



Notice of Preparation To Prepare and Environmental Impact Report For the Martell Business Park Master Plan Amendment

DATE: July 24, 2019

TO: Interested Persons
Responsible Agencies
Reviewing Agencies
Trustee Agencies

FROM: Amador County Planning Department
Contact: Chuck Beatty, Planning Director
810 Court Street, Jackson, CA 95642

SUBJECT: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE MARTELL BUSINESS PARK MASTER PLAN AMENDMENT

Amador County is the lead agency for the preparation of an Environmental Impact Report (EIR), consistent with Section 15161 of the California Environmental Quality Act (CEQA) Guidelines, for the Martell Business Park Master Plan Project, located within Amador County, California. The County is preparing a Subsequent EIR to the Martell Business Park Master Plan EIR (SCH# 99102076). The project proposes an amendment to the previously approved Martell Business Park Master Plan to reflect the actual development that has occurred within the planning area since the Master Plan was approved, correct a surveying error in the approved Master Plan, redesignate areas to reflect as-built conditions, and includes other changes in land use designations to reflect market conditions for the area. The project description, location, and the probable environmental effects are contained in the attached materials. Copies of project documents can be obtained at the County Planning Department (address shown above) during normal business hours.

CEQA Section 15082 states that once a decision is made to prepare an EIR, the lead agency (Amador County) must prepare a Notice of Preparation (NOP) to inform all responsible agencies that an EIR will be prepared. The purpose of the NOP is to provide sufficient information describing the proposed project and its potential environmental effects to enable responsible agencies and other interested parties to make a meaningful response regarding the scope and content of the information that should be included in the EIR. Agencies should focus on the content of the environmental information that is within their particular statutory responsibilities in connection with the proposed project. In addition, comments are being solicited from the public.

Potential Areas of Environmental Impact: The Initial Study prepared for the Martell Business Park Master Plan Project is attached to this NOP. Any environmental issues not being addressed in the EIR have been adequately evaluated in the Initial Study and were determined to result in less-than-significant or no impacts. However, as determined in the Initial Study, the proposed project has the potential to result in significant adverse effects on the environment for the following issue areas:

- Air Quality
- Energy
- Greenhouse Gas and Climate Change
- Traffic and Transportation

The EIR will focus on the impacts associated with the above areas. In addition, the EIR will include analysis of project alternatives, growth-inducing impacts, and cumulative effects of the proposed project. Amador County is soliciting comments on specific issues to be included in the environmental analysis to ensure that the EIR is thorough, adequate, and meets the needs of the public and responsible/reviewing agencies. Comments from interested parties on the scope of issues to be evaluated in the EIR, as listed above, are encouraged. The NOP public review period is from July 24, 2019 to August 23, 2019. The NOP will be made available for public review at the County Planning Department as well as at the Jackson Branch Library, located at 530 Sutter Street in Jackson, California, during normal business hours. Interested persons should contact Chuck Beatty, Planning Director, at (209) 223-6380, or via email at planning@amadorgov.org, if they have questions, need to access documentation in other languages, or if they need information regarding the proposed project. Written comments or questions concerning the EIR for the project should be submitted at the earliest possible date, but no later than 5:00 p.m. on August 23, 2019. Emailed comments should include the phrase "Martell Business Park Master Plan" in the subject line. All comments must include full name and address.

Public Scoping Meeting: Interested parties are invited to attend a Draft EIR scoping meeting to learn more about the proposed Martell Business Park Master Plan Project and its potential environmental effects, to ask questions, and to express their views about the scope and content of the Draft EIR. A public scoping meeting will be held regarding the proposed EIR for the Martell Business Park Master Plan Project in order to provide an opportunity for the project applicant to summarize the proposed project, allow the County to describe the environmental review and project review process, and allow the public an opportunity to provide input regarding the scope of the EIR. The scoping meeting will be held at the Amador County Administrative Center, in the Board of Supervisors Chambers, located at the address shown above, on August 13, 2019 at 7:00 p.m.

Project Title: Martell Business Park Master Plan Amendment

Project Location: Martell, California, in the unincorporated portion of Amador County

Project Applicant: Amador Ridge, LLC
PO Box 496014
Redding, CA 96049

Date:

Signature: 
Chuck Beatty

PROJECT DESCRIPTION

The purpose of the project description is to describe the project in a way that will be meaningful to the public, reviewing agencies, and decision-makers. As described in Section 15124 of the California Environmental Quality Act (CEQA) Guidelines, a complete project description must contain the following information but is not required to supply extensive detail beyond that needed for evaluation and review of the potential environmental impacts: (1) the location and boundaries of the project on a regional and detail map; (2) a statement of objectives sought by the proposed project; (3) a general description of the project's economic and environmental characteristics; and (4) a statement briefly describing the intended uses of the Draft SEIR.

