



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

**Early Consultation Application Referral**

**TO:**

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

**DATE:** July 17, 2024  
**FROM:** Nicole Sheppard, Planning Department

**PROJECT:** **Request for Use Permit, UP-24;4-3 Pine Groovin' Coffee**, requesting a Use Permit for a coffee drive through in the C1, Retail Commercial and Office, zoning district. The property is 2.35 acres and located adjacent to the Pine Grove Market. The application has been revised to address items that were previously identified to be deficient by the Technical Advisory Committee.

**Applicant:** Brandon Orlando  
**Representative:** Aspen Street Architects, Inc., Krystina Uribes  
**Supervisory District:** 4  
**Location:** 19474 State Highway 88, Pine Grove, CA 95665

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

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



**PLANNING DEPARTMENT**  
**Community Development Agency**

County Administration Center  
810 Court Street • Jackson, CA 95642-2132  
Telephone: (209) 223-6380  
Website: www.amadorgov.org  
E-mail: planning@amadorgov.org

UP-24; 4-3

**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 Brandon Orlando

Mailing Address 19474 Carson Pass Highway 88 Pine Grove, Ca

19474 Carson Pass Highway 88 (Pine Groovin' Cafe)

Phone Number 209-915-3456

KURIBES@ASAI.US 209-736-0882

Assessor Parcel Number APN 030-170-029-000

KRISTINA X109

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 \_\_\_\_\_

URIBES  
ASPEN STREET ARCH.

brandonorland80@yahoo.com



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



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



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



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



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



7. Planning Department Filing Fee: \$ 241 \_\_\_\_\_

Environmental Health Review Fee: \$ 120 \_\_\_\_\_

Public Works Agency Review Fee: \$ 85 \_\_\_\_\_

Amador Fire Protection District Fee: \$ 113 \_\_\_\_\_

Discretionary permits may be subject to a CA Fish & Wildlife fee: \$ 85



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: Pine Groovin Cafe

Date Filed: 2.14.24 File No. \_\_\_\_\_

Applicant/

Developer Brandon Orlando Landowner Brando Orlando

Address 19474 Carson Highway 88 Address Pine Grove, CA 95655

Phone No. 209 Phone No. \_\_\_\_\_

Assessor Parcel Number(s) APN 030-170-029-000

Existing Zoning District C1

Existing General Plan C

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 Building and Planning Approvals, no work on highway 88

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

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

**ADDITIONAL INFORMATION** Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES NO


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

**ENVIRONMENTAL SETTING**

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief

Date 2-14-24

  
 \_\_\_\_\_  
 (Signature)

For \_\_\_\_\_

**INDEMNIFICATION**

Project: 19474 Carson Pass Highway 88 (Pine Groovin' Cafe)

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:

Signature

Owner (if different than Applicant):

Signature



Re: Use Permit Application Submittal  
19474 Carson Pass Highway 88  
Pine Grove, CA 95655

2.14.24

To whom it may concern.

As the Owner I am giving Aspen Street Architects, Inc. permission to submit Use Permit and associated documents to the County of Amador on my behalf.

Sincerely,

Brandon Orlando

A handwritten signature in blue ink, appearing to be the initials 'BO' with a large, stylized flourish.

RECORDING REQUESTED BY:

Old Republic Title Company *P-225145*

Escrow No.: 1211044857  
APN: 030-170-029, 030-170-028

When Recorded Mail Document and Tax Statements to:

Sam and Marilyn Orlando Revocable Trust  
5252 E. Ashley Lane  
Stockton, CA 95212



Amador County Recorder  
Kimberly L. Grady  
**DOC- 2017-0007374-00**

Acct 4-Placer Title Co  
Friday, SEP 22, 2017 15:40  
Ttl Pd \$359.00 Nbr-0000299851  
CT1/R1/1-3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

### Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$330.00

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area:  City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Fred W. Claypool, an unmarried man

hereby GRANT(S) to

Sam Orlando and Marilyn Orlando, Trustees of the Sam and Marilyn Orlando Revocable Trust

that property in Unincorporated area of Amador County, State of California, described as follows:

See "Exhibit A" attached hereto and made a part hereof.

Date: September 15, 2017

Fred W. Claypool

## Exhibit "A" Legal Description

The land described herein is situated in the State of California, County of Amador, unincorporated area, described as follows

### PARCEL 1:

A PARCEL OF LAND SITUATED IN THE COUNTY, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS "ADJUSTED PARCEL 2", AS SHOWN AND SO DESIGNATED UPON THAT CERTAIN OFFICIAL MAP ENTITLED "RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT FOR FRED W. CLAYPOOL" AND RECORDED IN THE OFFICE OF THE RECORDER OF AMADOR COUNTY IN BOOK 59 OF MAPS AND PLATS AT PAGE 60.

RESERVING THEREFROM AN EASEMENT FOR ACCESS AND PUBLIC UTILITIES ON, OVER, UNDER AND THROUGH THAT CERTAIN AREA OF LAND DELINEATED AND DESIGNATED "PROPOSED ACCESS AND P.U.E. AREA FOR ADJUSTED PARCELS 1, 2 AND 3" AS SHOWN ON THE ABOVE REFERENCED MAP

TOGETHER WITH AN EASEMENT FOR ACCESS AND PUBLIC UTILITIES ON, OVER, UNDER AND THROUGH THAT CERTAIN AREA OF LAND DELINEATED AND DESIGNATED "PROPOSED ACCESS AND P.U.E. AREA FOR ADJUSTED PARCELS 1, 2, AND 3" AS SHOWN AND SO DESIGNATED UPON THAT CERTAIN OFFICIAL MAP ENTITLED "RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT FOR FRED W. CLAYPOOL" AND RECORDED IN THE OFFICE OF THE RECORDER OF AMADOR COUNTY IN BOOK 59 OF MAPS AND PLATS AT PAGE 60

### PARCEL 2:

A PARCEL OF LAND SITUATED IN THE COUNTY OF AMADOR, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS "ADJUSTED PARCEL 3", AS SHOWN AND SO DESIGNATED UPON THAT CERTAIN OFFICIAL MAP ENTITLED "RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT FOR FRED W. CLAYPOOL" AND RECORDED IN THE OFFICE OF THE RECORDER OF AMADOR COUNTY IN BOOK 59 OF MAPS AND PLATS AT PAGE 60.

TOGETHER WITH AN EASEMENT FOR ACCESS AND PUBLIC UTILITIES ON, OVER UNDER AND THROUGH THAT CERTAIN AREA OF LAND DELINEATED AND DESIGNATED "PROPOSED ACCESS AND P.U.E. AREA FOR ADJUSTED PARCELS 1, 2 AND 3" AS SHOWN AND SO DESIGNATED UPON THAT CERTAIN OFFICIAL MAP ENTITLED "RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT FOR FRED W. CLAYPOOL" AND RECORDED IN THE OFFICE OF THE RECORDER OF AMADOR COUNTY IN BOOK 59 OF MAPS AND PLATS AT PAGE 60.

