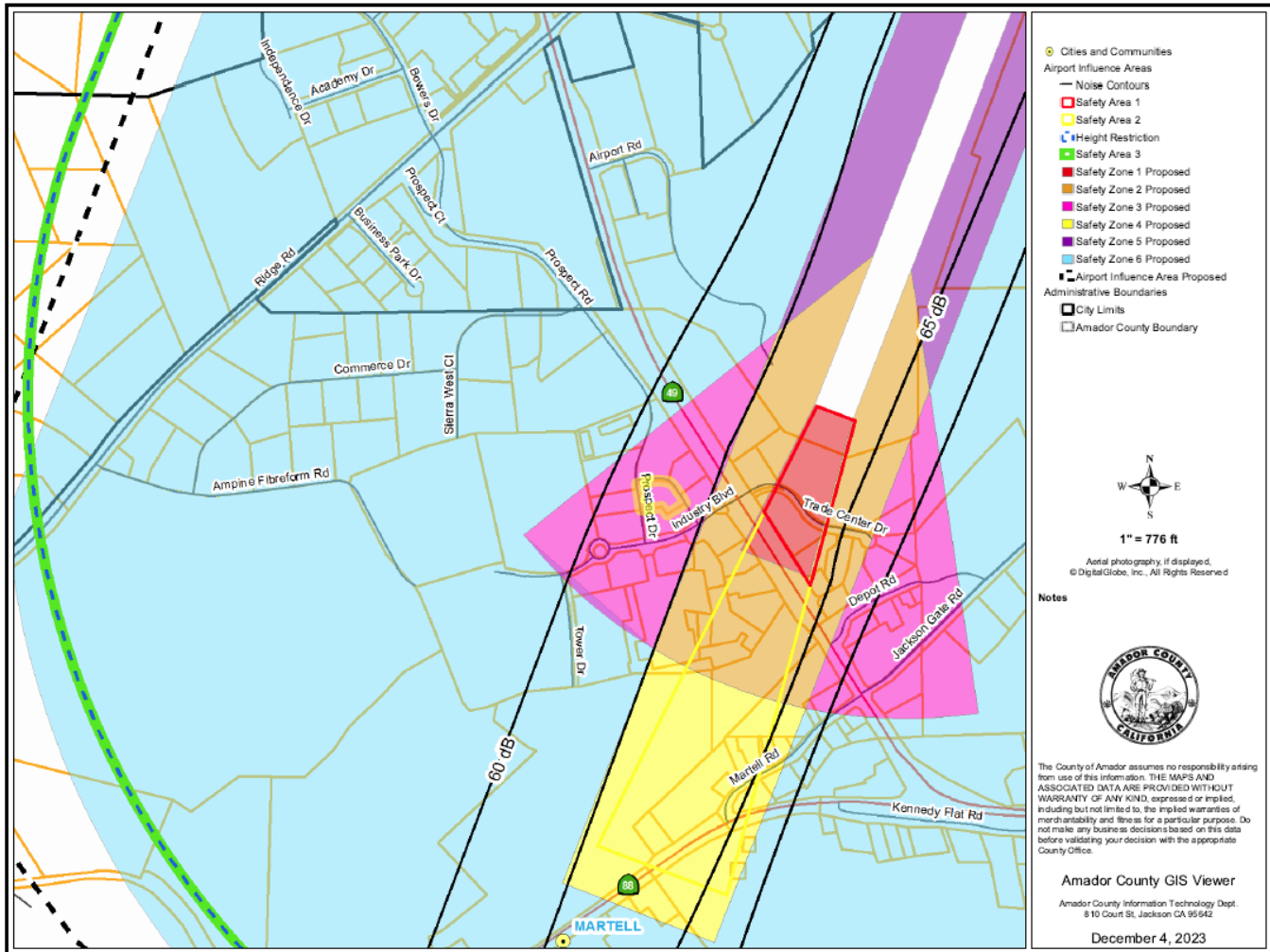
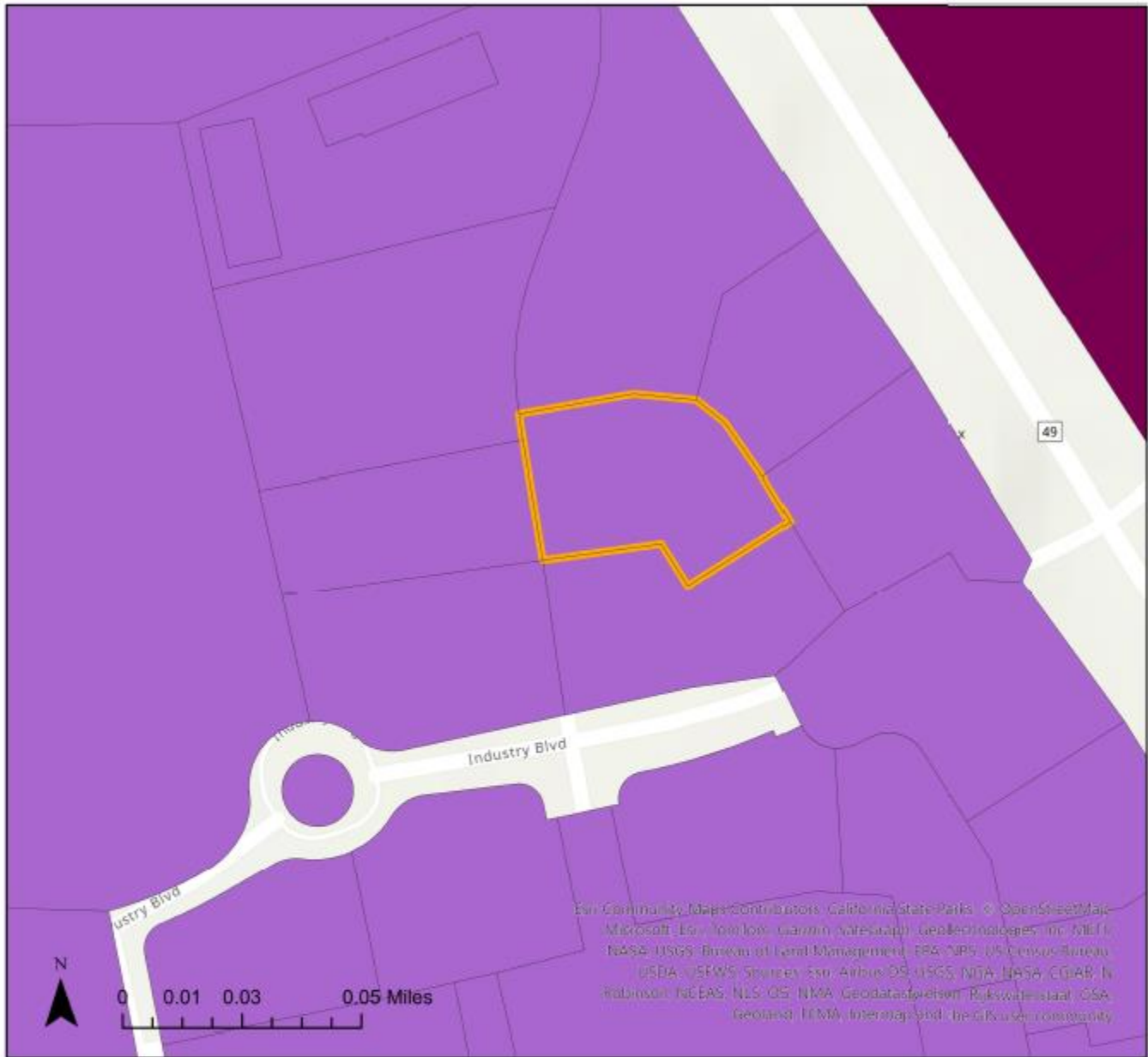




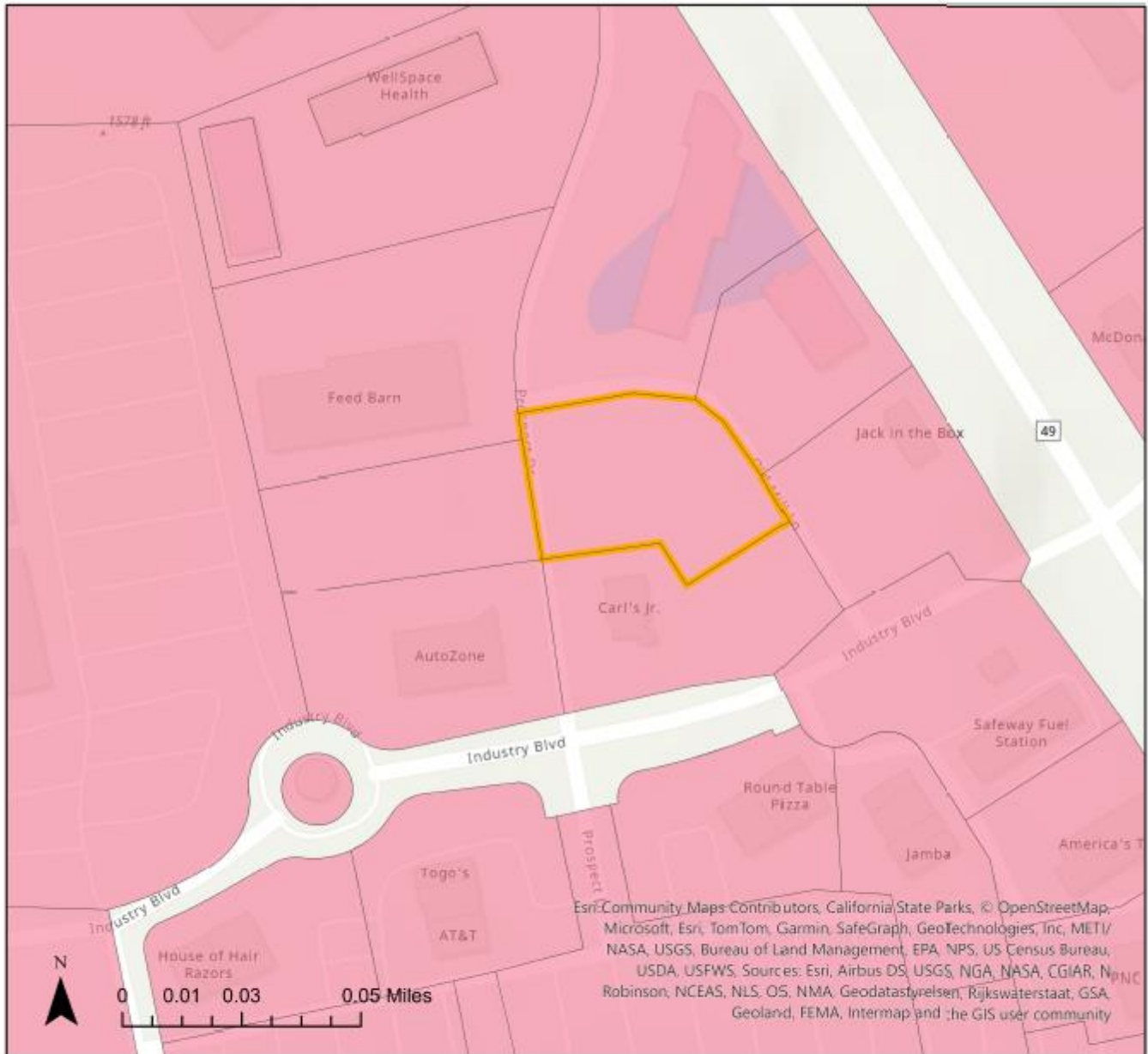
Figure D: Existing Zoning District(s)



|               |    |     |                    |
|---------------|----|-----|--------------------|
| ParcelsPublic | C2 | OS  | RE                 |
| Project Site  | H  | PD  | T1                 |
| <b>Zoning</b> | LM | R1  | T2                 |
| A             | M  | R1A | TPZ                |
| AG            | MM | R2  | USA                |
| C1            | MR | R2A | X                  |
|               | NC | R3  | <all other values> |



Figure E: Existing General Plan Designation(s)



|                                  |                              |                                 |
|----------------------------------|------------------------------|---------------------------------|
| ParcelsPublic                    | General Forest (GF)          | Residential Medium Density (RM) |
| Project Site                     | Industrial (I)               | Rural Residential (RR)          |
| <b>General Plan Designations</b> |                              |                                 |
| <b>GP</b>                        |                              |                                 |
| Agricultural General (AG)        | Mineral Resource Zone (MRZ)  | Regional Service Center (RSC)   |
| Agricultural Transition (AT)     | Open Forest (OF)             | Special Planning Area (SPA)     |
| Commercial (C)                   | Open Recreation (OR)         | Town Center (TC)                |
|                                  | Open Wilderness (OW)         | Tribal Trust Land (TTL)         |
|                                  | Public Service (PS)          | Urban Planning Area (UA)        |
|                                  | Residential Low Density (RL) | Water (W)                       |



Figure F: Site Map Aerial



-  Project Site
-  County\_Roads





Figure G: Site Map Plot Plan



PROPOSED SITE PLAN  
1 • 2020





**Chapter 1. AESTHETICS**

| Would the Project:   | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). Would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Discussion of Findings:**

- A. Scenic Vistas: For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. A substantial adverse impact to a scenic vista would be one that degrades the view from such a designated location. There is **no impact** to scenic vistas, and the proposed use is not going to introduce aesthetic impacts beyond that which is accepted of the by-right uses of the site.
- B. Scenic Highways: There are no scenic highways in the project area. There is **no impact** of this project on scenic highways.
- C. There are no officially designated scenic vistas in range of the project area. Signage will be required to adhere to Code, which ensures that there are no significant impacts to the surrounding properties. Standard conditions of approval include obtaining necessary permits from the Amador Building Department and Caltrans (in the case that signage is visible from the road). The impacts are **less than significant**.
- D. Existing sources of light are from traffic along the roadways, and utilization of the property for commercial uses. The proposed improvements may include implementation of outdoor lighting which shall be required to meet commercial standards established by the Amador County General Plan. Any lighting installations must be compliant with County regulations, and be conditioned to incorporate measures to reduce light and reflectance pursuant to Amador County General Plan Mitigation Measure 4.1-4. This includes measures to reduce light and reflectance including limitation of all installed lighting



with this project to full-cutoff, fully-shielded fixtures directed downwards with color correlative temperature (CCT) less than or equal to 3000K. Motion sensors and automatic shutoffs shall be used to limit all lighting fixtures in use after facility is closed to the public. There is a **less than significant impact**.