Regional Setting

Amador County is located in the foothills of the Sierra Nevada mountain range in Central California. Adjacent counties include San Joaquin to the southwest, Calaveras to the south, Sacramento to the west, Alpine to the east, and El Dorado to the north. A map of the regional location is shown in **Figure 1**.

Amador County encompasses approximately 605 square miles, of which 12 square miles are water. The topography of Amador County ranges in elevation from approximately 250 feet in the western portion of the county to over 9,000 feet in the eastern portion.

The county seat is the town of Jackson. Other incorporated communities are Amador City, Lone, Plymouth, and Sutter Creek. The unincorporated community of Martell is located west of Jackson and south of Sutter Creek. According to the US Census, the population of Amador County was estimated to be approximately 39,383 in 2018 (US Census Bureau 2019), which represents a 3.39 percent population increase since 2010. Four State Routes traverse Amador County: SR 49, which runs in a north–south direction, and SR 88, SR 104, and SR 16, which run in an east–west direction.

Project Setting

The Martell Business Park Master Plan property (plan area) is located in an unincorporated area of western Amador County that is generally bounded by State Route (SR) 49, SR 88, and SR 104/Ridge Road. As shown in **Figure 2**, the plan area is generally bounded by these three state routes.

The plan area is situated in the western foothills of the Sierra Nevada at elevations ranging from 1,320 to 1,600 feet above sea level. The eastern portion of the plan area is relatively flat and the western portion is composed of gently rolling grasslands and drainage swales.

The plan area lies within the Sutter Creek and Jackson Creek watersheds. The plan area is at the headwaters of Stony Creek and Rock Creek. Both creeks are intermittent streams; Stony Creek drains into Sutter Creek and Rock Creek drains into Jackson Creek. Topographic maps of the plan area indicate that the natural drainage patterns flow toward the northeast and southwest.

Historically, the plan area was developed as a lumber mill site. The current wood processing facilities cover approximately 106 acres. The plan area also includes approximately 175 acres of undisturbed habitat common to the Sierra foothills. These habitats include oak woodlands and aquatic features such as seasonal wetlands, ponds, drainage ditches, and intermittent creeks.

Existing land uses in the project area vicinity include the Sierra West Business Park (Phase 1 and Phase 2), the Ampine Particleboard Plant, and other industrial properties. Existing land uses in the Martell Master Plan include the Amador Ridge Shopping Center and the Amador Central Business Park. The County General Plan land use designations to the north and east of the plan area are Industrial and Regional Service Center. Adjacent properties to the south and north of SR 88 are also designated Regional Service Center. County General Plan land use designations south of SR 88 include Agricultural – General, and Regional Service Center. The existing land use

to the northwest and west of the plan area is currently rangeland; however, it is anticipated to be developed for residential, commercial, and recreational (golf course) land uses. Additionally, commercial and industrial developments are located at the junction of SR 88 and SR 104. There are also a small number of commercial and industrial establishments along Forest Products Road that are within the jurisdiction of the City of Sutter Creek.

Project Background

The Master Plan was developed to facilitate the reuse of the former Georgia-Pacific mill site as a highway commercial center and industrial business park. In June 2002, Amador County approved the current Martell Business Park Master Plan and its Use Permit. The Master Plan included the certification of a Final EIR. The Master Plan land uses included office, research and development, commercial, and manufacturing uses. The Manufacturing zoning district allows all of the permitted uses in the County's two commercial zoning districts, thus allowing commercial and office buildings/uses in the Manufacturing district. There has been substantial commercial development adjacent to Industry Boulevard within the Master Plan area since the Master Plan was approved.

The Martell Business Park is classified in the County General Land Use Plan as Regional Service Center. The Master Plan is divided into four land use areas: (1) Commercial; (2) Light Manufacturing; (3) Medium Manufacturing; and (4) Office/Research and Development. Additionally, approximately 16 acres are preserved as open space. **Figure 3** depicts the current approved land uses for the project area.

Project Objectives

The project applicant has identified the following objectives for the Martell Business Park Master Plan Amendment (Project):

Land Uses:

- Amend the Master Plan to include a Commercial category to the Land Use Areas map and establish the allowed uses for this land use area;
- Modify the existing land uses allowed in the various land use areas, including addition and deletion of certain land uses;
- Adjust the land use boundaries and associated acreage of the Land Use areas within the Master Plan.