APN: 030-170 028-000, 030-170 029-000



A notary public or other officer completing this certificate verifies only the identity of the Individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Joaquin

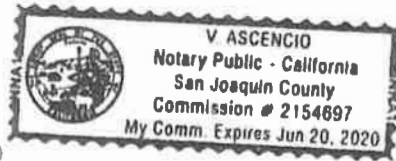
On September 15, 2017 before me, V. Ascencio a Notary Public, personally appeared Fred W. Claypool, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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: V. Ascencio

Name: V. Ascencio  
(typed or printed)



(Seal)



Environmental Questionnaire

Date: 2.14.24

Re: **19474 Carson Pass Highway 88**

1. Site Size  
**2.35 Acres**
2. Square Footage of Existing/Proposed Structures  
**Existing 1550 Square ft Carwash/Proposed 450 Sq Drive Thru Coffee**
3. Number of Floors of Construction  
**Single Story**
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)  
**3 Proposed New Parking**
5. Source of Water  
**Pine Grove Community Services District**
6. Method of Sewage Disposal  
**Amador Water Services District**
7. Attach Plans  
**See Attached**
8. Proposed Scheduling of Project Construction  
**TBD single phase of construction.**
9. If project to be developed in phases, describe anticipated incremental development.  
**N/A**
10. Associated Projects  
**N/A**
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details. **N/A**
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected. **N/A**
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.  
**2 Employees**
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.  
**N/A**
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.  
**N/A**
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required. **N/A**

## ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).

Site sits directly off frontage of Highway 88 and is adjacent and both sides of adjacent properties are commercial. Chevron, Pine Grove Market, Car Wash.

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).

Surrounding properties, are Chevron, Pine Grove Market Car Wash, etc. New café to be approx.. 500Sq Ft or less.



31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned). Not Applicable

Provided by:

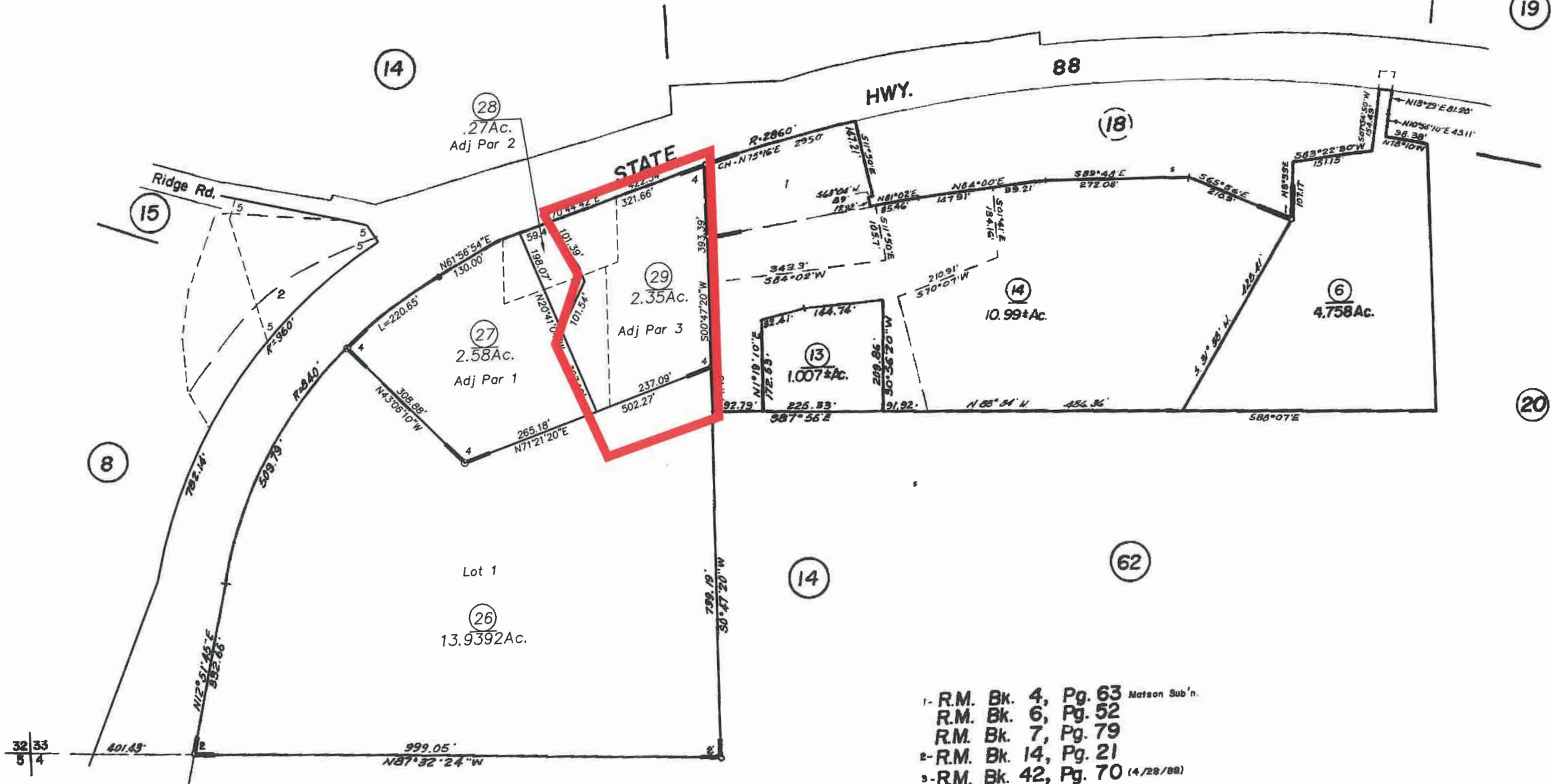


POR. SW 1/4, SEC. 33, T.7N., R.12E., M. D. B. & M.

Tax Area Code

52-011  
52-034  
52-073

30-17



- 1- R.M. Bk. 4, Pg. 63 Matson Sub'n.
- 2- R.M. Bk. 6, Pg. 52
- 3- R.M. Bk. 7, Pg. 79
- 4- R.M. Bk. 14, Pg. 21
- 5- R.M. Bk. 42, Pg. 70 (4/28/88)
- 6- R.M. Bk. 59, Pg. 60 (4/6/2007)
- 7- R.M. Bk. 64, Pg. 13 (8/7/2014)

38  
1

NOTE— Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.30, Pg.17  
County of Amador, Calif.