**Source:** Amador County Planning Department, Amador County General Plan and Final Environmental Impact Report (FEIR).



**Chapter 2. AGRICULTURE AND FOREST RESOURCES**

| <p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the CA Dept. of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. - Would the project:</p> | <p>Potentially Significant Impact</p> | <p>Less Than Significant Impact with Mitigation Incorporated</p> | <p>Less Than Significant Impact</p> | <p>No Impact</p>                    |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| <p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA Resources Agency, to non-agricultural use?</p>   | <input type="checkbox"/>              | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>   | <input type="checkbox"/>              | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC §12220(g)), timberland (as defined in PRC §4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?</p>   | <input type="checkbox"/>              | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>   | <input type="checkbox"/>              | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>   | <input type="checkbox"/>              | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion of Findings:**

- A. Farmland Conversion: USDA Department of Conservation (2016) does not register any farmland on this property. There is **no impact**.
- B. There is no conflict with an existing Contract. This property is not in the Williamson Act nor would it qualify. There is **no impact**.
- C/D. The area is not zoned for forest land or timberland nor utilized for forest land or timber production. Therefore there **no impact**.



- E. This project does not introduce any inconsistent uses not otherwise mitigated for and which have the capacity to significantly affect agricultural or timberland resources. There is **no impact** to farmland or forest land through this project.

**Source:** California Important Farmland: 1984-2016 Map, California Department of Conservation; Amador County General Plan; Amador County Planning Department; CA Public Resources Code, Food and Agricultural Code Sections 19020, 21281.5, and 21070 "Custom Livestock Slaughterhouse" and "USDA Exempt Meat Establishment."



**Chapter 3. AIR QUALITY**

| Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:   | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard, result in substantial increase of any criteria pollutant, or substantially contribute to an existing or projected air quality violation under an applicable local, federal, or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Result in other emissions (example: Odors) adversely affecting a substantial number of people?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Discussion of Findings:**

- A. The project site is within the jurisdiction of the Amador Air District. Amador Air District is responsible for attaining and maintaining compliance with the NAAQS and CAAQS in the Mountain Counties Air Basin (MCAB) through the regulation of pollution emissions from stationary and industrial sources. There is **no impact** to implementation of any applicable air quality plans.
  
- B. The proposed project would not generate a significant increase in operational or long-term emissions. The existing development climate of the area is primarily commercial and industrial uses. The commercial development of the property is consistent with the general plan designation and zoning for the property. Any development of the property would require compliance with the General Plan regarding construction emissions and related project-level emissions. Any proposed construction relating to the proposed uses or necessary improvements for the proposed uses would be subject to construction emissions regulation by the Air District. Introduction of a drive-thru lane could increase emissions through the idling of vehicles waiting in the queue beyond than would be expected without the presence of a drive-thru lane. However, the implementation of pre-ordering through the online app should streamline the process and reduce the time each individual vehicle spends in the drive-thru lane. It is unlikely that the addition of the drive-thru would cause significant increases in the amounts of emissions due to the relatively short time each vehicle remains stationary in the drive-thru lane. Additionally, within the context of the developed commercial area surrounding the project site, any emissions product of the project's drive-thru would likely be negligible and would not push county-wide emissions measurably closer to any established threshold. The Amador County General Plan establishes air quality Best Management Practices (BMPs) to limit any emissions when feasible. There is a **less than significant impact**.



- C. Sensitive receptors are uses that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The City of Sutter Creek and City of Jackson are nearby incorporated cities and there are relatively dense concentrations of sensitive receptors in both cities as well as throughout the area of Martell. The project itself does not introduce any significant increases of air pollution or environmental contaminants which would affect the surrounding populations in any measurable quantity. For these reasons, there would be no substantial increase the exposure of sensitive receptors to substantial pollutant concentrations. There is **a less than significant impact**.
- D. The proposed project would not generate any significantly objectionable odors. It is unlikely, due to the size and location of the property that any uses resulting from this project would introduce an increase of objectionable odors discernable at property boundaries. This project results in **a less than significant impact**.

**Source:** Amador Air District, Amador County Planning Department, Amador County General Plan Mitigation Measure 4.3.



**Chapter 4. BIOLOGICAL RESOURCES**

| Would the project:  | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CA Dept. of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the CA Dept. of Fish and Game or U.S. Fish and Wildlife Service?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                                | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |





**Discussion of Findings:**

- A. CDFW IPAC database identified potential habitat area for several special status species including the Northwestern Pond Turtle (*Actinemys marmorata*) (Proposed Threatened), California Red-legged Frog (*Rana draytonii*) (Threatened with critical habitat), Foothill Yellow-legged Frog (*Rana boylii*) (Endangered), The California Tiger Salamander (*Ambystoma californiense*) (Threatened with critical habitat), the Western Spadefoot (*Spea hammondi*) (Proposed Threatened), Monarch Butterfly (*Danaus plexippus*) (Candidate), and Ione Manzanita (*Arctostaphylos myrtifolia*) (Threatened). There is no critical habitat at the project location. While these species may have suitable habitat currently available on site, it is highly unlikely that these species would be present on the property due to the high level of disturbance and surrounding development context. The site itself is small enough to not be suitable for habitat for any of these special-status species. There is a **less than significant impact**.
- B. Riverine Community: Any part of this project which would affect seasonal flows or surface waters would be subject to regulation under Section 404 of the Clean Water Act or other State/Federal statutes, according to the US Fish and Wildlife Service (IPAC, BIOS). CDFW IPAC and the US Fish and Wildlife National Wetlands mapper did not identify any riverine communities within the project area. County Code requires erosion control and runoff management to be consistent with county code and thus avoid impacts to existing surface water off-site and on other nearby properties. There is a **less than significant impact**.
- C. Federally Protected Wetlands (National Wetland Inventory (NWI)): CDFW IPAC and the US Fish and Wildlife National Wetlands mapper did not identify any wetland areas within the project area. There is a **less than significant impact**.
- D. Movement of Fish and Wildlife: The project site contains potential habitat for several migratory bird species, listed in Figure 4b. The Monarch Butterfly (*Danaus plexippus*) is a seasonally migrating species, with different populations migrating at in varying periods of time throughout the summer and fall, laying their eggs on several species of milkweed (*Asclepias* spp.) found throughout California. Due to the small physical size of the site and development of the general area, there is a low likelihood of any of these species being present on-site, and making this less-than-suitable for habitat conservation. There is a **less than significant impact**.
- E. The proposed project would not conflict with local policies adopted for the protection biological resources. There was no Oak Woodlands Study required for the project due to the location, surrounding development of properties, and lack of trees on-site. There is **no impact** to Oak Woodlands.
- F. Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. Due to the small scale of the site and development relative to the CUP, there is **no impact** to any biological or habitat conservation plans.



Figure 4a: Migratory Birds List (IPAC 2020)

| Common Name                       | Species Name                              | Birds of Conservation Concern Listed | Other Conservation List   |
|-----------------------------------|---|--------------------------------------|---|
| <b>Bald Eagle</b>                 | <i>Haliaeetus leucocephalus</i>           | Non-BCC Vulnerable                   | Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. |
| <b>Belding's Savannah Sparrow</b> | <i>Passerculus sandwichensis beldingi</i> | BCC-BCR                              |   |
| <b>Bullock's Oriole</b>           | <i>Icterus bullockii</i>                  | BCC-BCR                              |   |
| <b>California Gull</b>            | <i>Larus californicus</i>                 | BCC Rangewide (CON)                  |   |
| <b>Common Yellowthroat</b>        | <i>Geothlypis trichas sinuosa</i>         | BCC-BCR                              |   |
| <b>Golden Eagle</b>               | <i>Aquila chrysaetos</i>                  | Non-BCC Vulnerable                   | Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. |
| <b>Oak Titmouse</b>               | <i>Baeolophus inornatus</i>               | BCC Rangewide (CON)                  |   |
| <b>Wrentit</b>                    | <i>Chamea fasciata</i>                    | BCC Rangewide (CON)                  |   |
| <b>Yellow-billed Magpie</b>       | <i>Pica nuttalli</i>                      | BCC Rangewide (CON)                  |   |

**Source:** California Department of Fish and Wildlife BIOS, U.S. Fish and Wildlife Service IPAC, California Native Plant Society (CNPS) California Department of Fish and Wildlife Habitat Conservation Planning, Migratory Bird Treaty Act, NOAA, National Wetlands Inventory, 2019, Amador County Planning Department,



**Chapter 5. CULTURAL RESOURCES**

| Would the project:  | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                       | <input type="checkbox"/>            | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site?                                  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                       | <input type="checkbox"/>            | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Discussion of Findings:**

(A.)(B.)(C.)(D.) Cultural resources include prehistoric and historic period archaeological sites; historical features, such as rock walls, water ditches and flumes, and cemeteries; and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates our past. Prehistoric resources sites are found in foothill areas, areas with high bluffs, rock outcroppings, areas overlooking deer migratory corridors, or above bodies of water. Grading and other soil disturbance activities of previously undisturbed land on the project site have the potential to uncover historic or prehistoric cultural resources. In the case that any ground disturbing or construction activity is proposed in the future which does encroach onto any previously undisturbed land, additional environmental review would be necessary including but not limited to requiring the developer to halt construction upon the discovery of as-yet undiscovered significant prehistoric sites, documenting and/or avoiding these resources, informing the County Planning Department, and consultation with a professional archeologist.

Discretionary permits for projects “that could have significant adverse impacts to prehistoric or historic-era archeological resources” in areas designated by the Amador County General Plan as being moderate-to-high cultural resource sensitivity are required to have a Cultural Resource Study prepared prior to project approval, per Mitigation Measures 4.5-1a, 4.5-1b, and 4.5-2 of the Amador County Implementation Plan. The project site is located in an area of high cultural resource sensitivity however the subject and all surrounding properties have been extensively disturbed with the development of the Martell Business Park. As the designated project has a low chance of disturbing any unknown cultural resources on site, the standard General Plan mitigations would apply, and there are not additional prescriptive mitigations at this time. Standard Conditions of Approval include implementation of BMPs supported through the General Plan. There is a **less than significant impact with mitigations incorporated.**

**Mitigation Measures:**

**CULT-1** Historic and Cultural Resources (CULTR-1) (CULTR-2): In the event the permittee encounters any historic, archaeological, paleontological, or tribal resource (such as chipped or ground stone, fossil-



bearing rock, large quantities of shell, historic debris, building foundations, or human bone) during any construction undertaken to comply with these conditions, permittee shall stop work immediately within a 100 ft. radius of the find and retain the services of a qualified professional for the purpose of recording, protecting, or curating the discovery as appropriate. The qualified professional shall be required to submit to the Planning Department a written report concerning the importance of the resource and the need to preserve the resource or otherwise reduce impacts of the project. The permittee shall notify the Amador County Planning Department of the find and provide proof to the Planning Department that any/all recommendations and requirements of the qualified professional have been complied with. Additionally in the case that human remains are discovered on site, the following steps must be taken in accordance with Amador County General Plan Mitigation Measure 4.5-15 Cultural Resources, per Section 7050.5 of the California Health and Safety Code. The Amador County Coroner shall, within two working days:

- i. Determine if an investigation of cause of death is required;
- ii. Determine if the remains are most likely that of Native American origin, and if so suspected, the coroner shall notify the California Native American Heritage Commission (NAHC) within 24 hours of making his or her determination.
- iii. The descendants of the deceased Native Americans shall make a recommendation to the operator/ permittee for the means of handling the remains and any associated grave goods as provided in Public Resources Code (PRC) Section 5097.98.
- iv. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
- v. The descendants may, with the permission of the landowner or their representative, inspect the site of the discovered Native American remains and may recommend possible treatment or disposition within 24 hours of their notification.
- vi. Whenever the NAHC is unable to identify a descendent, or the descendent identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendent and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

**Source:** Amador County Planning Department, Amador County General Plan Environmental Impact Report, Amador County Implementation Plan 2016, California Health and Safety Code, California Native American Heritage Commission (NAHC), CA Office of Historic Preservation, State of California Resources Agency Department of Parks and Recreation Primary Records, Amador County Planning Department.



**Chapter 6. ENERGY**

| Would the project:  | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion of Findings:**

- A. Long-term project construction or long-term operational changes resulting in substantial energy use shall conform to the Amador County General Plan energy use requirements, and any other applicable requirements under the State of California. There is a **less than significant impact**.
- B. The only local energy plan is the Energy Action Plan (EAP) which provides incentives for homeowners and business owners to invest in higher-efficiency energy services. The project would not conflict with or obstruct any state or local plan for energy management, therefore there is **no impact**.

**Sources:** Amador County EAP, Amador County Planning Department.



**Chapter 7. GEOLOGY AND SOILS**

| Would the project:   | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:  |                                |   |                                     |                                     |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iv) Landslides?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Directly or indirectly destroy a unique geological site or feature?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |



**Discussion of Findings:**

- A. The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no active faults are located on or adjacent to the property, as identified by the U.S. Geologic Survey mapping system. The State Geologist has determined there are no known sufficiently active or well-defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures from surface faulting or fault creep. Slopes most susceptible to earthquake-induced failure include those with highly weathered and unconsolidated materials on moderately steep slopes (especially in areas of previously existing landslides). The actuators of landslides can be both natural events, such as earthquakes, rainfall, and erosion, and human activities. Slope instability can be due to a variety of factors, including slope inclination, characteristics of the soil materials, the presence of groundwater and degree of soil saturation. The project location has not been evaluated for liquefaction hazards or seismic landslide hazards by the California Geological Survey however due to the lack of substantial slopes on the property or surrounding properties, there is **no impact**.
- B. According to the project location as mapped by the Natural Resources Conservation Service (NRCS, 2017) soils on site do not include expansive soils and the site is entirely occupied by Argonaut very Rock loam, 3-31% slopes. Grading Permits are required for any earthmoving of 50 or more cubic yards, and are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40) with conditions/requirements applied to minimize potential erosion. Presence of the listed soil types (See *Figure 7b and 7c*) does not require additional regulatory action nor does it indicate special circumstance requiring any under County code. If future uses require grading, that grading shall be subject to regulation by the Amador County Building Department. There is a **less than significant impact**.
- C. There are no significant slopes on the property and the entire property and surrounding properties have been previously graded. Any substantial grading on the property would be required by the County to ensure that the project will not impact the stability of existing geological units or soil, nor impact potential landslides, lateral spreading, subsidence, liquefaction or collapse. There is no substantial grading required for the implementation of the project as proposed therefore, there is **no impact**.
- D. Expansive or collapsible soils are characterized by the ability to undergo significant volume change (shrink and swell) as a result of variation in soil moisture content. Soil moisture content can change due to many factors, including perched groundwater, landscape irrigation, rainfall, and utility leakage. Requirement of a grading permit requires building inspection and grading permit issuance for any substantial earthmoving or construction of structures, and as it is unlikely that even if expansive soils are found at the project site, that there would be impacts detrimental to the project, property, or current uses with the current regulation implemented through construction. There is **no impact**.
- E. In accordance with Health and Safety Code 5411 and Amador County Code 14.12.140, wastewater from any residence, place of business, or other building or place where persons reside, congregate, or are employed, must be discharged to an approved method of wastewater treatment and disposal. The project is proposed to tie into the existing wastewater network within the Martell Business Park. There is a **less than significant impact**.
- F. The proposed project would not destroy or greatly impact any known unique geological site or feature. There is a **less than significant impact**.