Zone Change:

- Modify the existing Zoning within a portion of the Master Plan to "PD", Planned Development District. The PD zoning is intended as the appropriate zoning for the primary shopping center and surrounding areas.

Special Use Permit:

- Amend the Special Use Permit (Conditional Use Permit No. 99:7-6) for the uses proposed as a part of this Plan.

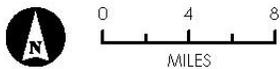
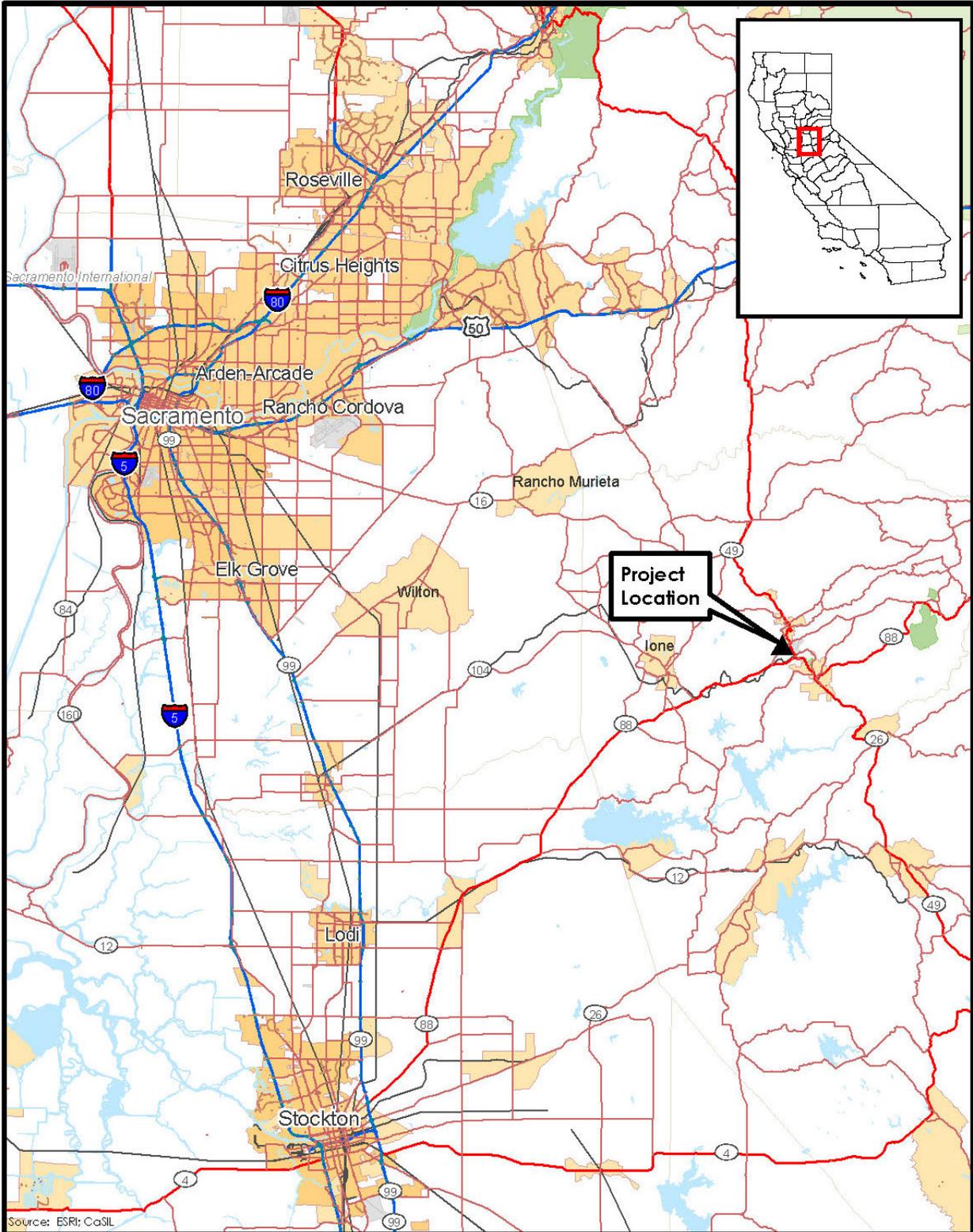
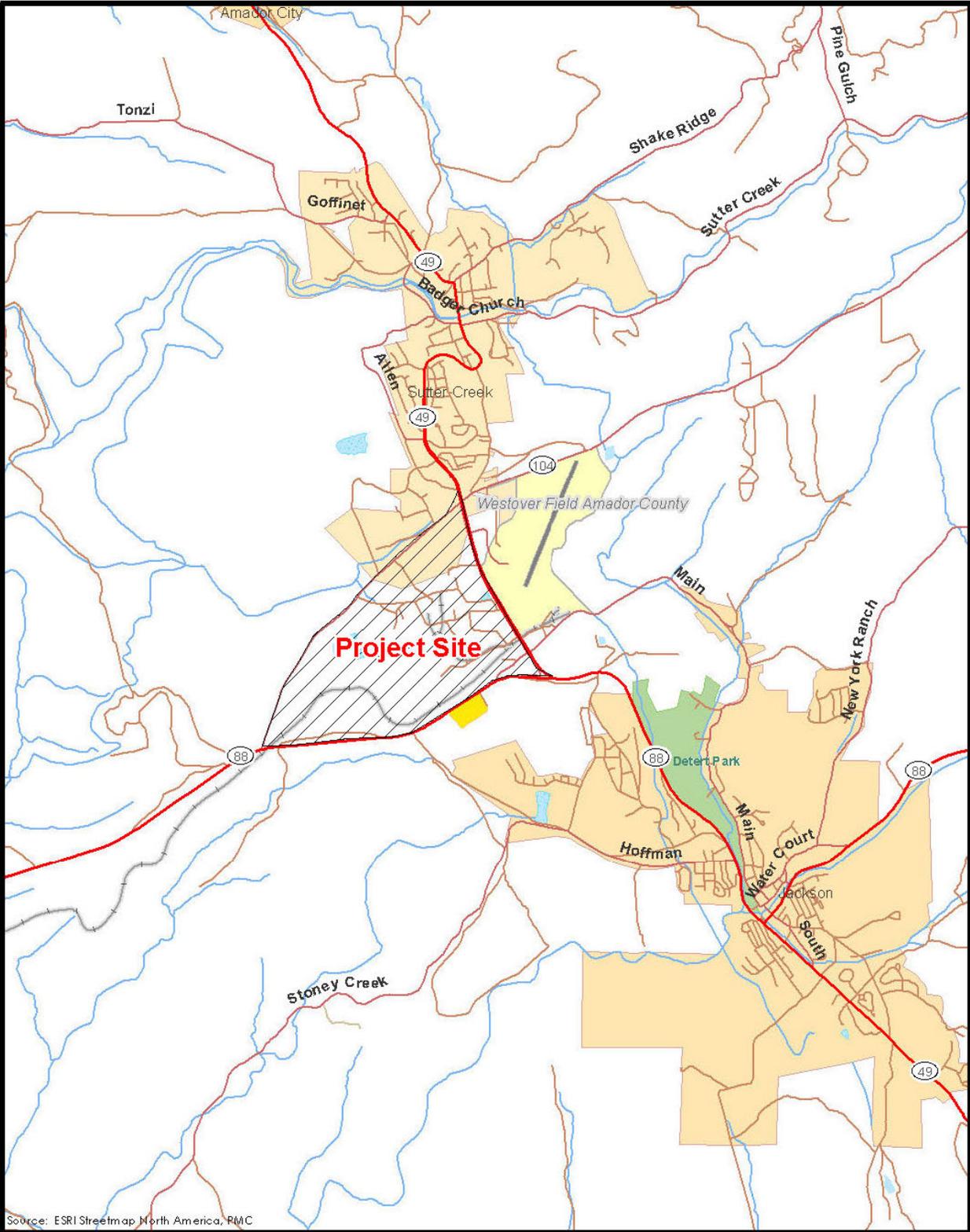