THIS DRAWING IS MEANT TO BE PRINTED 24"x36". AT ANY OTHER SIZE, DISREGARD REFERENCES TO SCALE

STATE HWY 88



- 1 (E) FIRE HYDRANT
- 2 (E) MAIL BOXES
- 3 (E) PRIVATE DRIVE FOR PROPERTY ACCESS
- 4 (E) ATT PEDESTAL
- 5 (E) WATER ACCESS
- 6 FUTURE SIGNAGE SEPARATE PERMIT - PLACE BEHIND SET BACK AS SHOWN
- 7 (E) CAR WASH 1500 SQ FT CAR WASH
- 8 (N) DRIVE THRU COFFEE
- 9 (N) LANDSCAPING
- 10 (N) RETAINING WALL
- 11 (N) ASPHALT
- 12 (E) ASPHALT
- 13 (N) PARKING 3 TOTAL 1 ACCESSIBLE SPACE
- 14 (E) DRIVE WAY OFF OF 88

SCALE: NTS

1 KEYED NOTES:

- DIRECTION OF TRAVEL
- NEW LANDSCAPE SHALL BE DROUGHT RESISTANT AND NATIVE TO AREA
- NATIVE PINES AND EXISTING LANDSCAPE
- PROPERTY LINE
- LINE OF SETBACK
- EXISTING CONCRETE VEHICLE DRIVE
- EXISTING ASPHALT
- EXISTING CONCRETE WALKS

SCALE: NTS

2 LEGEND

PROPOSING A 500 SQ FT 2 WINDOW DRIVE THRU ONLY NO INDOOR SEATING COFFEE SHOP. IMPROVEMENTS TO INCLUDE LANDSCAPING AND ASPHALT.

PROJECT IS WELL SUITED FOR THE AREA, THERE IS A GAS STATION, CARWASH, AND MARKET IN THE AREA. OWNER BELIEVES THIS WILL ADD VALUE TO THE AREA BY DOING IMPROVEMENTS TO THE UNDEVELOPED AREA.

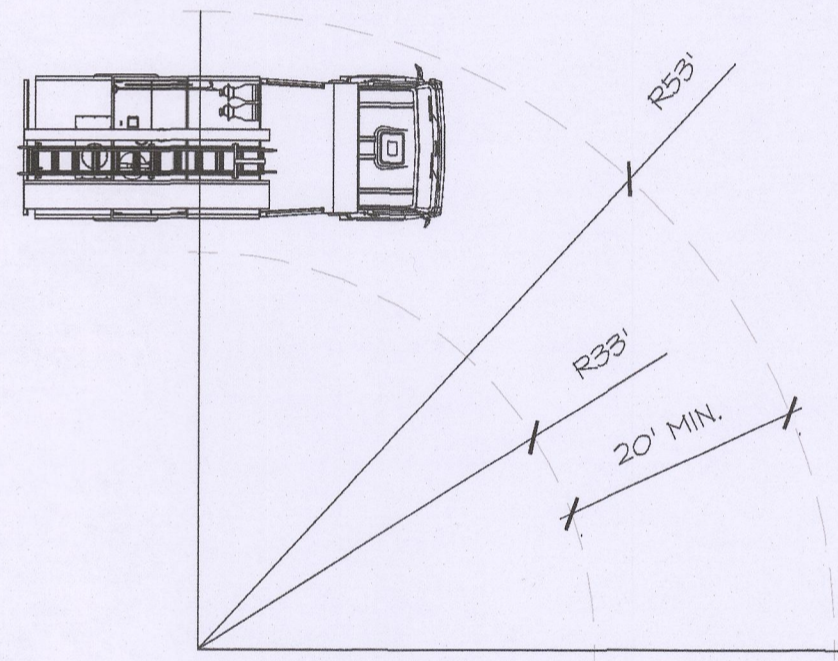
THE EXTERIOR LOOK INTENT IS TO KEEP WITH THE LOOK IN FEEL OF THE RECENTLY ADDED CARWASH.

DAYS/HOURS OF OPERATION:

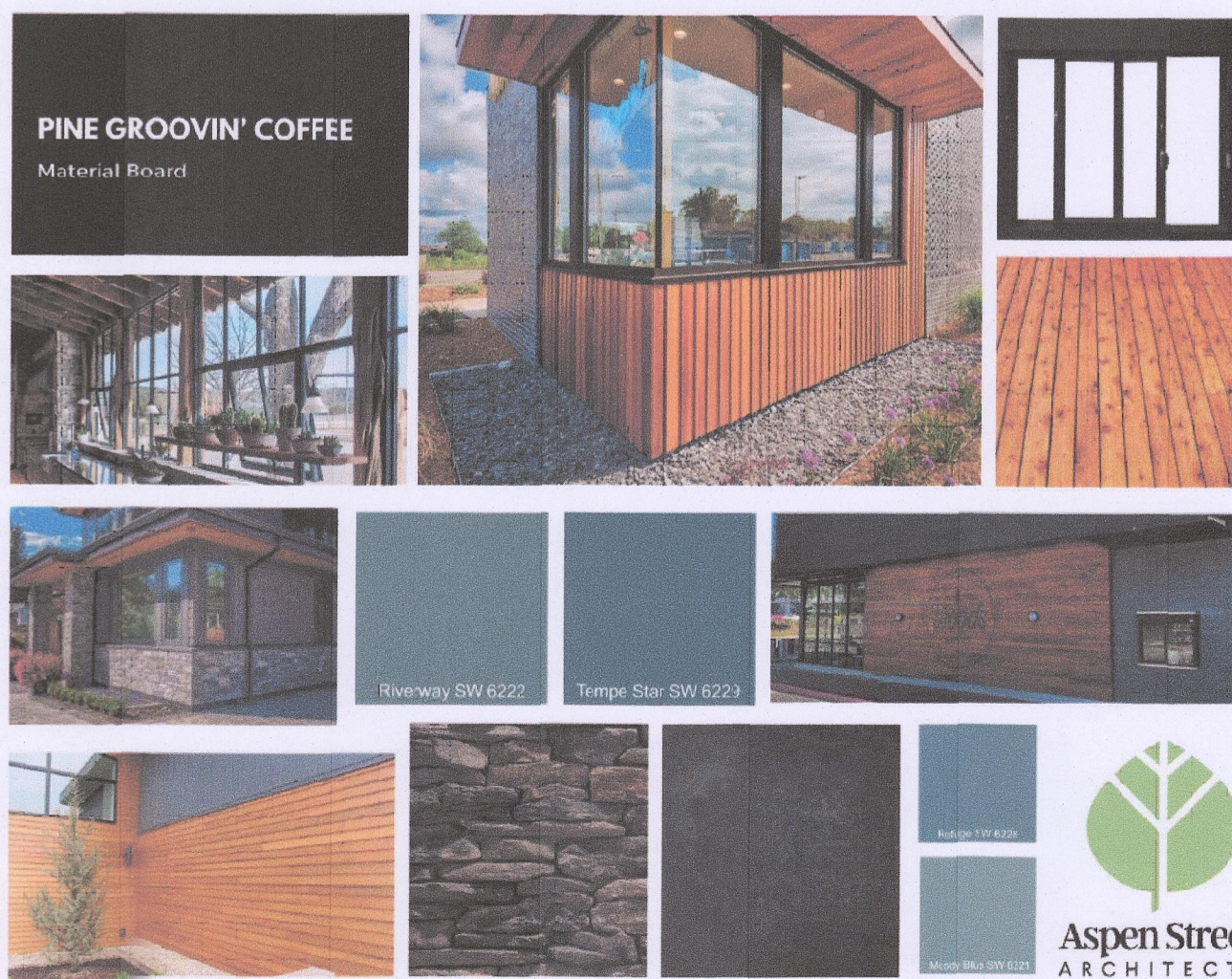
- Sunday- Thursday
- 5am - 6pm
- Friday - Saturday
- 5am -10pm