**Sources:** Soil Survey-Amador County; Amador County Planning Department, Environmental Health Department, National Cooperative Soil Survey, Amador County General Plan EIR, California Geologic Survey: Alquist-Priolo Earthquake Fault Zones Maps.



**Chapter 8. GREENHOUSE GAS EMISSIONS**

| Would the project:  | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?       | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion of Findings:**

- A. This project is not anticipated to generate substantial increase in emissions. There is no increased emissions introduced through the seating and the emissions as a result of the drive-thru lane and idling vehicles are foreseen to be less-than significant due to the 15-minute window and limitation of cars within the "Chipotlane". The project would not generate significant greenhouse gas emissions or result in significant global climate change impacts. There is **a less than significant impact**.
- B. There is no applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Any increase in emissions would comply with regulations and limits established by the California Air Resources Board (CARB) and Amador Air District. Therefore there is **no impact**.

**Sources:** Amador County General Plan, Amador Air District, Amador County Municipal Codes, Assembly Bill 32 Scoping Plan- California Air Resources Board (CARB), Amador County General Plan EIR.





**Chapter 9. HAZARDS AND HAZARDOUS MATERIALS**

| Would the project:   | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, or otherwise introduce potential hazards to residents or property?           | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment? Or otherwise be influenced by other notable hazards? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?             | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |



|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion of Findings:**

A. The project does not significantly increase risk to the public or the environment through the routine transport, use, or disposal of hazardous materials. Storage of hazardous materials shall be subject to applicable regulations established in the Health and Safety Code Section 25503.5. The applicant shall be required to establish a Hazardous Materials Business Plan, monitored by the County Environmental Health Department, which shall be included as the standard Conditions of Approval for developments of this type. The uses applied for through this project do not affect these factors There is a **less than significant impact**.

B. Potential impacts of hazardous material handling, transport, or release is monitored oversight of the Amador County Environmental Health Department pursuant to state law. The scope of this project does not increase any of these factors. There is a **no impact**.

C. The nearest public schools are located more than 1 mile away. Schools would not be exposed to hazardous materials, substances, or waste due to the project, and there would be a **less than significant impact**.

D. Pursuant to Government Code Section 65962.5, the project site was queried for past-to-current records regarding information collected, compiled, and updated by the Department of Toxic Substances Control and Secretary for Environmental Protection (EPA) evaluating sites meeting the "Cortese List" requirements. The project site also was also searched on the California EPA's Superfund Enterprise Management System (SEMS) database and the US EPA Facility Registry Service (FRS) however there were no specific flags for the project on either site. CalEPA GeoTracker identified no potential hazardous materials within the project area or near vicinity which would be affected by or have effects on the project.

The project does not propose any significant changes in use, intensity, or major construction, which would increase the number nor amounts of hazardous materials on-site, or the probability of sensitive receptors being exposed to any hazardous materials. There is a **less than significant impact** regarding hazardous materials on site.

E. The proposed project is located within proposed Safety Zone 3 of the Draft Westover Field Proposed Airport Land Use Plan (ALUP). The occupancy of the structure and seating area shall be conditioned to be limited to that which follows the proposed Airport Land Use Plan (ALUP). Based on the ALUP Section 3-37, Table 3-3 which determines maximum occupancies, the Maximum non-residential occupancy for "eating and drinking" uses is 70 people per acre, which translates into a 63-person occupancy limit under the ALUP for the project site. The uses proposed are consistent with the allowed uses within this zone and there are no significant environmental impacts introduced through the proposed uses, with impacts which are considered **less than significant**.

F. There is no impact to safety hazards associated with private airport operations anticipated to affect people working or residing within the project site. There is **no impact**.



G. Amador County has an adopted Local Hazard Mitigation Plan (LHMP), updated in January of 2014. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans. There is **a less than significant impact**.

**Sources:** Amador County Planning Department, Amador County Environmental Health Department, Superfund Enterprise Management System database (SEMS), Department of Toxic Substances Control Envirostor database, Geotracker, California State Water Control Board (CA SWRBC), California Stormwater Quality Association (CASQA), Local Hazard Mitigation Plan (LHMP).



**Chapter 10. HYDROLOGY AND WATER QUALITY**

| Would the project:  | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate or pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:  |                                |   |                                     |                                     |
| i. Result in substantial erosion or siltation on- or off-site?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv. Impede or redirect flood flows or place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) In a flood hazard, tsunami, or seiche zone, risk release of pollutants due to project inundation or increase risk of such inundation?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Otherwise substantially degrade water quality?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |



**Discussion of Findings:**

- A. The proposed project would not result in a significant increase in urban storm water runoff. The County requires a grading permit (County Code Chapter 15.40) for any earthmoving in excess of 50 cubic yards, which may require an erosion control plan as deemed necessary by the County Agencies. The impacts are **less than significant**.
- B. The proposed project would not significantly require the use of, or otherwise interfere with, available groundwater supplies. AWA is proposed to be the water service provider, and it would be required as a Condition of Approval for the project that the property and associated development obtain adequate service, and provide proof of service to the County. The Amador County Building and Environmental Health Departments review applications for food service facilities and their respective codes includes provisions to ensure adequate for water supply and/or service as well as ensuring that the property remains in compliance with applicable local and state codes. There is a **less than significant impact**.
- C. i-ii The proposed project is not projected to significantly contribute to any increase in erosion, siltation, surface runoff, or redirection of flood flows. Any significant grading would require permitting with the Amador County Building Department to ensure that there are less than significant impacts to erosion, siltation, surface runoff or redirection of flood flows on-site. There is a **less than significant impact**.
- iii. The project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. There is a **less than significant impact**.
- iv The project is located in Flood Zone X, meaning that the site is outside of the Standard Flood Height Elevation. The proposed project does not involve the construction of housing on the property. There is **no impact** regarding the placement of housing within a 100-year flood hazard area.
- D. There is no known risk mapped on the California Department of Conservation CGS Information Warehouse regarding landslides. There is **no impact** to/from flood flows.
- E. The project would not substantially degrade water quality through its operation. Conditions of project approval include submission of plans to the Amador County Environmental Health Department, obtainment of a Grading Permit through the Amador County Building Department. There is a **less than significant impact** regarding water quality resulting from this project.
- F. It is highly unlikely that the project would be subject to inundation by seiche, tsunami, or mudflow as the project site is not in any FEMA mapped DFIRM Flood Zones. There would not be substantial risk for property or people through the failure of levees or dams introduced by this project, therefore there is a **less than significant impact** regarding risk or loss.
- G. There is no existing water quality control plan or sustainable groundwater management plan in the vicinity of this project. There is a **less than significant impact**.

**Sources:** Amador County Planning Department, California State Water Resources Control Board (CSWRCB), California Stormwater Quality Association (CASQA). CA Department of Conservation, USGS-USDA Forest Service Quad Map, USGS Landslide Hazards Program, CA Department of Conservation CGS Information Warehouse, mywaterway database, US EPA.



**Chapter 11. LAND USE AND PLANNING**

| Would the project:  | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Physically divide an established community?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion of Findings:**

- A. The property is currently vacant and the property owners are currently in the process of applying for building permits for Chipotle, a fast-casual dining establishment. This use is allowed by-right within the M zoning district; however, a Use Permit is required for the proposed drive-thru and outdoor seating. These conditional uses constitute the scope of this project and are clear accessory uses of the by-right use (the restaurant). Therefore, the proposed project would not divide an established community and is consistent with the zoning and general plan designation of the area. There is **a less than significant impact**.
- B. Proposed uses are food retail, which is consistent with the other uses within the Martell Business Park. There is **no impact** relative to land use.
- C. There is no applicable habitat or natural community conservation plan in this area. There is **no impact**.

**Sources:** Amador County General Plan, Amador County Municipal Codes, Amador County Planning Department.



**Chapter 12. MINERAL RESOURCES**

| Would the project:   | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                           | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion of Findings:**

A & B According to the California Division of Mines and Geology Mineral Land Classification Map, this project is located in the Sutter Creek 15-Minute Quadrangle which has a reported SMARA Study Area, conducted in 1983. This project would not restrict access to any mineral resources on site as the property is relatively small and the surrounding areas are developed and inconsistent with mineral-industrial uses. This project will not encroach onto any of the other properties and therefore not interfere with any present or future access to known mineral resource areas. There is **a less than significant impact** to any mineral resources.

**Source:** Amador County Planning Department, California Geological Survey (<https://maps.conservation.ca.gov/cgs/gmc/>); Wagner, D.L., Jennings, C.W., Bedrossian, T.L., and Bortugno, E.J.; Geologic map of the Sacramento quadrangle, California, 1:250,000: California Division of Mines and Geology, Geologic Map 1A; 1981.



**Chapter 13. NOISE**

| Would the project:  | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Contribute to substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Contribute to substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion of Findings:**

- A. The project would result in low levels of noise-related impacts related to the commercial uses of the property. Any additional noise associated with the outdoor seating and parking would not likely be in conflict with the existing commercial area, and any noise increases based on the scope of this project would be negligible. There is a **less than significant impact**.
- B. If uses associated with the proposed project would include the construction activity which may generate ground-borne vibration, noise, or use construction activities, construction would be required to comply with the provisions of General Plan and standard BMPs. There are no additional





uses which would propose the use of heavy equipment for an extended period of time beyond what is expected for construction, which would be temporary. There is **a less than significant impact**.

- C & D. The presented project will not introduce significant increased noise. Noise levels generated would not exceed applicable noise standards established in the General Plan, and the property would be subject to Amador County noise regulations. There is **a less than significant impact**.
- E. Public would not be significantly impacted by this project. The Martell Business Park is located near the Westover Field Public Airport and the proposed project is considered compatible with the proposed ALUP. There would be a less **than significant impact**.
- F. There is **no impact** to private airstrips.

**Sources:** Amador County Planning Department, Amador County General Plan: Noise Element, General Plan Mitigation Measure 4.11.



**Chapter 14. POPULATION AND HOUSING**

| Would the project:  | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion of Findings:**

A The project would not induce significant population growth through the introduction of new homes or businesses, or through the extension of infrastructural systems beyond what is required to support the current developmental climate of the Martell Business Park. Current zoning of the property allows for the development classification for food retail, for which this project is an accessory use. There is a **less than significant impact**.

B & C This project does not include the removal of any housing. There is a **less than significant impact** to housing.

**Sources:** Amador County Planning Department.



**Chapter 15. PUBLIC SERVICES**

| Would the project:   | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: |                                |   |                                     |                          |
| a) Fire protection?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Police protection?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Schools?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Parks?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Other public facilities?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion of Findings:**

- A The project site is currently served by the Amador Fire Protection District and is located within a developed area with sufficient access to fire protection services. A **less than significant impact** related to fire protection services would occur.
- B The project site is currently served by the Amador County Sheriff's Department. The nearest Sheriff station is located at 700 Court St., Jackson, which serves the unincorporated area of the County. Proposed improvements would not result in additional demand for sheriff protection services. California Highway Patrol (CHP) also provides police protection associated with the State Highways; the nearest highways to this project are CA State Hwy 49 and Hwy 88, both located within a mile of the project site. The nearby cities of Sutter Creek and Jackson also both have their own Police Departments, and are able to provide services as part of the mutual aid agreements for law enforcement services throughout the County. As these various agencies all provide various police and emergency services, this project would not result in the provision of or need for new or physically altered sheriff or police protection facilities. There is a **less than significant impact** with regard to police protection services.
- C&D Because the demand for schools, parks, and other public facilities is driven by population, the proposed project would not significantly increase demand for those services at this time as the property is not going to experience any change in zoning or general plan designation and the project scope itself would not result in significant population increases. As such, the proposed project would result in a **less than significant impact** on these public services.



- E The project does not increase the need solid waste disposal services beyond what would be expected of a retail food establishment without the project. It is not foreseeable that any of those potential uses would introduce significant additional pressure on existing solid waste processing/transfer facilities. There is a **less than significant impact**.

**Sources:** Amador County Planning Department.



**Chapter 16. RECREATION**

| Would the project:   | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion of Findings:**

A&B The proposed project would not increase opportunity for residential development and therefore would not present potential increases in demand for parks or recreational facilities for full-time residents. The proposed project would not significantly affect use of existing facilities, nor would it require the construction or expansion of existing recreational facilities at this time. The proposed project would have a **less than significant impact** on recreational facilities.

**Source:** Amador County Planning Department.



**Chapter 17. TRANSPORTATION / TRAFFIC**

| Would the project:   | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion of Findings:**



- A&B Development of this property will require compliance with County Code 15.30 Fire and Life Safety or site-specific requirements to ensure adequate emergency access to the satisfaction of the County. The addition of the drive-thru 'Chipotlane' will require the site plan obtain standard approvals with regards to circulation and emergency vehicle access. Due to the substantial transportation infrastructure in the area and extensive development of the Martell Business Park, it is unlikely that the introduction of the drive through would significantly impact traffic within the existing shopping center nor cause a substantial increase in traffic, reduce the existing level of service, or create any significant congestion at any intersection nor would it conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Amador County Department of Transportation and Public Works, and other applicable transportation agencies have been included in circulation of this project and there have been no material submitted to indicate that the project would have any significant impact on existing systems. There would be a **less than significant impact**.
- C The proposed project is located within Westover Airport Proposed Safety Zone 3 (Westover Field Airport Land Use Compatibility Plan Draft 2017). The uses proposed are compatible with the proposed Draft ALUP therefore, the project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that would result in a safety risk. A **less than significant impact** would result.
- D Compliance with 15.30 and applicable state regulations would ensure that there would not be any significant impacts to transportation. There is a **less than significant impact**.
- E The proposed project must comply with the Fire and Life Safety Ordinance (Chapter 15.30), compliance required . There is **less than significant impact**.
- F The project would not significantly affect alternative transportation. Therefore, the proposed project is consistent with the policies, plans, and programs supporting alternative transportation, and there would be a **less than significant impact**.
- G Pursuant to CEQA Guidelines §15064.3, subdivision (b) the County's qualitative analysis of this project establishes there are no significant impacts to traffic beyond which is evaluated through this study and adequately regulated through existing codes. There is a **less than significant impact** with respects to CEQA Guidelines §15064.3(b).