FIGURE 1
Regional Location Map

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Source: ESRI Streetmap North America, PMC

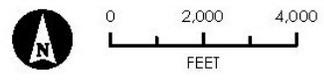


FIGURE 2
Project Location Map





Source: Amador ridge, LLC; 2018

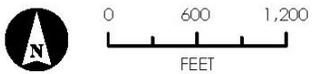


FIGURE 3
Current Approved Land Use

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Traffic

- To address traffic impacts caused as a result of the modifications to land use changes related to this Amendment.

Separate from the primary objectives listed above, the Project also supports the following objectives from the existing Master Plan:

To rejuvenate the former Martell mill site into an aesthetically pleasing and economically prosperous business community.

To create a master plan that will embrace all aspects of the site, as well as the surrounding context, in order to maintain another century of successful and sustainable use on this historically active economic site.

To provide prime highway frontage lots for local and tourist traffic in order to encourage both outside business to relocate here and to encourage local businesses to expand into new facilities in the park and employ a higher number of local workers.

In addition to the above, the Project has secondary objectives, including:

To update the Martell Business Park Master Plan exhibits and text based on actual land development allowed to occur or occurring since the inception of the Master Plan.

To update the traffic analysis from the original Master Plan to reflect existing conditions prior to this Amendment.

Project Characteristics

The Martell Business Park is classified in the County General Land Use Plan as Regional Service Center. The Master Plan is divided into four land use areas: (1) Commercial; (2) Light Manufacturing; (3) Medium Manufacturing; and (4) Office/Research and Development. Additionally, approximately 16 acres are preserved as open space. This project proposes an amendment to the previously approved Martell Business Park Master Plan. The proposed Master Plan Amendment also incorporates and updates the Martell Business Park Master Plan to reflect the actual development that has occurred within the planning area since the Master Plan was approved. Development in the plan area that occurred prior to the proposed Master Plan Amendment consists of Commercial Retail development located adjacent to SR 49.

The proposed project corrects a surveying error in the approved Master Plan, redesignates areas to reflect as-built conditions, and includes other changes in land use designations to reflect market conditions for the area. Based upon an updated survey, the project area includes 14.66 acres of additional land compared to the approved Master Plan. These changes are reflected in **Table PD-1**. In addition, as shown in **Table PD-1**, the proposed changes would result in an increase of 14.67 acres of Commercial, a decrease of 5.87 acres Light Manufacturing, and a decrease of 8.8 acres of Medium Manufacturing, with no change in Office/Research and Development from the current conditions.

**TABLE PD-1
PROPOSED LAND USE ACREAGE CHANGES TO THE MARTELL BUSINESS PARK MASTER PLAN**

Land Use	2002 Existing Master Plan	Pre-Amendment Conditions (includes as-built)	Master Plan Amendment	Net Change ¹
Light Manufacturing	42.68	51.41	45.54	-5.87
Medium Manufacturing	85.24	75.44	66.64	-8.8
Office/Research & Development	119.53	107.58	107.58	0
Commercial		26.79	41.46	14.67
Total Acreage	247.45	261.22	262.22	0

Proposed Land Uses

The Martell Business Park Master Plan Amendment establishes and defines the permitted uses and acreage for each of the proposed land use categories, which are briefly described below. The proposed location of each land use classification within the project area is shown on **Figure 4**.

Commercial Land Uses

Commercial land uses are intended to serve the needs of the community with retail goods and services. Commercial land uses also accommodate administrative, professional, retail commercial, and service commercial land uses. Permitted uses include:

- Sale and rental of new or used vehicles;
- Service stations;
- Fast-food restaurants;
- Retail sales; and
- Family-style restaurants.

Light Manufacturing

Light manufacturing land uses provide for concentrations of light and specialized industrial uses. Storage materials related to permitted uses are allowed if the storage is found to be non-offensive to surrounding properties or the general public. Permitted uses include:

- Wholesale and storage uses conducted within a building;
- Business/professional offices ancillary to permitted uses within the LM;
- Special district, private or public utility, and school transportation/maintenance facilities;
- Nurseries and garden supplies;
- Lumber and building materials yards;
- Manufacture, assembly, repairs, processing, storing, and shipping of vegetables and mineral products, not including hydrocarbons;

Installation and repair of auto parts / accessories (excludes service stations); and

Contractor/construction yards.

Permitted Uses with a Use Permit:

Outdoor retail (wholesale sales yards/rental yards/heavy equipment)

Medium Manufacturing

Medium manufacturing land uses provide for large industrial and manufacturing areas, which may be considered a general nuisance generating noise, dust, or odor. Permitted uses include:

Wholesale and storage uses conducted within a building;

Special district, private or public utility, and school transportation/maintenance facilities;

Outdoor retail (wholesale sales yards/rental yards/heavy equipment);

Contractors yard, lumberyards, heavy equipment storage, truck terminal, and logging-operation support yards;

Wood-processing and manufacturing plants; and

Manufacturing of chemicals, beverages, electronics, crafted items, leather goods, fuel (may require a Conditional Use Permit), building materials, and other products of a similar nature, and conducted within a building or screened and enclosed area.

Office/Research Development

Office/research development land uses provide facilities for office centers, research and development facilities, institutional uses, limited service/retail facilities, and other similar uses. This land use designation may also provide development opportunities for "high tech" businesses. Permitted uses include:

Business and professional offices;

Veterinary hospital or clinic;

Laboratories and research facilities;

Administrative professional uses (automobile club offices, automobile rental office, ambulance services, etc.);

Banks, financial institutions, business, editorial offices, employment agencies, etc.;

Insurance brokers, adjusters, law offices, notary publics, real estate brokers, tax consulting services, and other similar professional establishments; and

Ancillary retail and service commercial uses provided that they occupy the same building as the supported business use. Mixed-use development is encouraged.