SCALE: 1/32" =1'-0"

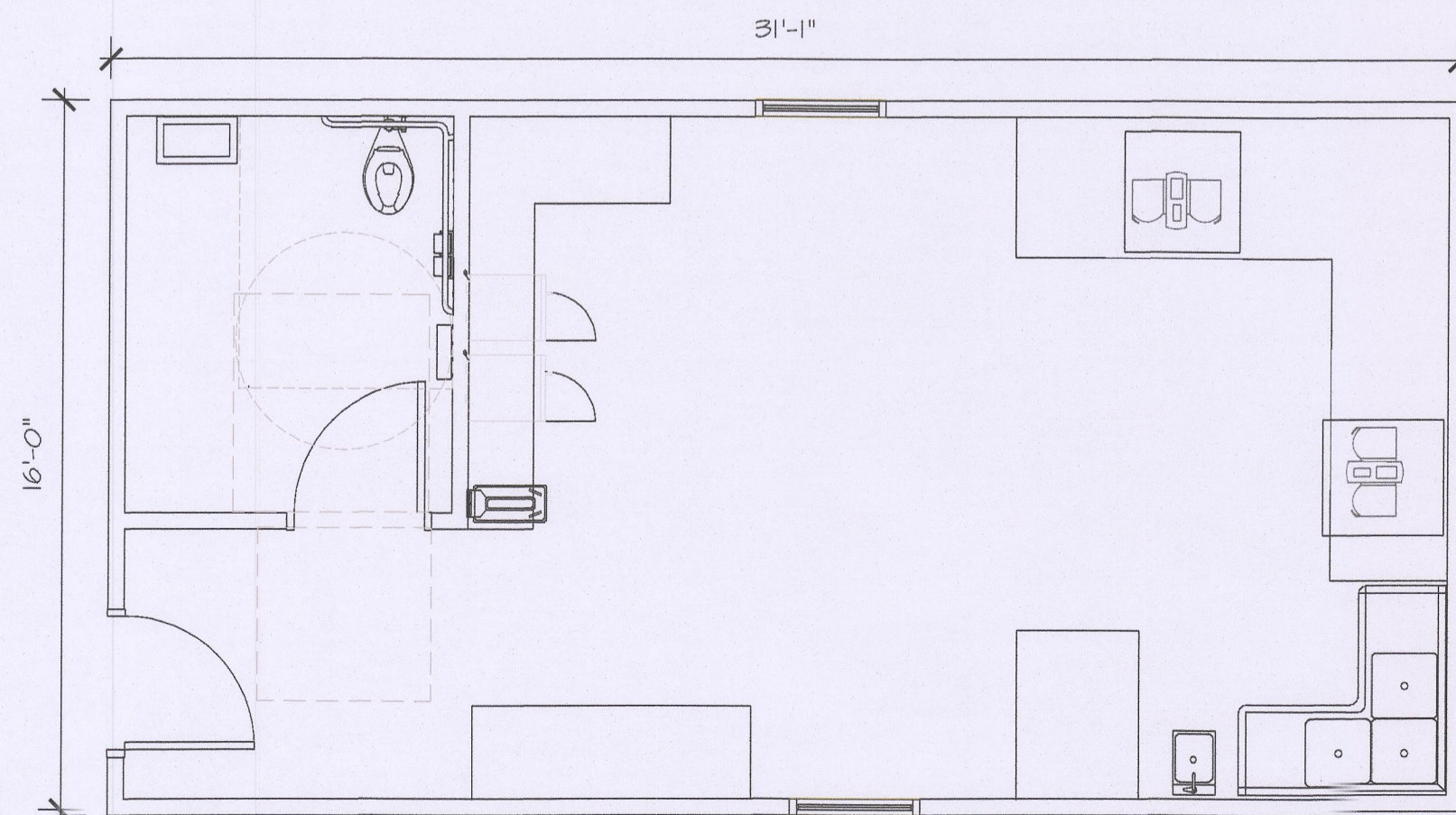
TYPICAL EVA



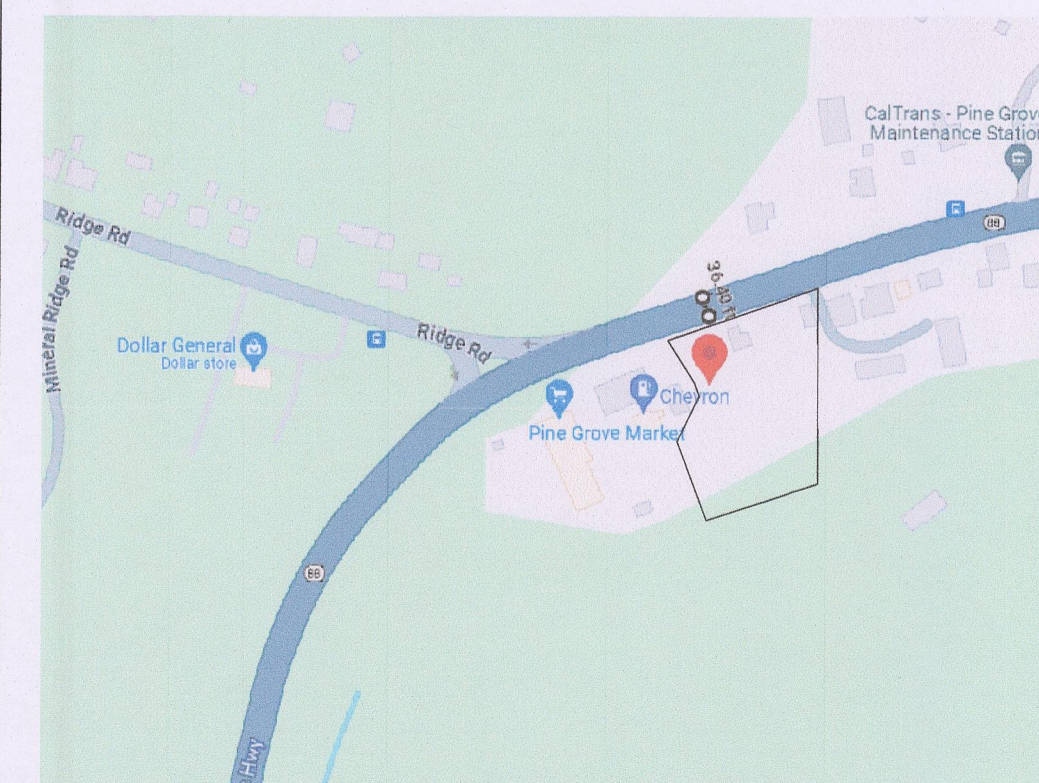
18 SITE PLAN



SCALE: NTS



SCALE: 1/4" =1'-0"



SCALE: NTS

3 PROJECT SCOPE

APN 030-110-024-000  
 LOT SIZE 2.35 ACRES  
 EXISTING STRUCTURES 1500 SQ FT CARWASH  
 EXISTING PARKING 4 PARKING SPACES  
 NEAREST CROSS STREETS HWY 88 AND RIDGE ROAD  
 LOT IS SERVED BY BOTH AMADOR WATER FOR SEWER AND BY PINE GROVE COMMUNITY SERVICE DISTRICT FOR WATER.