**Sources:** Amador County Planning, California Fire and Life Safety (Chapter 15.30), California Environmental Quality Act (CEQA) Guidelines 2019.



**Chapter 18. TRIBAL CULTURAL RESOURCES**

| Would the project:   | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:                                       | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                       | <input type="checkbox"/>            | <input type="checkbox"/> |
| i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                       | <input type="checkbox"/>            | <input type="checkbox"/> |

**Discussion of Findings:**

Tribal cultural resources” are defined as (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:  
 (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.  
 (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.  
 These may include non-unique archaeological resources previously subject to limited review under CEQA. Assembly Bill 52, which became effective in July 2015, requires the lead agency (in this case, Amador County) to begin consultation with any California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report if: (1) the California Native American tribe requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed





projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification and requests the consultation (Public Resources Code Section 21080.3.1[b]).

A As defined by Public Resources Code section 21074 (a) there were no tribal cultural resources identified in the project area therefore the project would not cause a substantial adverse change in any identified tribal cultural resources. Additionally, all tribes requesting notification for discretionary project submissions were notified of this project proposal. Any identified cultural resources or potentially significant resources would be preserved and avoided by future development consistent with the provisions of the General Plan (2016) Impacts to Tribal Cultural Resources on this site are **less than significant with mitigations incorporated.**

**Mitigation Measures:**

**TRI-1** Consistent with County Code, in the case that tribal cultural resources or human remains are discovered on site steps must be taken in accordance with Amador County General Plan Mitigation Measure 4.5-15 Cultural Resources, per Section 7050.5 of the California Health and Safety Code.

**Sources:** Amador County Planning Department, California Public Resources Code; National Park Service National Register of Historic Places, North Central Information Center Records, Department of Parks and Recreation Record (2020), UAIC Recommendations (Attachment 1).



**Chapter 19. UTILITIES AND SERVICE SYSTEMS**

| Would the project:   | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Require or result in the relocation or construction of new or expanded systems (causing significant environmental effects):   |                                |   |                                     |                                     |
| i. Water or wastewater treatment facilities  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii. Stormwater drainage facilities   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii. Electric power facilities   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iv. Natural gas facilities   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| v. Telecommunications facilities   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Have sufficient water supplies available to serve the project from existing entitlements and resources (for the reasonably foreseeable future during normal, dry, or multiple dry years), or are new or expanded entitlements needed? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?          | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs while not otherwise impairing the attainment of solid waste reduction goals?                                       | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Generate solid waste in excess of state or local standards or in excess of the capacity of local infrastructure?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |



**Discussion of Findings:**

- A i. The project proposes additional uses which are not dependent on the provision of additional services to support those additional uses. For any new construction, the applicant must provide evidence of availability of water and wastewater disposal consistent with the requirements by Amador County Environmental Health. Due to the small scale of the project and lack of changes in overall use classifications of the property, this project would not require a Stormwater Pollution Prevention Permit (SWPPP) from State Water Resources Control Board. There is a **less than significant impact**.
- A ii. Stormwater drainage on site will need to be redirected and will necessitate the project proponent obtain a grading permit (Chapter 15.40) through the Building Department in order to regulate stormwater drainage and runoff. There is a **less than significant impact**.
- Aiii-v. No new or expanded stormwater or drainage facility, electric power facility, natural gas facility, or telecommunications facility would be necessary over the course of this project and therefore would not cause any environmental effects as a result. There is **no impact**.
- B. The proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or result in the expansion of water or wastewater treatment facilities. Therefore, a **less than significant impact** related to these utilities and service systems would occur.
- C. The project is located within the service area of an existing public water system however the uses applied for through this project do not increase any requirements for service. The impacts are **less than significant**.
- D. The project will not increase demands of any wastewater treatment provider beyond what existing systems are prepared to serve. There is a **less than significant impact**.
- E-G The project will not produce an increase in solid waste disposal needs beyond what would be addressed by County and State requirements therefore there is a **less than significant impact**.

**Sources:** Amador County Planning Department, Amador County Environmental Health Department.



**Chapter 20. WILDFIRE**

| If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:  | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

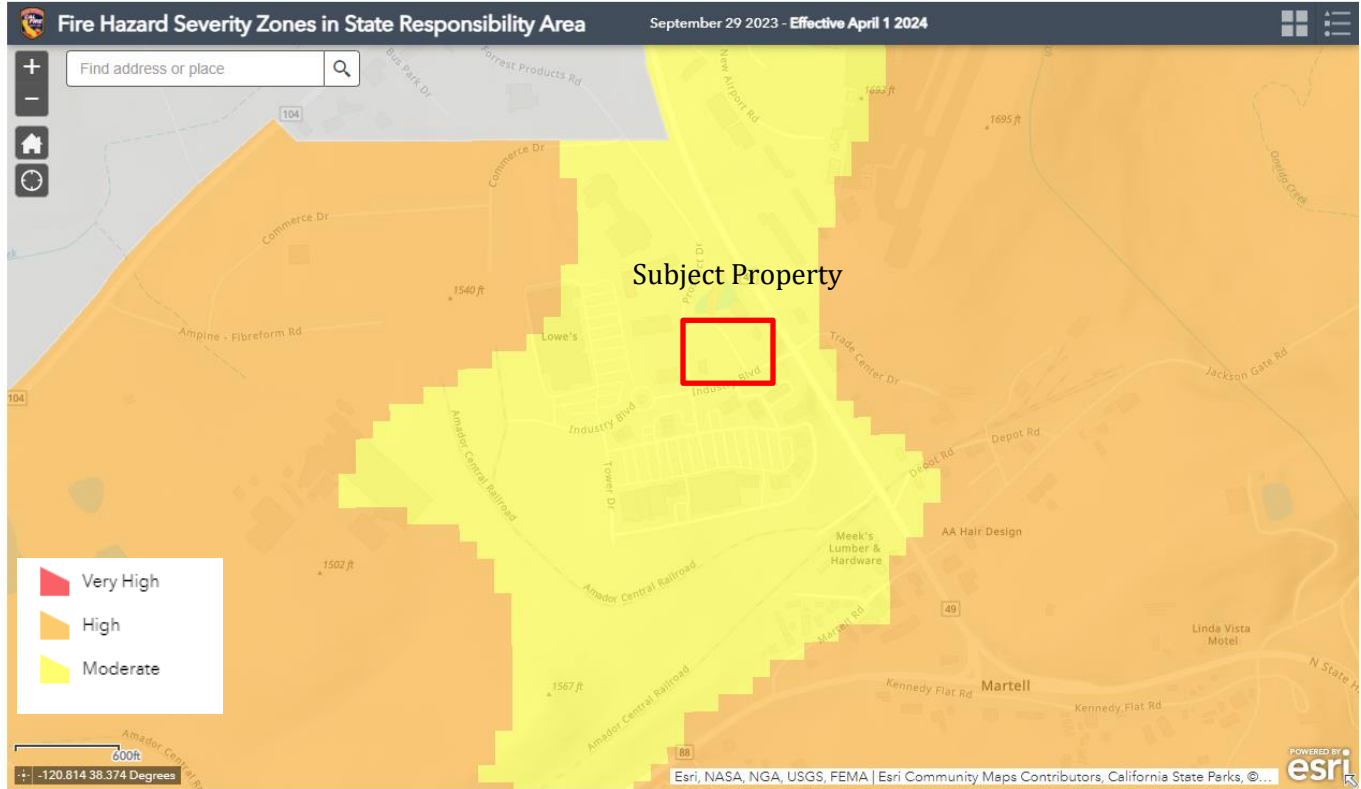
**Discussion of Findings:**

- A The project shall not impair any adopted emergency response plan or emergency evacuation plan as the project shall be required to comply with Chapter 15.30. There is a **less significant impact**.
- B The project does not exacerbate wildfire risks through significant change in slope, prevailing winds, or other major factors. The project would not require the installation of emergency services and infrastructure that may result in temporary or ongoing environmental risks or increase in fire risk. Therefore there is **no impact**.
- C The project shall not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or impact the environment. Standard conditions require compliance with 15.30 regarding fire access. There is a **less-than significant impact**.



D&E The project does not expose people or structure to any new significant risks regarding flooding, landslides, or wildland fire risk. The project is in Moderate Fire Risk Zone and therefore shall conform to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Code. There is a **less than significant impact**.

Figure 20a: Calfire Fire Hazard Severity Zone Map



Source: Amador County Planning, Amador County Office of Emergency Services, Calfire Fire Hazard Severity Zone Map.



**Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE**

| Would the Project:   | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                       | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively are considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?   | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  | <input type="checkbox"/>       | <input type="checkbox"/>                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion of Findings:**

- A. The project will not degrade the quality of the environment and no habitat, wildlife populations, and plant and animal communities would be significantly impacted by this project. All environmental topics are either considered to have **"No Impact," "Less Than Significant Impact,"** or **"Less Than Significant Impact with Mitigations Incorporated."**
- B. In addition to the individually limited impacts discussed in the previous chapters of this Initial Study, CEQA requires a discussion of "cumulatively considerable impacts", meaning the incremental effects of a project in connection with the effects of past, current, and probable future projects. These potential cumulatively considerable impacts may refer to those resulting from increased traffic to and from the general area, overall resource consumption, aesthetic and community character, and other general developmental shifts.

Evaluation of these potentially cumulative impacts may be conducted through two alternative methods as presented by the CA State CEQA Guidelines, the list method and regional growth projections/plan method. As this project is independent and unique to the County, the latter is most appropriately



employed to evaluate an individual project's contribution to potential cumulative significant impacts in conjunction with past, current, or reasonably foreseeable future projects. Thresholds of significance may be established independently for the project evaluated depending on potentially cumulative impacts particular to the project under review, but shall reference those established in the 2016 General Plan EIR and be supplemented by other relevant documents as necessary. According to CEQA Guidelines §15064.7, thresholds of significance may include environmental standards, defined as "(1) a quantitative, qualitative, or performance requirement found in an ordinance, resolution, rule, regulation, order, plan, or other environmental requirement; (2) adopted for the purpose of environmental protection; (3) addresses the environmental effect caused by the project; and, (4) applies to the project under review" (CEQA Guidelines §15064(d)). CEQA states that an EIR may determine a project's individual contribution to a cumulative impact, and may establish whether the impact would be rendered less than cumulatively considerable with the implementation of mitigation or reduction strategies. Any impacts would only be evaluated with direct associations to the proposed project. If cumulative impacts when combined with the impact product of the specific project are found to be less than significant, minimal explanation is required. For elements of the environmental review for which the project is found to have no impact through the Initial Study, no additional evaluation of cumulative impacts is necessary.

No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. Per CEQA, the proposed project scope would not significantly change introduce impacts beyond the scope of the by-right uses which are allowed on the property and which are consistent with the general area. Therefore the conditions of the property and surrounding area would not considerably change as a result of the approval of this project, therefore cumulative impacts are **less than significant**.

- C. There have been no impacts discovered through the review of this application demonstrating that there would be substantial adverse effects on human beings directly or indirectly relating the project. There is no proposed development and the potential uses following approval of the project shall be sufficiently mitigated to reduce any potential impacts to a less than significant level through the Mitigation Monitoring and Reporting Program proposed with the project, therefore, there is a **less than significant impact with mitigations incorporated**.

**Sources:** Chapters 1 through 21 of this Initial Study.

**References:** Amador County General Plan; Amador County General Plan EIR; Amador Air District; Amador County Municipal Codes; Fish & Wildlife's IPAC and BIOS databases; Migratory Bird Treaty Act; California Native Plant Society; California Air Resources Board; California Department of Conservation; Migratory Bird Treaty Act; California Department of Forestry and Fire Protection; California Geologic Survey: Alquist-Priolo Earthquake Fault Zones; State Department of Mines & Geology; Superfund Enterprise Management System Database (SEMS); Department of Toxic Substances Control Envirostor Database; Geotracker; Amador County GIS; Amador County Zoning Map; Amador County Municipal Codes; Amador County Soil Survey; California Native American Heritage Commission; Amador Fire Protection District; California Air Resources Board (ARB); California State Water Resources Control Board (CSWRCB); California Stormwater Quality Association (CASQA); California Environmental Quality Act 2019 Guidelines (CEQA); California Public Resources Board; Caltrans District 10 Office of Rural Planning; Amador County Important Farmland Map, 2016; Commenting Department and Agencies; Amador County Community Development Agency and Departments. All sources cited herein are available in the public domain, and are hereby incorporated by reference.

**NOTE:** Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal. Appl. 4<sup>th</sup> 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4<sup>th</sup> at 1109; *San Franciscans Upholding the Downtown Plan v. city and County of San Francisco* (2002) 102 Cal. App. 4<sup>th</sup> 656.



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

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the PLANNING COMMISSION of the County of Amador, State of California, has received an application for the project described in this notice.

**PROJECT DESCRIPTION:** Request for a Use Permit (UP-23;12-1 Chipotle) to allow a Drive-Thru “Chipotlane” and Outdoor Seating in the M, Manufacturing Zoning District. (APN 044-450-020).

**Applicant:** Green River Holdings, LLC., Rep: Callie Huff

**Supervisory District:** 1

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

**PUBLIC HEARING:** Discussion and possible action on this project by the Amador County Planning Commission will take place following a public hearing scheduled for **April 9, 2024 at 7:00 p.m.** in the Board Chambers of the County Administration Center located at 810 Court St., Jackson, CA 95642. The meeting may be attended in person or via teleconference by dialing **669-900-6833** and using **meeting ID 537-512-9883**, or by using the following link: <https://zoom.us/j/5375128983>. <sup>9183</sup>

The Chairperson will invite the public to comment via phone/online. Public comment will also be accepted at the above address or at [planning@amadorgov.org](mailto:planning@amadorgov.org). Comments received prior to publication of the agenda will be included in the agenda packet. The agenda will be published online at [www.amadorgov.org](http://www.amadorgov.org) in the Agendas and Minutes section. Comments received after publication of the agenda will be distributed to the Commissioners prior to the meeting, and shall be subject to the same rules as would otherwise govern speaker comments at the meeting. However, be advised that due to time constraints, the Commissioners may not be able to give letters submitted after the agenda is published, as detailed a review as those received earlier. Therefore, it may be to your benefit to attend the hearing and summarize your concerns orally. Letters will not be read aloud at the public hearing.