ROADWAY SYSTEM

The proposed design of the Martell Business Park Master Plan Amendment provides for an internal roadway network, which comprises local and collector roads. There are multiple points of access to the State Routes that border the project area. Four access points existing along State Route 104 are designed to serve the project area. These access points include Ampine-

Fibreform Road, Prospect Drive, Locomotive Lane, and Conductor Boulevard located between the intersection of SR 104 with SR 88 to the west and SR 49 to the east. Existing and proposed Master Plan roads and access points are shown in **Figure 5**.

Two access points planned along State Route 88 are designed to serve the project area. These access points include Boxcar Boulevard, in Phase 2 of the Amador Central Business Park, and the optional access at Wicklow Way. If constructed, Wicklow Way access would provide an interconnector for the overall project area and act as a frontage road for traffic from Highway 88/Wicklow Way to the existing retail shops and would become the primary access to the project area from Highway 88.

Based on information from the Amador County Transportation Commission (ACTC) task force, the project applicant has modified the traffic component on the Master Plan exhibits with the option to add circulation in a manner that provides the County and nearby projects to construct frontage roads within the Master Plan area.

Along Industry Boulevard between SR 49 and the traffic circle, 10-foot sidewalks exist with tree wells to provide pedestrians room for free movement and physical separation from vehicular traffic. Street trees are spaced approximately 35 feet on center in 5-foot-wide tree wells placed at the edge of the curb. Within the Light Manufacturing and Medium Manufacturing areas, the street sections will provide 5-foot sidewalks only on one side of the street, creating a pedestrian link to the commercial area, which also contains 5-foot sidewalks on both sides of the road.

Wastewater

Several portions of the Business Park have received will-serve or conditional will-serve commitments from the Amador Water Agency (AWA). Additionally, the remaining portions of the project area are located within the long-term planning documents developed for the agency (Amador Water Agency 2005). The AWA has also identified the area as a location for some potential component of wastewater treatment as well as collection and possibly disposal for wastewater to service the region. The projects that have commitments from the AWA do not require additional wastewater treatment to service.

The current Sutter Creek wastewater treatment plant is near capacity. As additional individual projects, including subsequent projects in the Martell Business Park Master Plan Area, submit their final maps and/or propose buildout, a "Request for Service" will need to be submitted to the AWA for individual service requests. As development occurs within the plan area, developer impact fees will be assessed in order to assure that new and improved infrastructure needs are met to service the project area. All effluent treatment will be in accordance with the Regional Water Quality Control Board's standards as implemented by the AWA.

Water

The project site is currently served by the Amador Water Agency (AWA) by a dual water system. Specifically, industrial water is brought to the site for the Ampine Particleboard facility and for on-site irrigation to the Amador Ridge Shopping Center for irrigation purposes. The AWA has indicated that it will not be eliminating raw water availability in the Martell area.

An existing 16-inch raw water feed line is located along the Amador Central Rail alignment, which has the potential to be converted to a potable water line and provide additional service from the AWA. Raw and potable water are available to portions of the project site and are subject to AWA review and approval prior to the start of service.

Water from the Mokelumne River is stored in Lake Tabeaud and conveyed by canal to the Tanner Water Treatment Plant or the "Tanner" reservoir. Potable water to the project site is separated into two categories: buildings/users and water for irrigation and other uses.

Other Public Services

The proposed project is located within the Amador County Fire Protection District. The district is responsible for emergency fire, rescue, and medical aid service in approximately 85 percent of the unincorporated area of Amador County. Services are provided by volunteers in the Amador County Fire Protection District and through the response of other firefighters in surrounding fire departments/districts and the California Department of Forestry and Fire Protection. The Amador County Fire Protection District does not provide equipment or manpower for fire-related or emergency services. There is a mutual aid agreement between the Sutter Creek Fire Protection District, the City of Jackson Fire Department, the California Department of Forestry and Fire Protection, and the Amador County Fire Protection District.

The proposed project site is located within the Amador County Sheriff's Office service area. The Sheriff's Office responds to law enforcement calls, provides patrol and investigative services, and provides emergency 911, law enforcement, and ambulance dispatch for service in unincorporated Amador County and the cities with which it contracts. The California Highway Patrol provides traffic enforcement along State Routes in Amador County.