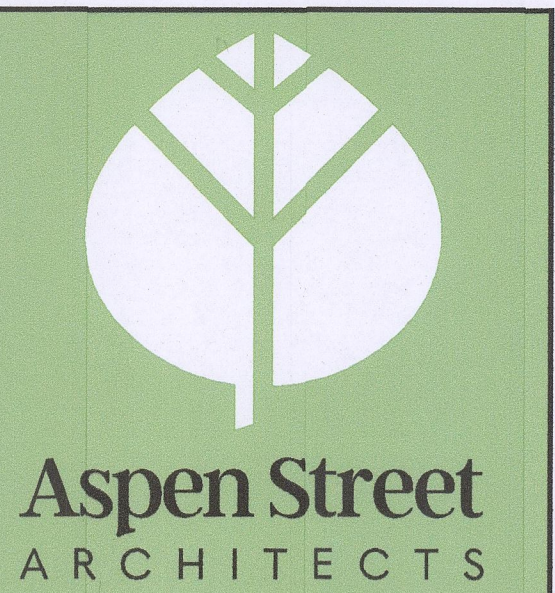
SCALE: NTS

20 PRELIM. MATERIALS BOARD

16 PRELIMINARY FLOOR PLAN

8 VICINITY MAP

4 SITE INFORMATION



ARCHITECTURE • PLANNING  
 FEASIBILITY STUDIES  
 494 North Main Street  
 P.O. BOX 370  
 Angels Camp, CA 95222  
 t: 209.736.0882  
 www.aspenstreetarchitects.com

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PINE GROVE  
 PINE GROVE BREWERY  
 COFFEE DRIVE THRU  
 18474 CARSON PASS HWY. PINE GROVE, CALIFORNIA 95222

AGENCY APPROVAL STAMP

00-000000

AGENCY NO.

223093.00

ASPEN STREET PROJECT NO.

PROPOSED SITE PLAN  
 SITE INFO, LEGEND,  
 PROJECT SCOPE,  
 FLOOR PLAN & KEY  
 NOTES  
 DRAWING TITLE

USE PERMIT 7.1.24

GI-003

**Foothill Resource Management**

Steve Q. Cannon, RPF #2316  
P.O. Box 818, Pine Grove, CA 95665  
quayle@volcano.net  
<http://www.foothillresource.com>  
(209)419-1569

Mr. Chuck Beatty, Director  
Amador County Planning Department  
810 Court St.  
Jackson, CA 95642

25 March 2024

Dear Mr. Beatty,

I have been contracted by Ms Krystina Uribes of Aspen Architects to evaluate a property in Pine Grove that is proposed for development by the Orlando family. The parcel number of the property is 030-017-029 and it is located on State Highway 88, adjacent to the current gas station/car wash facility.


Ms Uribes has informed me that your department is requiring that an assessment of potential impact to oak woodlands must be prepared for this project.

I am very familiar with the property, since I have lived in Pine Grove since 1979. I am aware that there was a structure on the property that was removed recently. I do not have to do my usual protocol of walking the ground and taking measurements of trees since there are no trees on the area except for a few conifers and oaks on the eastern side of the parcel and a conifer forest on the south side of the parcel. The conifer forest that covers the slope on the south of the property is not proposed for development at this time. And I should note that if it were, it would require a Less than 3 acre Conversion Exemption from the Department of Forestry and Fire Protection, and as such, would be exempt from the requirements of PRC 21083.4 for an Oak Woodlands Assessment. Since the trees on the eastern side of the property are not going to be removed, there is no need for a Less than 3 acre Conversion Exemption from Cal Fire.

In regard to the requirements of PRC 21083.4, I can definitively say that: A. this is not an oak woodland, and B. therefore there will be no impact to oak woodlands as a result of the proposed project.

If you have any questions, please feel free to call or email me. Thank you.

Sincerely,



Steve Q. Cannon  
Registered Professional Forester #2316

attachments

**Foothill Resource Management**

Steve Q. Cannon, RPF #2316  
P.O. Box 818, Pine Grove, CA 95665  
quayle@volcano.net  
<http://www.foothillresource.com>  
(209)419-1569

Ms Megan Scheeline, Unit Forester  
Amador/El Dorado Ranger Unit  
California Department of Forestry  
and Fire Protection  
2840 Mt. Danaher Road  
Camino, CA 95709

25 March 2024

Dear Ms Scheeline,

I was contacted by Mr. Brandon Orlando of Pine Grove, California regarding a property that his family owns in the town of Pine Grove. The parcel number of the property is 030-017-029 and it is 2.35 acres bordering State Highway 88.

Mr. Orlando has contracted with Aspen Architects of Angels Camp to apply to the County of Amador for a building permit to construct a drive-through coffee shop. Ms Krystina Uribes of Aspen Architects informed me that she was told to have a Registered Professional Forester prepare a Less than 3 acre Conversion Exemption for the project area.

When Ms Uribes talked to me, my reaction was that I believed it to be inappropriate to require a Conversion Exemption for that property. I have lived in Pine Grove since 1979 and I have shopped at the grocery store that is now Orlando's Pine Grove Market many times over the years. Logically, I am very familiar with the parcel that the Orlando family proposes to develop. It is currently a graded lot, with remnants of the concrete pad and foundation of the structure that used to occupy the site. In the time that I have lived in Amador County, it has never had any commercial timber species on the area that is proposed for development. I remember a Black locust that grew close to the highway and that gave the contractor who demolished the old structure quite a bit of trouble with its removal due to a very stubborn root system.

The site plan for the proposed project shows the location of a few trees (incense cedar, ponderosa pine & Calif. Black oak) along the eastern side of the parcel and those are not to be removed for the development of the project. A portion of the parcel is shown on the site plan as "Possible future expansion". If that area were to be developed, it would certainly require a < 3 acre Conversion Exemption. But if this non-timberland portion of the parcel were to require a Conversion Exemption, then either the family would not be able to convert the future expansion area or they would be forced to convert the area at this time. Neither option is appropriate or makes any sense.

In summary, I do not believe that it is appropriate for the Department to require a Less than 3 acre Conversion Exemption for this project, as it is currently planned, because the area of the proposed project is not "available for, and capable of growing a crop of trees of commercial species..." as per PRC 4526. If, at some future date, the family moves forward with the development of the area shown as "possible future expansion", I will counsel them to have a Less than 3 acre Conversion Exemption prepared for that area.