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

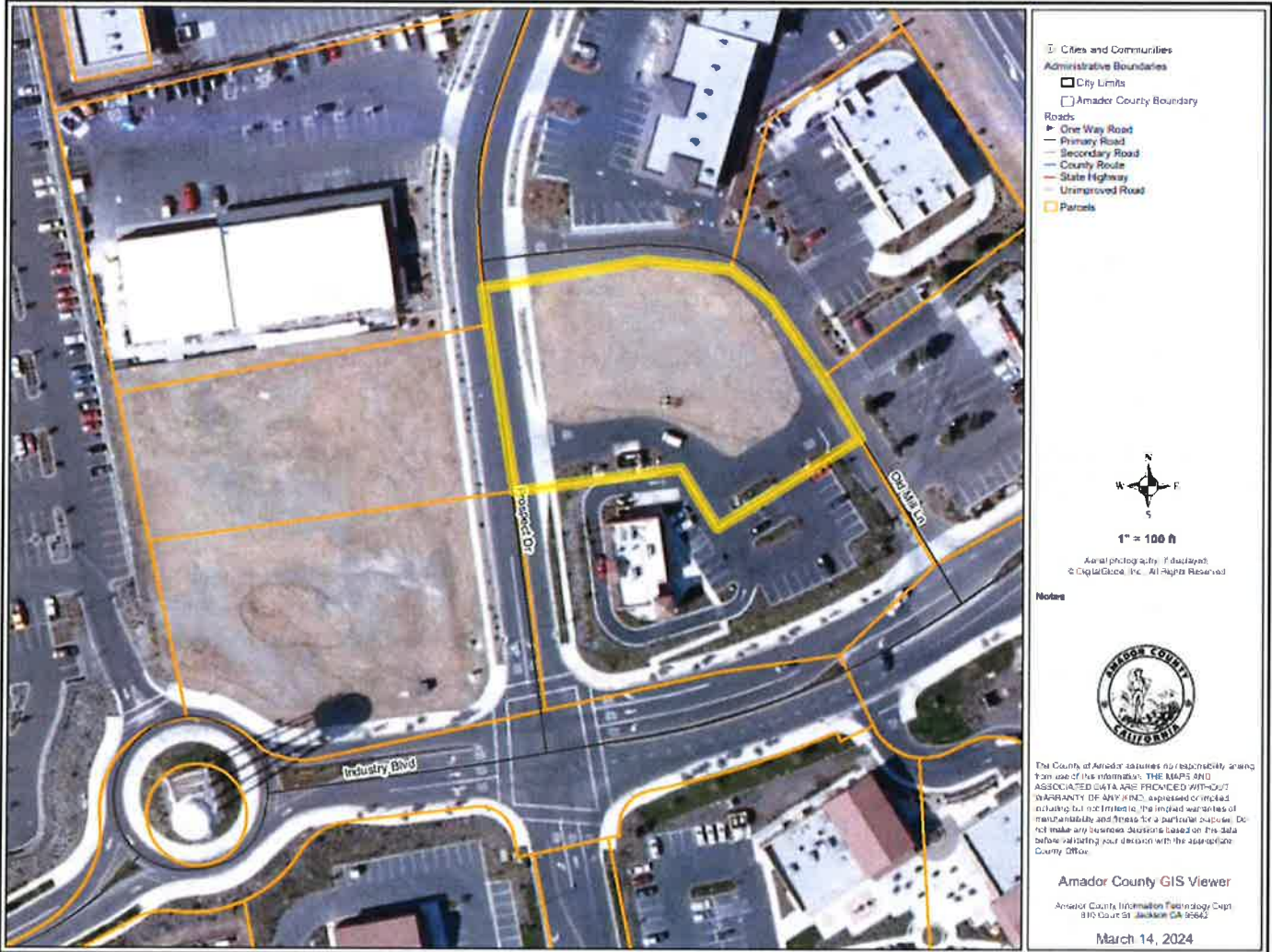
**ENVIRONMENTAL REVIEW PROCESS:** In accordance with the California Environmental Quality Act (CEQA), the lead agency, the Amador County Planning Commission, intends to consider the adoption of a Negative Declaration, as the project is consistent with the Amador County General Plan and zoning codes. The environmental assessment and application materials appear to be complete and indicate there are no extraordinary or unique environmental issues not normally mitigated for with the County's standard conditions which would be applied to this type of project. If, during the processing of this application, it is determined that there are state or local issues which cannot be found to be insignificant or adequately mitigated through standard conditions, it may be found by the Planning Commission or Board of Supervisors an Environmental Impact Report (EIR) shall be prepared. The Technical Advisory Committee (TAC) has reviewed this project and has found no technical objection to the approval of this project with the adoption of a Negative Declaration. The required environmental review and comment period for this project will commence on March 15, 2024 and ends on April 9, 2024. If you have any questions or desire more information, please contact this office.

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

**AMADOR COUNTY PLANNING COMMISSION**  
**Date of this notice: March 15, 2024**



**SUBJECT PARCEL HIGHLIGHTED BELOW**



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

**AFFIDAVIT OF SERVICE BY MAIL**

I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding VP-23, 12-1 Chipotle by placing copies in 11 envelopes addressed to: (see attached list).

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on March 15, 2024 at Jackson, California.

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

Executed at Jackson, California on March 15, 2024

Signed Kristen Ruge

Witness Michelle

AMADOR RIDGE LLC C/O PARADIGM  
TAX GROUP  
PO BOX 800729  
DALLAS, TX 75380072

AUTOZONE DEVELOPMENT  
CORPORATION  
11201 Prospect Dr  
Sutter Creek, CA 95642

DPTS PROPERTIES LLC  
1813 4TH ST  
LIVERMORE, CA 94550

DSS MEZZ LLC C/O LENA C  
MEZZANOTTE  
20141 PANOZ RD  
PATTERSON, CA 953638542

FEED BARN JACKSON INC  
830 E ST  
MARYSVILLE, CA 959015328

PROSPECT PLAZA SHOPPING CENTER  
LLC  
1300 NATIONAL DR STE 100  
SACRAMENTO, CA 95834-1981

SIDHU LIVING TRUST SINGH HARBANS  
TRUSTEE  
75 COOMBS ST  
NAPA, CA 94559-3942

AMADOR RIDGE LLC  
PO BOX 496028  
REDDING, CA 960496028

WELLSPACE HEALTH  
777 12TH ST #250  
SACRAMENTO, CA 95814-1929

SAFEWAY INC  
12270 Industry Blvd  
Sutter Creek, CA 95642

LOWES HIW INC C/O TAX DEPARTMENT  
1000 LOWES BLVD  
MOORESVILLE, NC 28117



**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:

DocuSigned by:  
*Callie Huff*  
68BE8283FE4E486...  
Signature

Owner (if different than Applicant):

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.

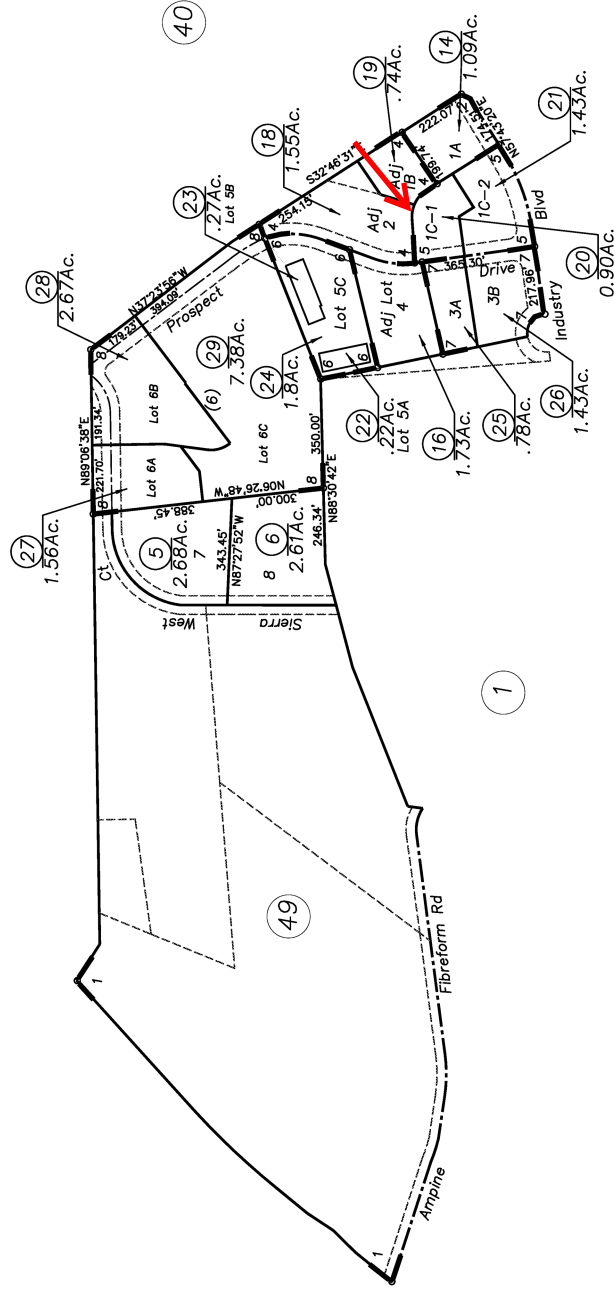
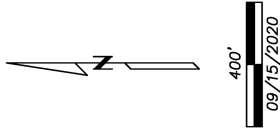
The proposed single story building is situated on the site so that the primary building view and patio seating is seen from those entering from Highway 49 on Industry Boulevard. The main parking area is located adjacent to the building. New shrubs and groundcover will be provided in and around the site.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



- 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)



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<br>30 FEET  | PROPOSED<br>21'-4"                        |   |
| SETBACKS:               | FRONT:<br>SIDE:<br>SIDE:<br>REAR:   | REQUIRED<br>20 FEET<br>20 FEET<br>20 FEET | PROPOSED<br>34'-0"<br>36'-7"<br>27'-3"<br>40'-11" |
| FLOOD PLAN DESIGNATION: | X   |   |   |
| RETAIL USE INFORMATION: | HOURS OF OPERATION: 8AM-11PM<br>NUMBER OF EMPLOYEES: 45-50<br>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**

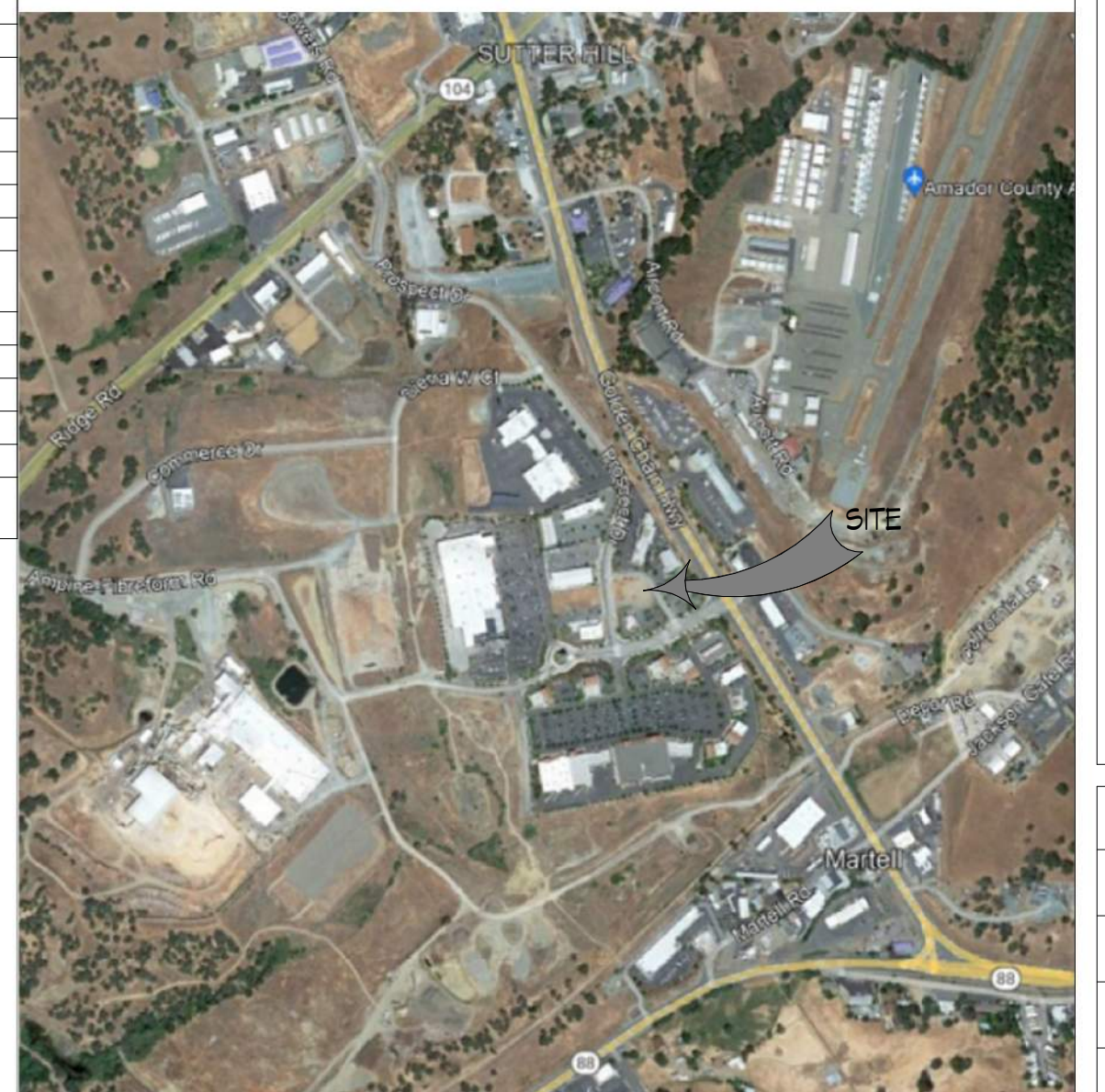
|  |                                  |
|--|----------------------------------|
|  | NEW LANDSCAPED AREAS             |
|  | NEW CONCRETE DRIVES OR SIDEWALKS |
|  | PROPERTY LINE                    |
|  | RIGHT OF WAY                     |
|  | EASEMENT                         |
|  | REQUIRED BUILDING 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:<br>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