Regulatory Requirements, Permits, and Approvals

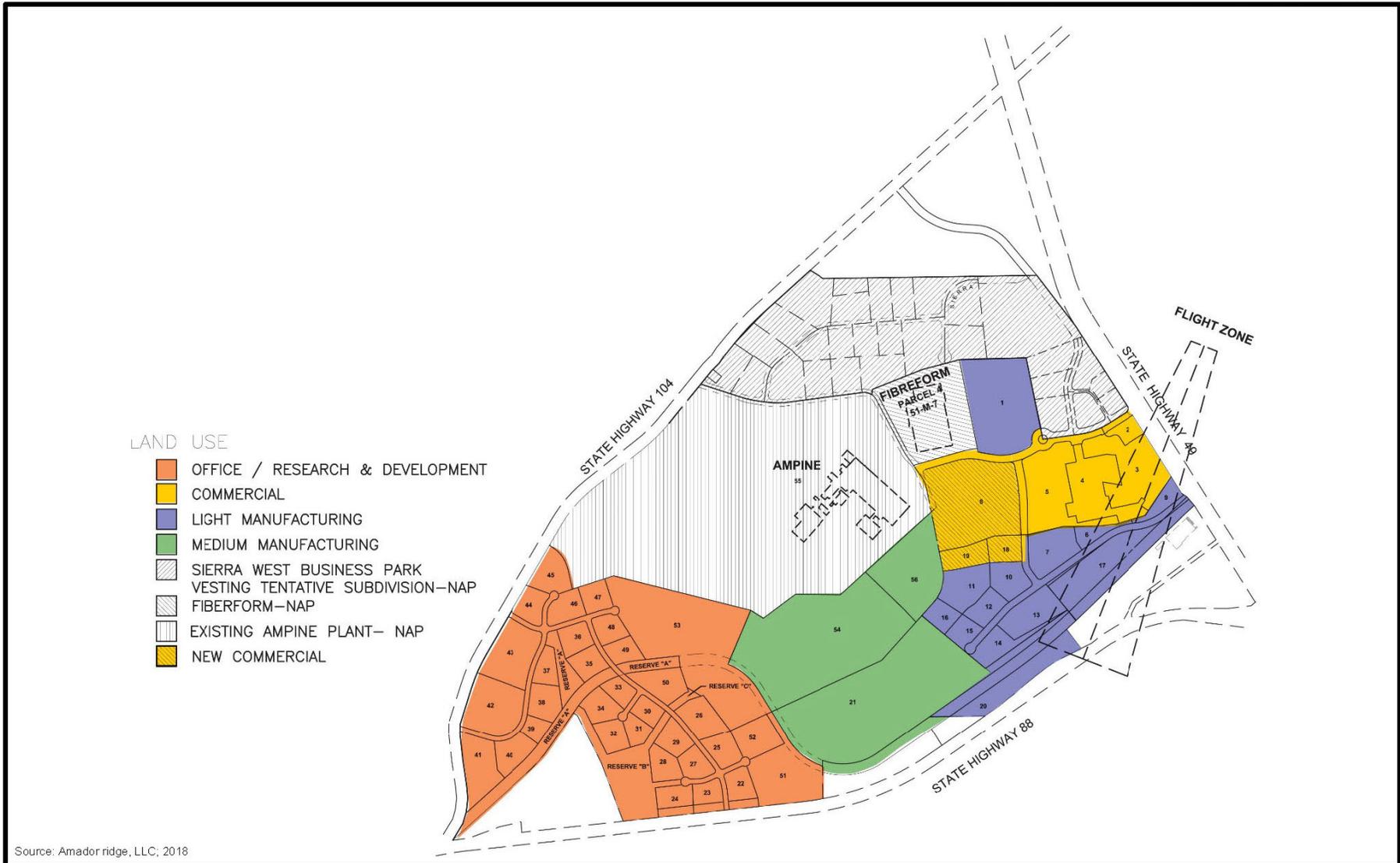
This SEIR would be used by Amador County Planning Commission and the Amador County Board of Supervisors in their deliberations concerning this project. The project would require approval of the Martell Business Park Master Plan Amendment and certification of the SEIR.

Actions Associated with the Master Plan

1. Certification of the Environmental Impact Report (SEIR)
2. Approval of the Martell Business Park Master Plan Amendment
 - The Martell Business Park Master Plan will be administered under the provisions of a Special Use Permit (Conditional Use Permit No. 99; 7-6). The Special Use Permit defines and reinforces the requirements that are generally and specifically outlined in the Martell Business Park Plan area. Site-specific projects within the Martell Business Park Plan area are to conform to the relevant development criteria and guidelines.
 - Approval of a resolution to refine the Martell Business Park Master Plan under the provision of a Special Use Permit (Conditional Use Permit No. 99; 7-6).
3. Approval of a Mitigation Monitoring Reporting Program (MMRP)
4. Subsequent Actions
 - Parcel & Tentative Subdivision Maps

Parcel and tentative subdivision maps for areas that lie within the plan area boundaries shall be submitted according to County of Amador requirements. These maps must be consistent with the intent of the Master Plan.
 - Site Plan Approvals

Individual project proposals may require site-specific review and approval. This type of approval may take the form of a site plan review, building permit, or other site-specific occupation permit review.