If you have any questions, please feel to call or email me. Thank you.

Sincerely



Steve Q. Cannon, RPF #2316  
attachments

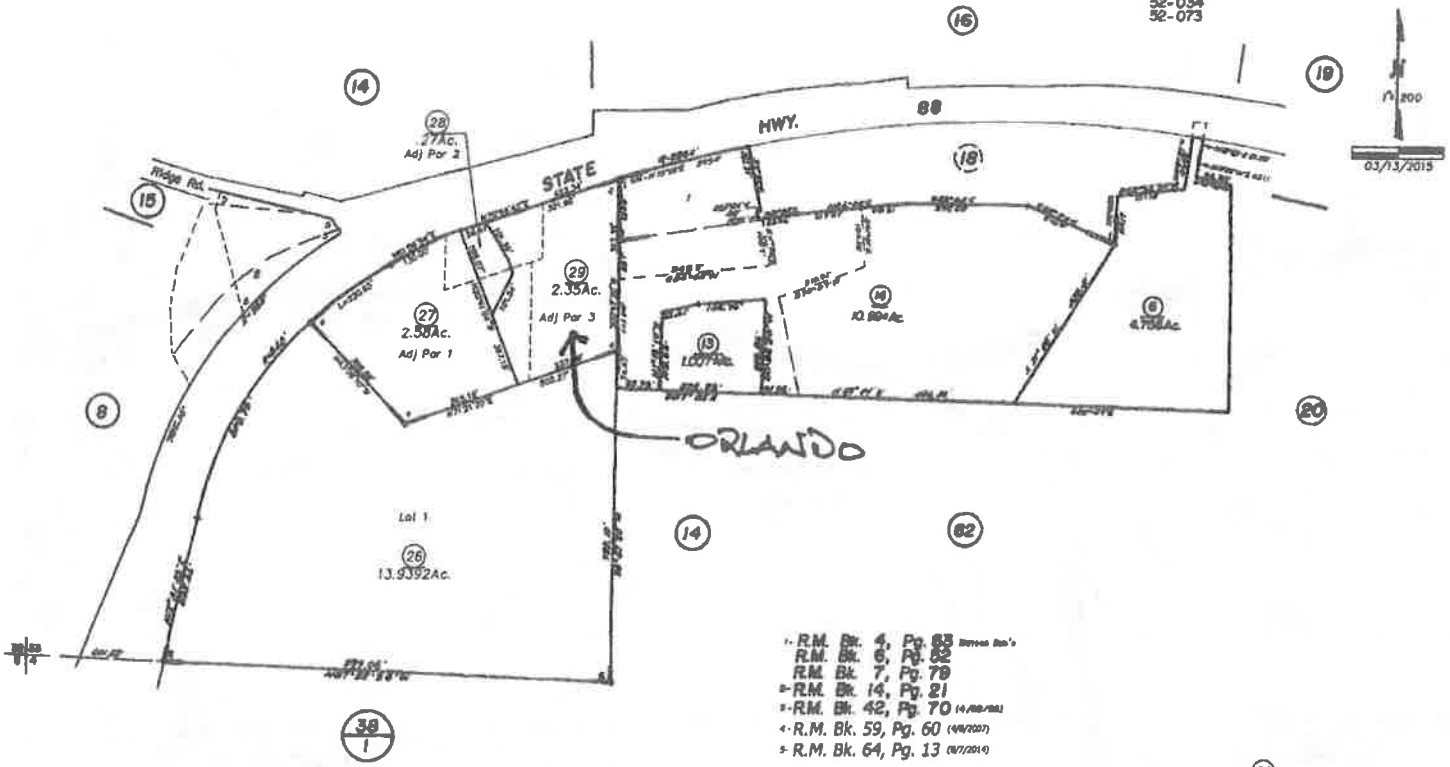
# Orlando Project

Township 7 North, Range 12 East, Section 33  
 Pine Grove 7.5' Quadrangle  
 Amador County

POR. SW 1/4, SEC. 33, T.7N., R.12E., M. D. B. & M.

Tax Area Code  
 32-011  
 32-034  
 32-073

30-17



- R.M. Bk. 4, Pg. 85 (Survey Bk.)
- R.M. Bk. 6, Pg. 82
- R.M. Bk. 7, Pg. 79
- R.M. Bk. 14, Pg. 21
- R.M. Bk. 42, Pg. 70 (11/20/2011)
- R.M. Bk. 59, Pg. 60 (10/2011)
- R.M. Bk. 64, Pg. 13 (07/2011)

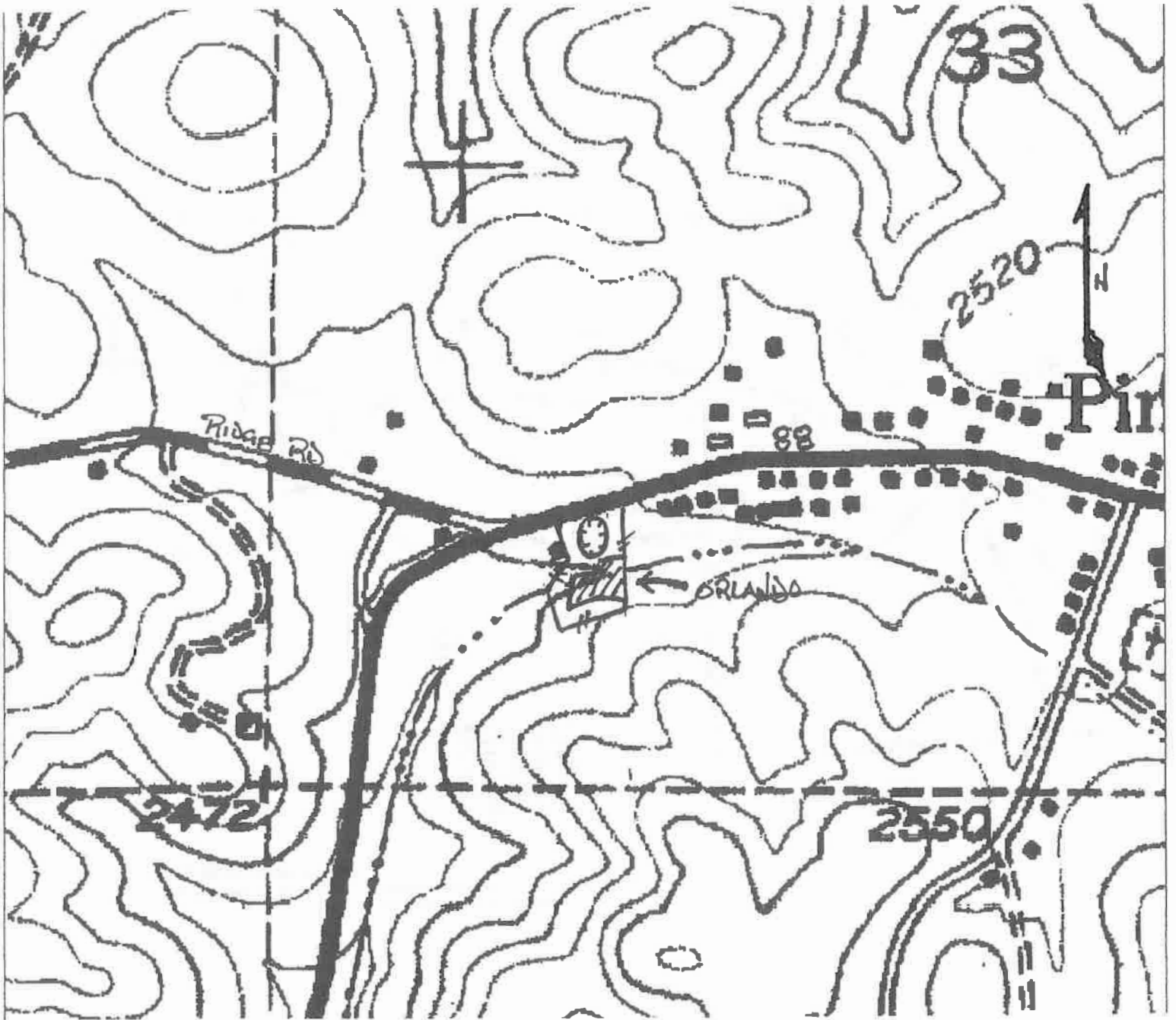
NOTE - Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.30, Pg.17  
 County of Amador, Calif.