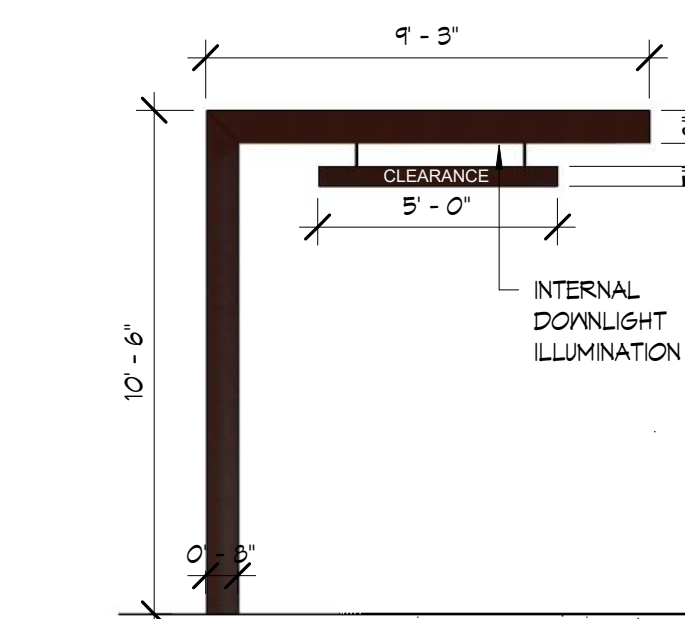
|         |             |
|---------|-------------|
| DRAWN   | MAA         |
| CHECKED | MAA         |
| DATE    | 11/10/23    |
| SCALE   | 1" = 20'-0" |
| JOB #   | 23-151      |
| SHEET   | TO.1        |



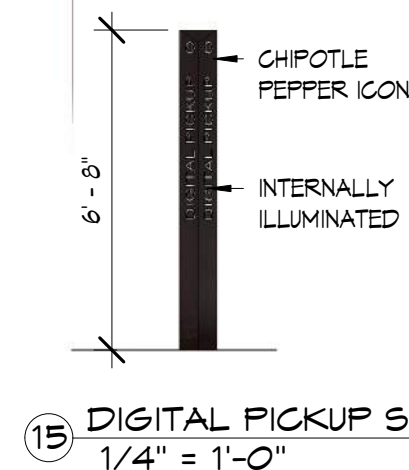


17 BUILDING SIGNAGE  
1/2" = 1'-0"

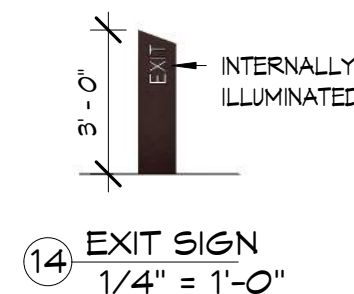
46 SF EACH SIGN



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



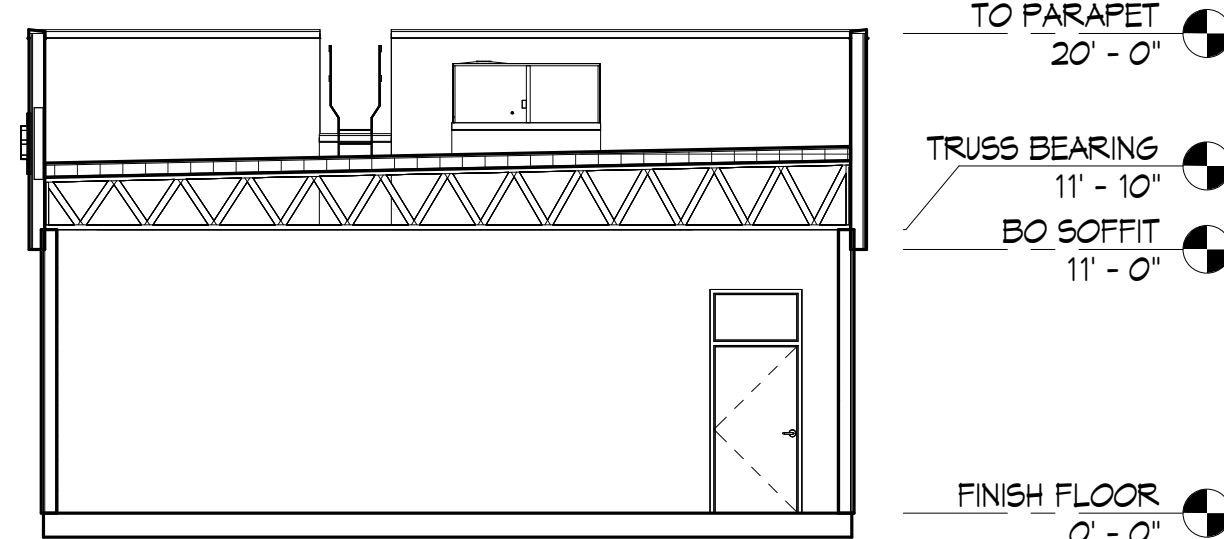
15 DIGITAL PICKUP SIGN  
1/4" = 1'-0"



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

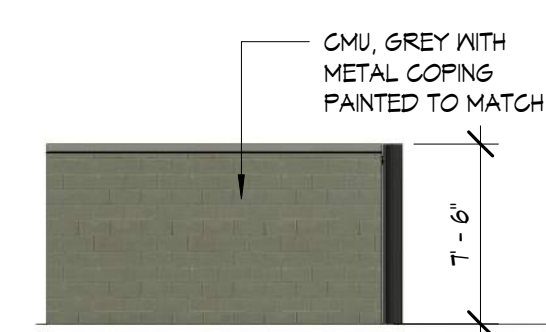
PROPOSED TOTAL BLDG SIGNAGE = 138 SF



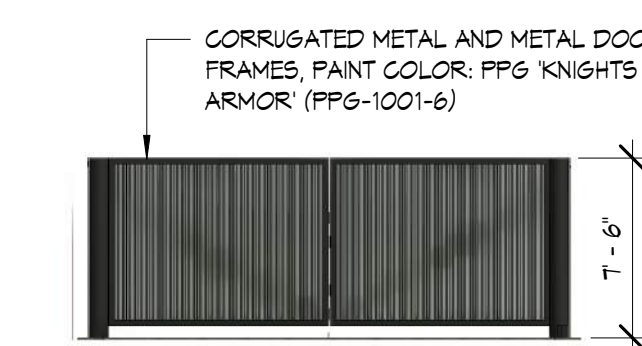
12 TRASH ENCLOSURE REAR ELEVATION  
1/8" = 1'-0"



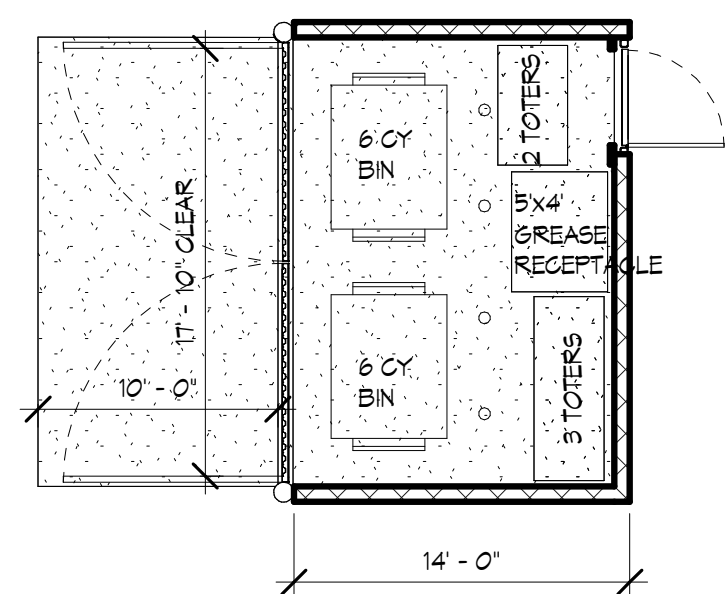
11 TRASH ENCLOSURE SIDE ELEVATION  
1/8" = 1'-0"



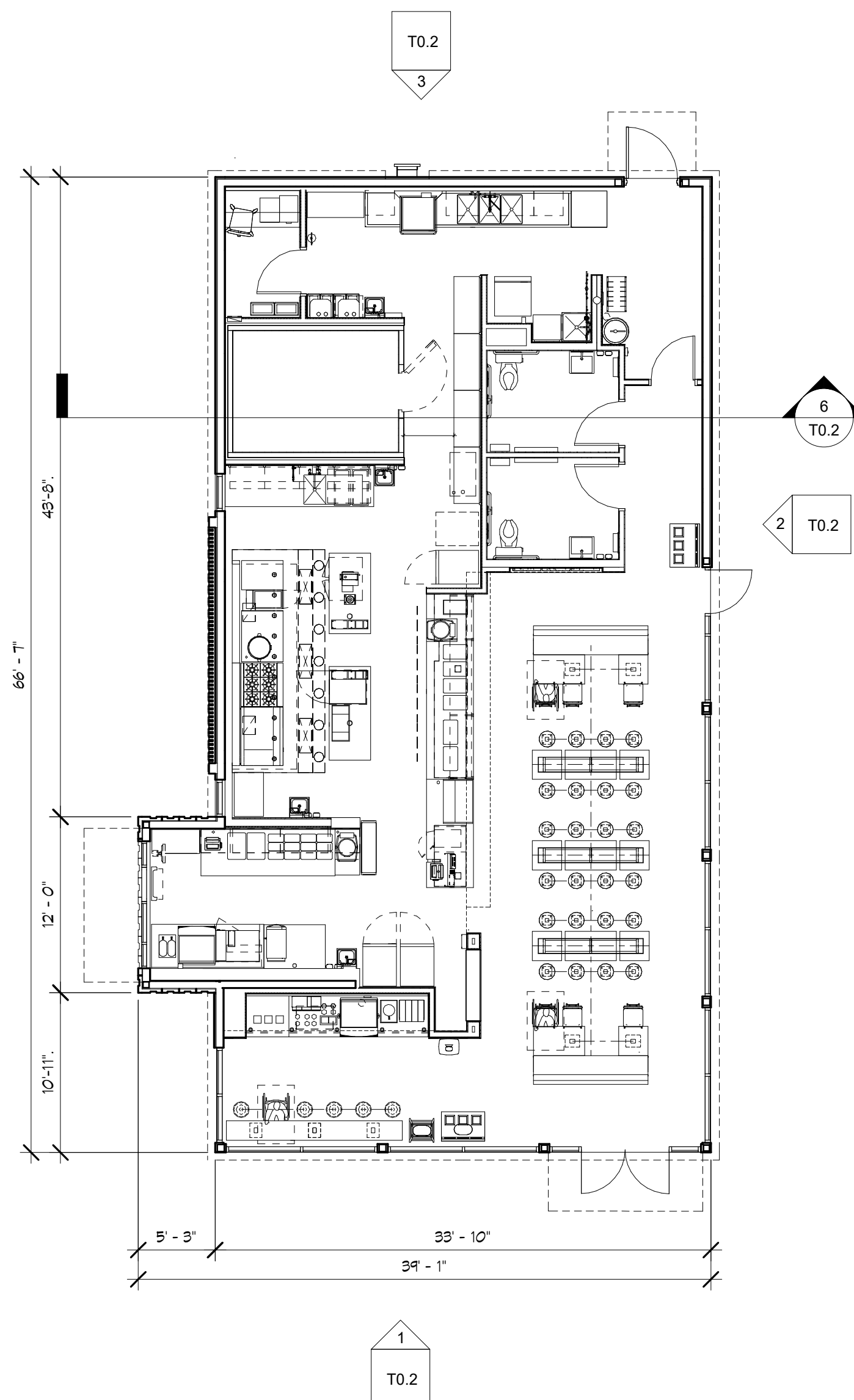
10 TRASH ENCLOSURE SIDE ELEVATION  
1/8" = 1'-0"



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



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



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

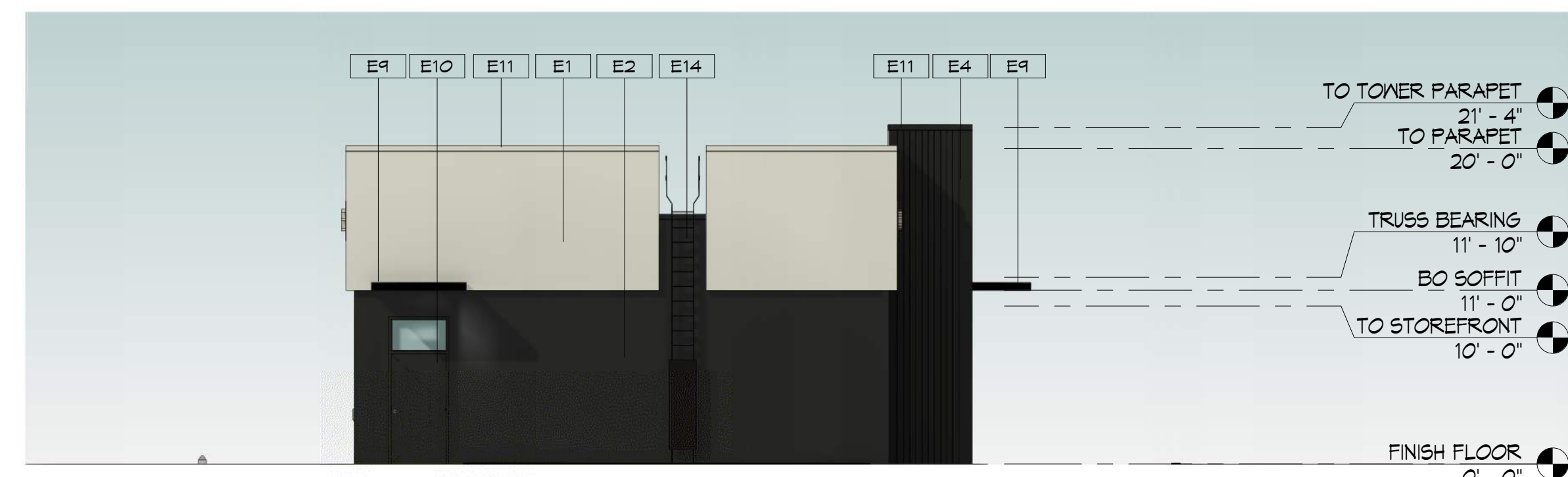
NOTE: INTERIOR LAYOUT FOR REFERENCE ONLY. INTERIOR TENANT IMPROVEMENT BY OTHERS UNDER SEPARATE PERMIT.

