

ENDORSED  
FILED

APR 23 2024

**MITIGATED NEGATIVE DECLARATION  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

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

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

**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

  
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Chairperson  
Amador County Board of Supervisors

4/19/2024  
\_\_\_\_\_  
Date

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