# Orlando Project

Township 7 North, Range 12 East, Section 33  
Pine Grove 7.5' Quadrangle  
Amador County



Proposed Project Area (approx.)



Possible Future Expansion

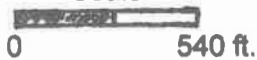
State Highway



Jackson Creek



Scale



0 540 ft.



6/25/2024

To Amador County  
County Administration Center  
810 Court Street  
Jackson, Ca 95642-2132

To Whom it May Concern,

I, Marilyn Orlando allow my son Brandon Orlando to develop the coffee drive thru located at:

19474 State Route 88  
Pine Grove, CA 95665

*Marilyn Orlando*

Marilyn Orlando  
209-420-6214

6/25/2024

To Amador County  
 County Administration Center  
 810 Court Street  
 Jackson, Ca 95642-2132

Caltrans Request for Trip Generation of the New Drive through Café with no indoor seating. We are using the ITE 11<sup>th</sup> Edition Trip Generation PM Peak Hour Net New Trips.

Land Use Code is 938 Coffee Donut Shop with no indoor seating  
 ITE Average Peak Hour Trip Rate 15.08  
 Pass by Trip Reduction Factor .02  
 Net New Rate .30  
 Trip Length Factor 1.00  
 Net New Trips .30

ITE Trip Generation Manual, 11th Edition  
 PM Peak Hour Net New Trips by ITE Land Use Category

Land Use Category - ITE 11th Edition	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate <sup>1</sup>	Unit	Pass-By Trip Reduction Factor <sup>1</sup>	Net New Trip Rate	Trip Length Adjustment Factor	Net New Trips
Liquor Store	899	16.62	1,000 sf GFA	1.00	16.62	1.00	16.62
Walk-in Bank	911	12.13	1,000 sf GFA	1.00	12.13	1.00	12.13
Drive-in Bank	912	21.01	1,000 sf GFA	0.71	14.92	1.00	14.92
Hair Salon <sup>2</sup>	918	1.45	1,000 sf GFA	1.00	1.45	1.00	1.45
Copy, Print and Express Ship Store <sup>3</sup>	920	7.42	1,000 sf GFA	1.00	7.42	1.00	7.42
Food Cart Pod	926	6.16	Food Cart	1.00	6.16	1.00	6.16
Fast Casual Restaurant	930	12.55	1,000 sf GFA	1.00	12.55	1.00	12.55
Fine Dining Restaurant	931	7.80	1,000 sf GFA	0.56	4.37	1.00	4.37
High Turnover (Sit-Down) Restaurant	932	9.05	1,000 sf GFA	0.57	5.16	1.00	5.16
Fast Food Restaurant without Drive-Through	933	33.21	1,000 sf GFA	1.00	33.21	1.00	33.21
Fast Food Restaurant with Drive-Through	934	33.03	1,000 sf GFA	0.45	14.86	1.00	14.86
Fast Food Restaurant with Drive-Through, No Indoor Seating	935	59.50	1,000 sf GFA	0.69	41.06	1.00	41.06
Coffee/Donut Shop without Drive-Through	936	32.29	1,000 sf GFA	1.00	32.29	1.00	32.29
Coffee/Donut Shop with Drive-Through	937	38.99	1,000 sf GFA	1.00	38.99	1.00	38.99
Coffee/Donut Shop with Drive-Through, No Indoor Seating	938	15.08	Drive-Through Lanes	0.02	0.30	1.00	0.30
Quick Lubrication Vehicle Shop <sup>4</sup>	941	8.70	1,000 sf GFA	1.00	8.70	1.00	8.70
Automobile Care Center	942	3.11	1,000 sf GFA	1.00	3.11	1.00	3.11
Auto Parts / Service Center	943	2.06	1,000 sf GFA	1.00	2.06	1.00	2.06
Gasoline/Service Station	944	13.91	Fueling Position	0.43	5.98	1.00	5.98
Gasoline/Service Station w/ Convenience Market (2-4K) & 8 or fewer pumps	945	18.42	Fueling Position	0.44	8.10	1.00	8.10
Gasoline/Service Station w/ Convenience Market (4-5.5K) & 12-20 pumps	945	22.76	Fueling Position	0.25	5.69	1.00	5.69
Gasoline/Service Station w/ Convenience Market (5.5-10K) & 16 pumps	945	26.90	Fueling Position	0.21	5.65	1.00	5.65
Self-Service Car Wash	947	5.54	Wash Stall	1.00	5.54	1.00	5.54
Automated Car Wash	948	14.20	Car Wash Tunnel	1.00	14.20	1.00	14.20
Car Wash and Detail Center <sup>5</sup>	949	13.60	Wash Stall	1.00	13.60	1.00	13.60
Truck Stop	950	15.42	Fueling Position	1.00	15.42	1.00	15.42
Wine Tasting Room	970	7.31	1,000 sf GFA	1.00	7.31	1.00	7.31
Brewery Tap Room <sup>6</sup>	971	9.83	1,000 sf GFA	1.00	9.83	1.00	9.83
Drinking Place	975	11.36	1,000 sf GFA	1.00	11.36	1.00	11.36

Nathan Mogan  
 Aspen Street Architects, Inc.