EXTERIOR ELEVATION KEYNOTES

|     |  |
|-----|--|
| E1  | 3-COAT CEMENT PLASTER, PAINT COLOR: PPG 'OG' (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 |
|---|--------|-------------|
| 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  
ACCOPLAND, CA 95605  
www.mccandlessarch.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 |
| 1         | 2/6/24 | TRUCK STUDY |
|           |        |             |
|           |        |             |
|           |        |             |

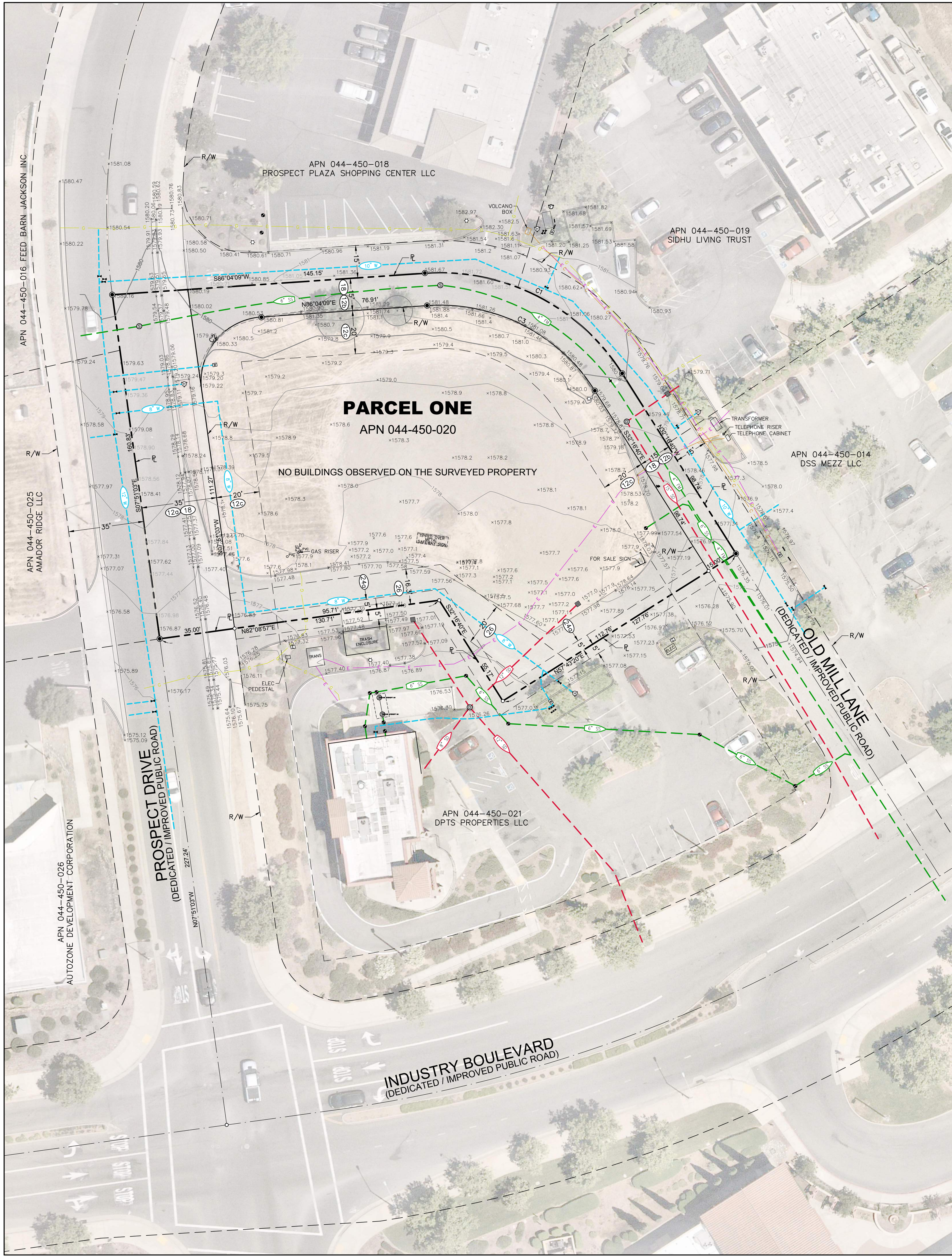
PROJECT FOR:  
**HWY 49 & INDUSTRY CHIPOTLE**  
COUNTY OF AMADOR, MARTEL

**MCCANDLESS & ASSOCIATES ARCHITECTS, INC.**  
425 1/2 FIRST STREET, SUITE 204  
WOODLAND, CA 95666  
www.mccandlessarch.com  
PH: (950) 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 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:

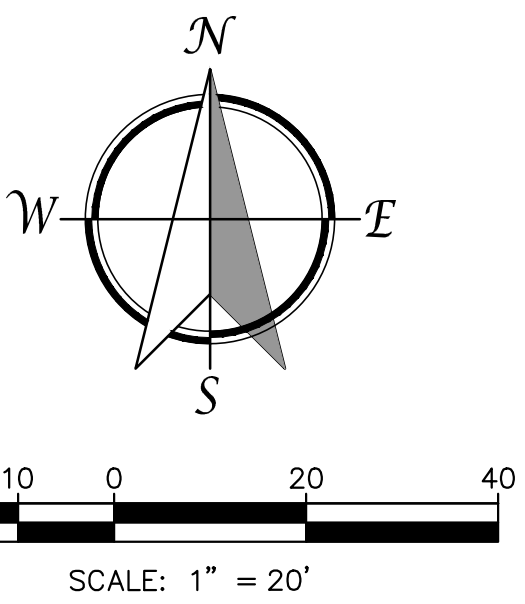
**PARCEL ONE:** PARCEL 1C-1 AS SHOWN ON PARCEL MAP NO. 2712, FOR SPI/CATLIN MARTELL II, LLC., FILED FOR RECORD DECEMBER 18, 2006 IN BOOK 59 OF MAPS AND PLATS, AT PAGE 28, AMADOR COUNTY OFFICIAL RECORDS.

**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**

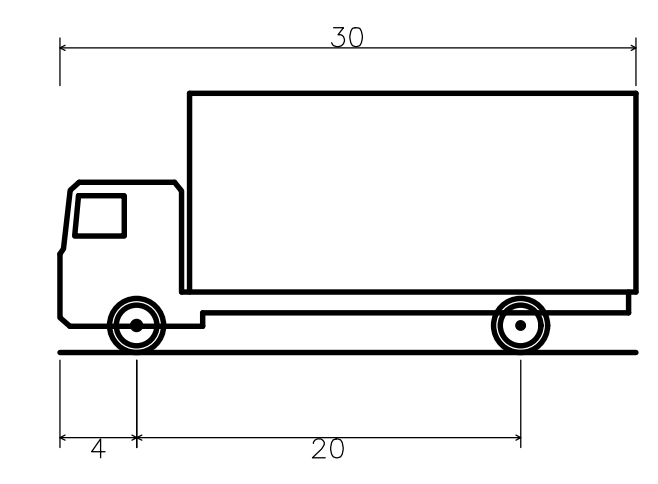
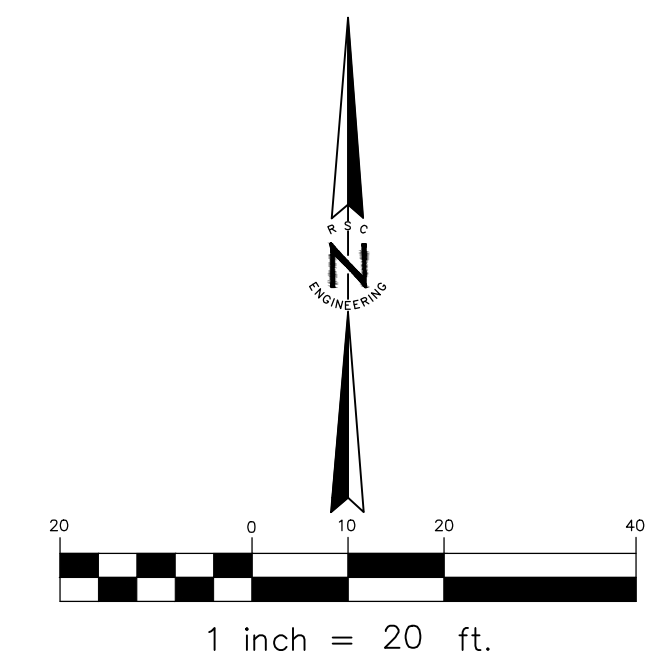
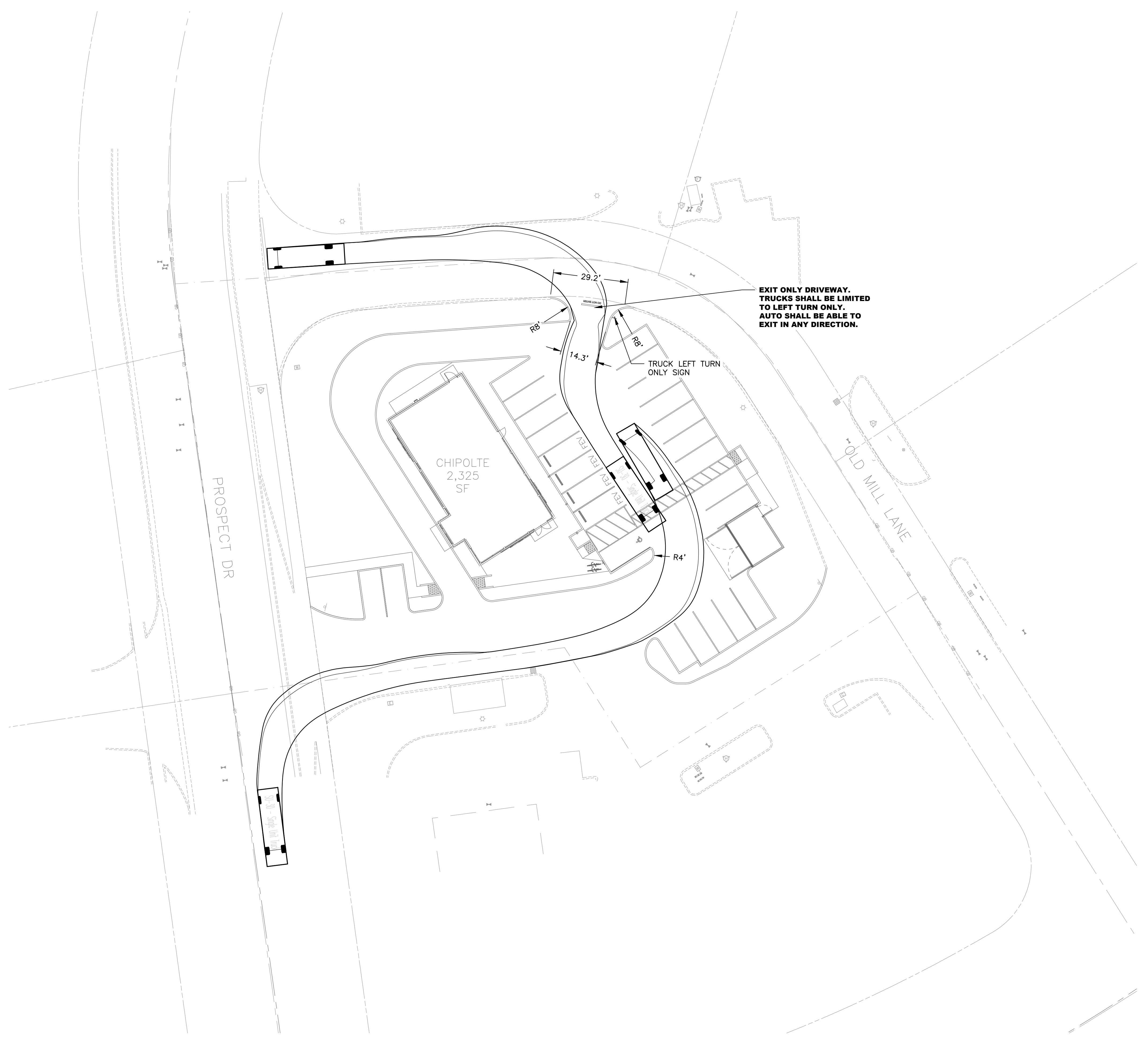
Scale: 1"=20' Date: 10/9/2023 Revised:  
 \\TSD-FileServer\Projects\Projects\178-348\02 DWG\A- Survey\MASTER\178-348T.dwg, 10-09-23