Source: Amador ridge, LLC; 2018

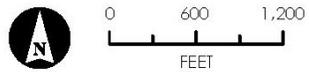
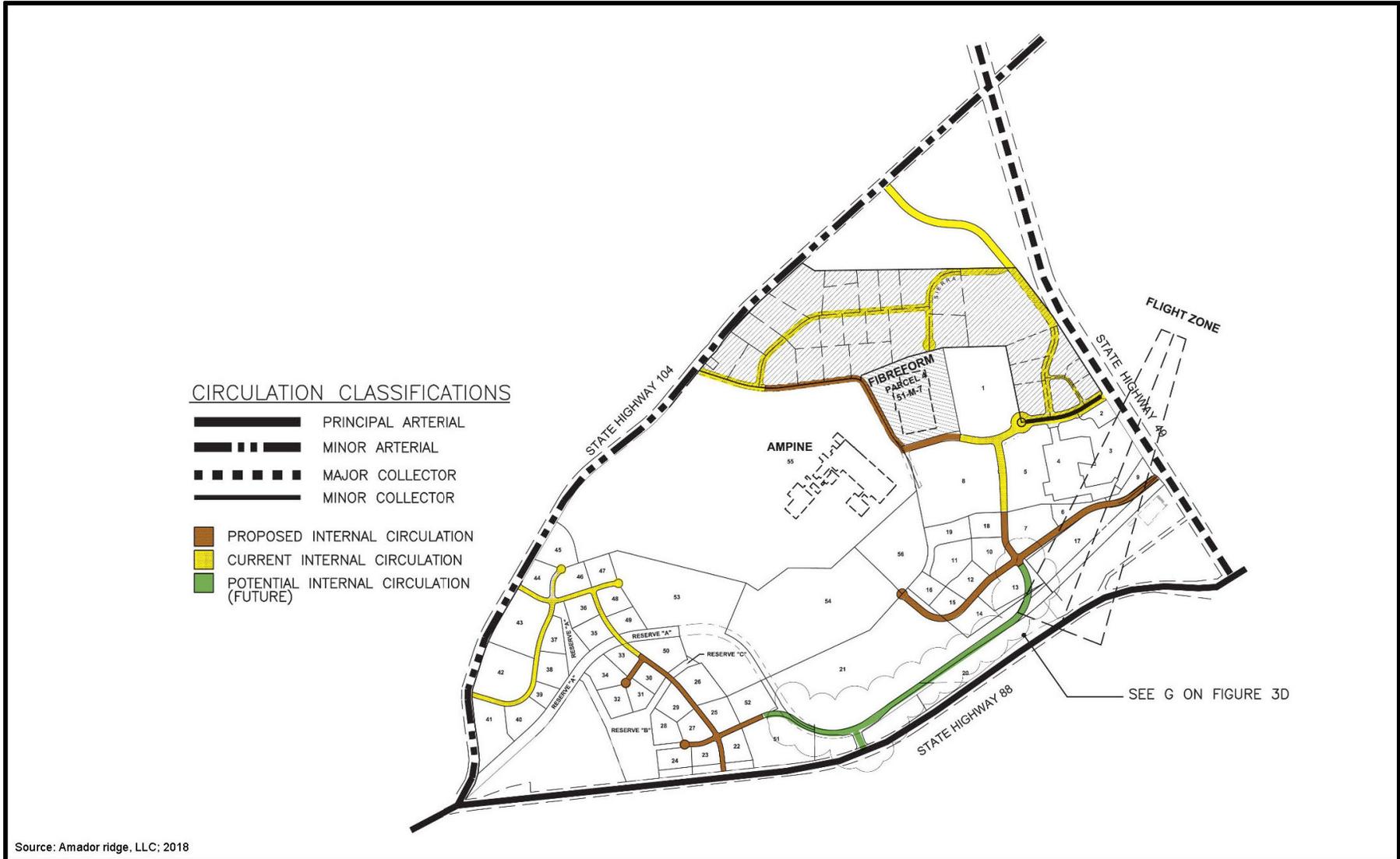


FIGURE 4
Proposed Land Use

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Source: Amador ridge, LLC; 2018

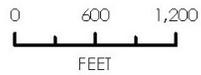


FIGURE 5
Master Plan Amendment Circulation

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