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

May 17, 2024

Brandon Orlando  
19474 Carson Pass Highway 88  
Pine Grove, CA 95665  
[brandonorlando80@yahoo.com](mailto:brandonorlando80@yahoo.com)

Aspen Street Architects, Inc.  
c/o Krystina Uribes  
494 North Main Street, PO Box 370  
Angels Camp, CA 95222  
[kuribes@asai.us](mailto:kuribes@asai.us)

Re: Pine Groovin' Coffee (UP-24;4-3) Application Deficiencies

Dear Project Applicant(s),

On May 2, 2024, the Amador County Technical Advisory Committee (TAC) reviewed this project and found the application to be incomplete. Below is a list of items needed for the County to find the application complete.

1. Project Description: Please update the project description to include the following:
  - a. Days and hours of operation of the drive through restaurant  
**See updated GI-003 sheet listing hours of operations**
  - b. The site plan indicates proposed landscaping in the general vicinity of the remnants of a building situated at the northeast corner of the property. The Cultural Resources Study submitted with the project application identified this structure as potentially culturally significant and recommended preservation in place. The site plan with landscaping to replace the structure is inconsistent with this recommendation. Please provide information regarding the plans for this structure. If further disturbance of the structure is proposed, further study may be required. **See Updated CRS report, reflecting change in findings. No historical significance records found**
2. Site Plan Revisions:
  - a. Parking: Please show where the 3 new parking spots will be added, including 1 of the 3 spots as ADA compliant. **See updated site plan**
  - b. Signs: Clarify whether or not a stand-alone sign is proposed, and if so, add it to the site plan with dimensions and setbacks. **See updated site plan key note 6**
  - c. Access: Please clarify the access point on the State Route (SR) 88 marked "private driveway". Caltrans' Freeway and Highway Operations prefer all traffic from SR 88 to access the business from the existing driveway, and no additional driveways are allowed. **this is Existing Private. No proposed new drive for highway use is being requested**
3. Traffic Operations: Regarding vehicle queueing, please provide a trip generation analysis for the coffee drive-thru additions to the zoning district. **See Letter showing ITE for Drive thru Coffee shop**
4. Property Deed: Please provide an updated property deed showing Brandon Orlando as the current property owner or a letter of consent from the current property owner stating that Brandon Orlando may apply for the Use Permit on the owner's behalf.

**See letter from Property Owner**

Upon receipt of the above items, we will schedule another TAC meeting to continue processing your application. If you have any questions concerning this matter, feel free to contact this office.

Sincerely,

A handwritten signature in blue ink that reads "Nicole Sheppard". The signature is written in a cursive style with a large, looping initial "N".

Nicole Sheppard

Amador County Planning Department

(209) 223-6380 | [planning@amadorgov.org](mailto:planning@amadorgov.org)

# Comments



April 25, 2024

Amador County Planning Department  
c/o Nicole Sheppard  
810 Court Street  
Jackson, CA 95642

RE: Use Permit, UP-24;4-3 Pine Groovin' Coffee  
APN: 030-170-029

To Whom It May Concern:

On April 23, 2025, the Amador Water Agency (Agency, AWA) received an early consultation application referral for the Use Permit Application UP-24;4-3 Pine Groovin' Coffee (Development) located at 19474 State Highway 88, Pine Grove, being APN 030-170-029, having been submitted to the County of Amador by Aspen Street Architects, Inc. on behalf of applicant Brandon Orlando. The Agency has been informed that the County of Amador (County) is considering a Use Permit for the Development.

The Development is planned to be within the AWA operated Pine Grove Wastewater System Improvement District #1 (System). AWA is also the wholesale provider of water to the Pine Grove Community Services District, who is the retail water purveyor for this project. The Agency has the following comments regarding the Development:

1. The Development will be required to obtain a "Wastewater Will Serve Commitment" for wastewater service from AWA, prior to initiation of service to the Development. The Development shall provide the commitment letter to the County, which will monitor these conditions.
2. The Development will be required to obtain a "Wholesale Water Will Serve Commitment" for wholesale water service from AWA, prior to initiation of service to the Development. The Development shall provide the commitment letter to the County, which will monitor these conditions.
3. A properly sized Septic Tank Effluent Pumped (STEP) system and grease interceptor, per AWA Standards, may be required, along with an updated connection contract.
4. Service is subject to the AWA Wastewater Code, Water Code, along with AWA Standards, Rates, Rules and Regulations, as may be amended from time to time.





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

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

Kind Regards,

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

Lucas Carthew  
Assistant Engineer

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

CC: File

## California Department of Transportation

OFFICE OF THE DISTRICT 10 RURAL PLANNING  
P.O. BOX 2048 | STOCKTON, CA 95201  
(209) 948-7325 | FAX (209) 948-7164 TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



May 16, 2024

Nicole Sheppard  
Planner  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642

**AMA-88-PM 22.767 Use  
Permit, UP-24;4-3  
Pine Groovin**

Dear Ms. Sheppard,

The Department of Transportation (Caltrans) appreciates the opportunity to review and respond to the proposed Use Permit (UP-24;4-3) for Pine Groovin' Coffee project that includes a coffee drive-through in the Retail Commercial (C1), and Office zoning district.

The proposed project is located at 19474 State Route (SR) 88, Assessor Parcel Number (APN) 030-170-029, in the community of Pine Grove.

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

#### **Environmental**

If there are any physical construction activities that will encroach into Caltrans Right of Way (ROW), the project proponent must apply for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. All California Environmental Quality Act (CEQA) documentation, with supporting technical studies, must be submitted with the Encroachment Permit Application. These studies will include an analysis of potential impacts to any cultural sites, historic properties, biological resources, hazardous waste locations, scenic highways, and/or other environmental resources within Caltrans Right of Way at the project site(s).

#### **Traffic Operations**

Regarding vehicle queueing, please provide a trip generation analysis for the coffee and drive-through additions to the zoning district. Use analysis software such as SimTraffic and Synchro to find accurate traffic counts.

According to the Site Plan option 1, please clarify the access point on the SR 88 marked "private driveway".

Nicole Sheppard  
May 16, 2024  
Page 2

Caltrans prefers all traffic from SR 88 to access the coffee business from the existing driveway, and no additional driveways are allowed.

**Hydrology**

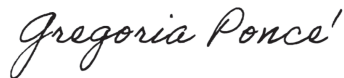
All existing drainage patterns must be perpetuated. It is assumed that no new pavement or impervious area is being proposed. Please provide drainage plans for review once available.

**Encroachment Permits**

If any future project activities encroach into Caltrans ROW, the project proponent must submit an application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. Appropriate environmental studies must be submitted with this application. These studies will include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans ROW at the project site(s). For more information, please visit the Caltrans Website at: <https://dot.ca.gov/programs/traffic-operations/ep/applications>

If you have any questions or would like to discuss these comments, please contact Paul Bauldry at (209) 670-9488 (email: paul.bauldry@dot.ca.gov) or me at (209) 483-7234 (email: Gregoria.Ponce@dot.ca.gov).

Sincerely,



Gregoria Ponce'  
Deputy District Director (Acting)  
Planning, Local Assistance and Environmental