**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**

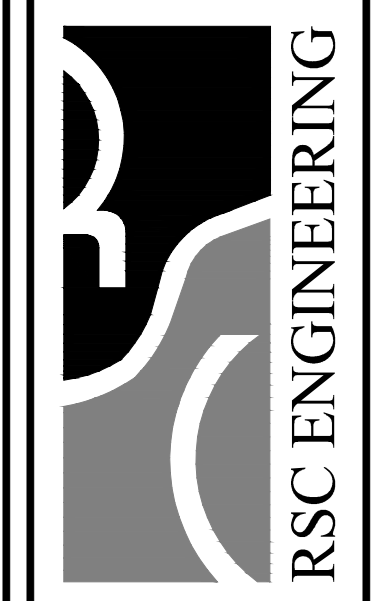




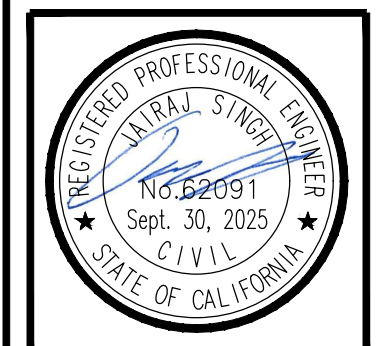
SU-30 - Single Unit Truck  
 Overall Length 30.000ft  
 Overall Width 8.000ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.367ft  
 Track Width 8.000ft  
 Lock-to-lock time 5.00s  
 Max Steering Angle (Virtual) 31.80°

| 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

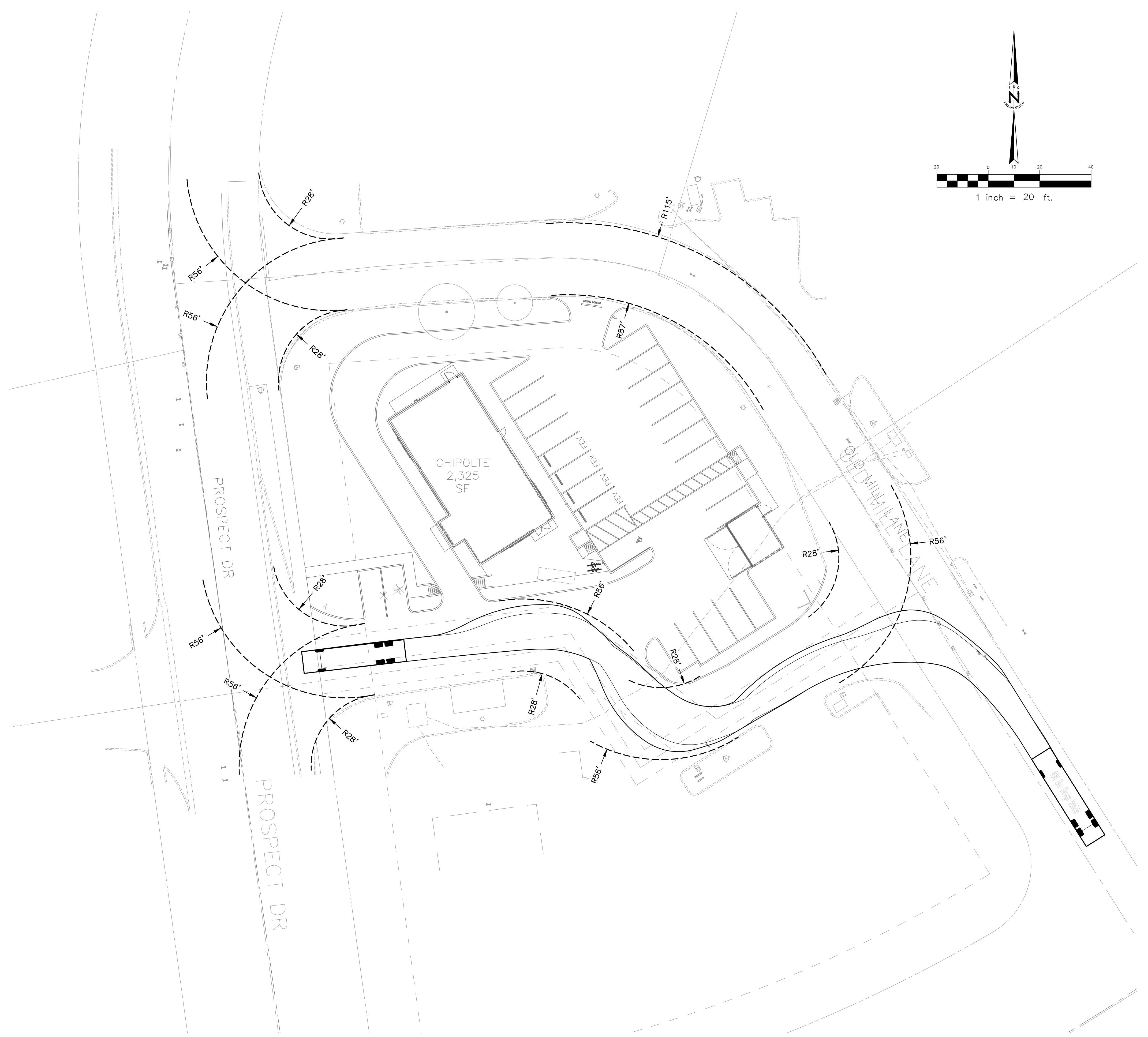


**DELIVERY TRUCK**  
**ACCESS PLAN**  
**CONSTRUCTION SET**

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

Drawing: P:\270-009\HW49\2023-01-25\_40 Truck Turn\270009\_Delivery Truck Turn - Final.dwg  
 User: JACOB  
 Plot Date: 05/24/2024 14:18  
 Plot Scale: 1:1  
 Plot Size: 24x36

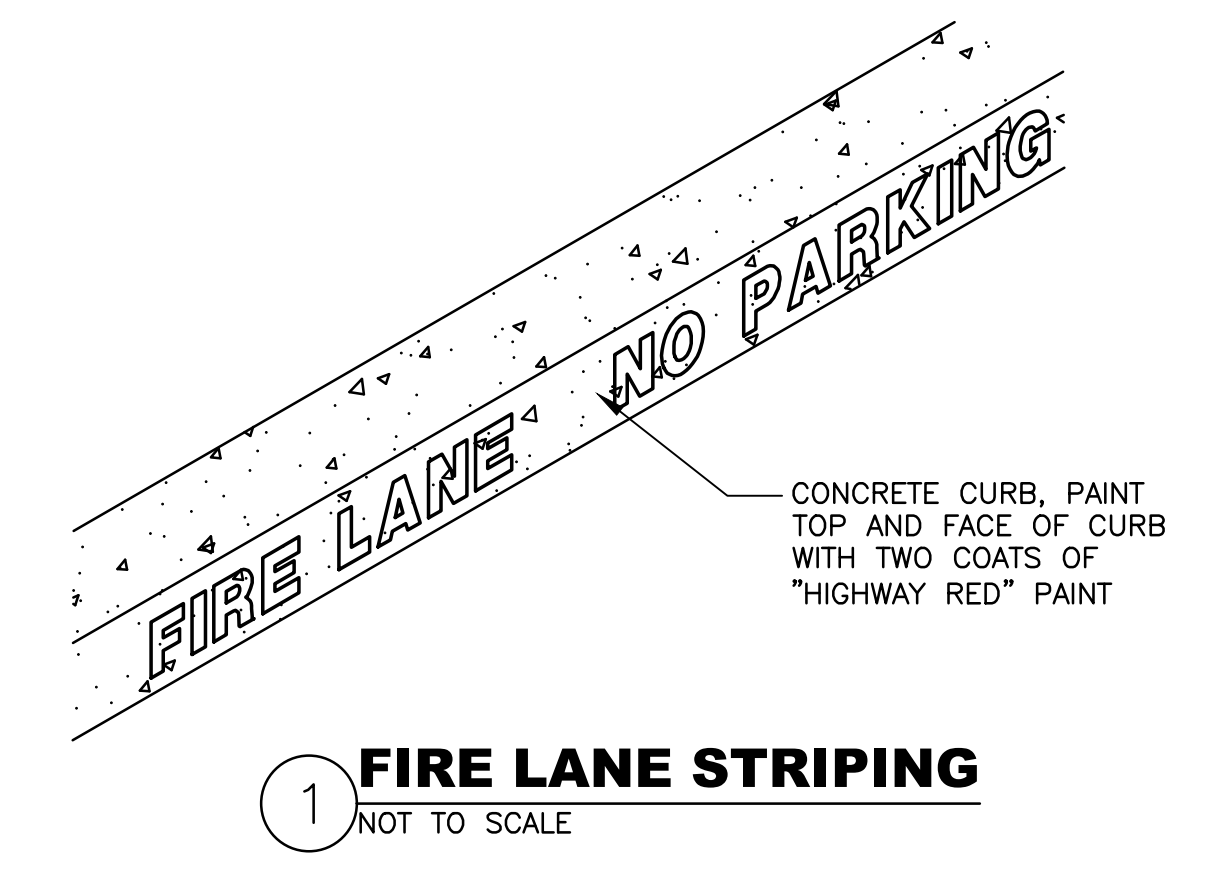




**LEGEND**

- 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

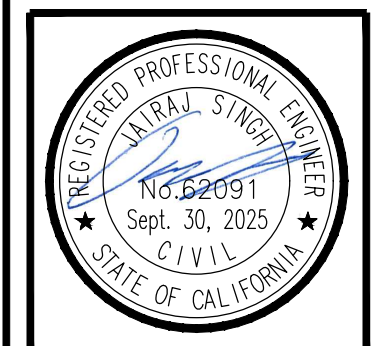
**NOTE:**  
 ALL FIRE LANES SHALL BE CLEARLY MARKED WITH RED CURBING AND EITHER APPROVED SIGNAGE OR 4" WHITE STENCILING ALONG THE FACE AND TOP OF CURB. SIGNAGE AND/OR OTHER MARKING SHALL BE LOCATED EVERY 25' ALONG THE CURB. WHERE NO CURB IS PRESENT A 6" WIDE RED LINE SHALL BE MARKED ON THE PAVEMENT WITH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

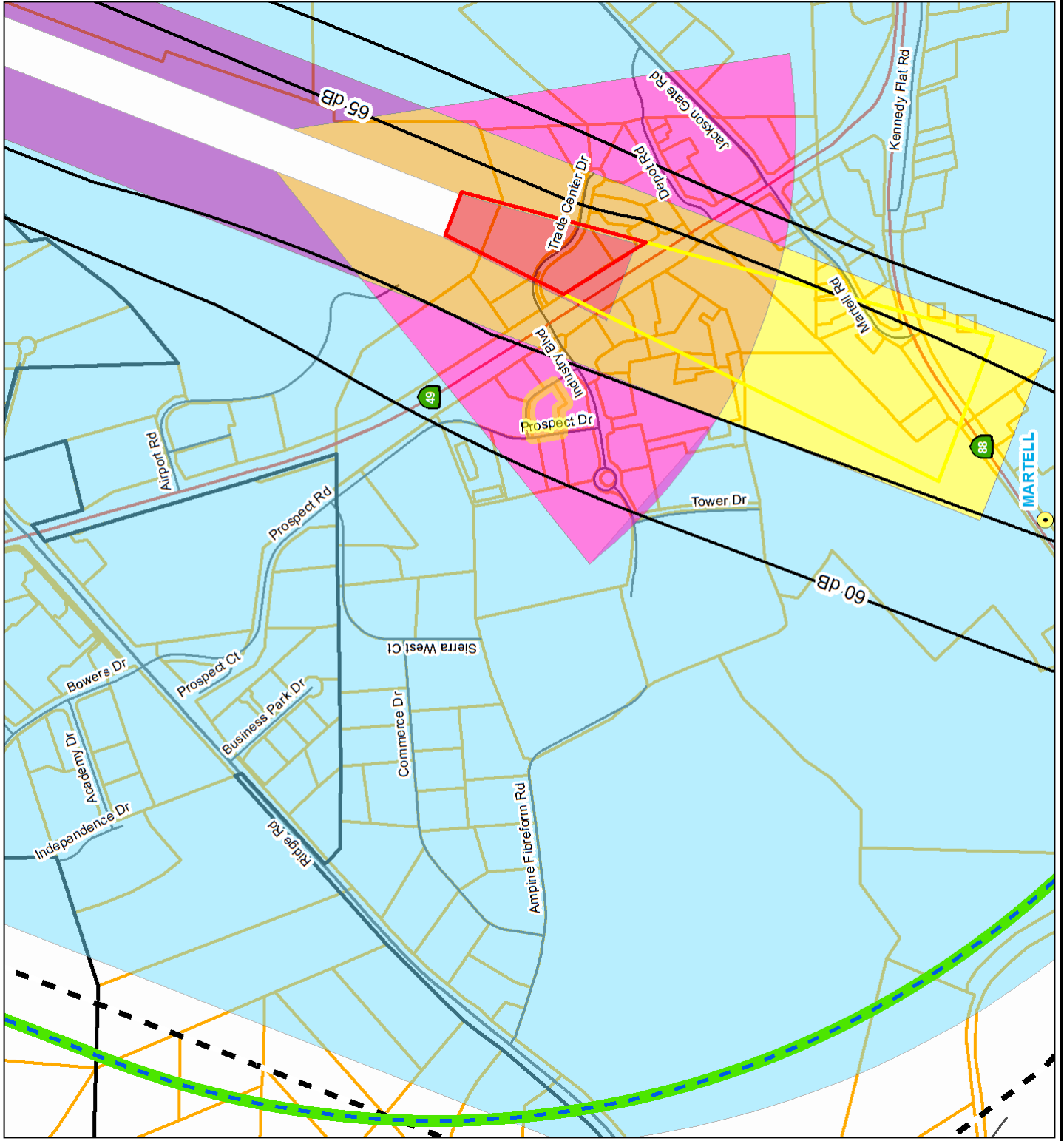


The County of Amador assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make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

///

///

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

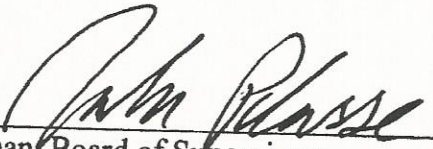
BE IT FURTHER RESOLVED that the Vice Chairman of said Board be and hereby authorized to sign and execute said agreement on behalf of the County of Amador.

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

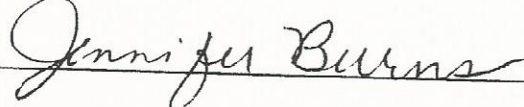
ABSENT: None

  
\_\_\_\_\_  
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



Planning Department <planning@amadorgov.org>

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## Chipolte Drive-Thru and Outdoor Seating

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**Bernie Cramer** <bcramer@volcano.net>

Thu, Mar 14, 2024 at 7:06 PM

To: "planning@amadorgov.org" <planning@amadorgov.org>

This email is in support of the Chipolte Drive Thru and Outdoor Seating. Chipolte uses food made fresh daily. The prices are reasonable and you actually get what you pay for. This county needs a place like Chipolte. Last month some friends and I met at a new Mexican restaurant in Sutter Creek we were all disappointed in our meal. I ordered a chicken burrito, it was enormous unfortunately there was very little chicken and the rest rice for \$18.00. I have eaten at the Chipolte in Folsom on several occasions and have never been disappointed. There are a couple of Mexican places in the county and none compare to Chipolte. Maybe if they had some competition they would improve.

I definitely believe in supporting Amador County restaurants and businesses however Amador County is growing and needs the addition of a drive-thru Mexican restaurant.

Bernadette Cramer

Resident of Amador County for almost 50 years.

17042 Robinson Rd, Sutter Creek, CA 95685

Sent from [Mail](#) for Windows