

AMADOR CITY
AGENDA OF THE MEETING OF THE CITY COUNCIL
THURSDAY August 20, 2020, 7:00 P.M.

SPECIAL NOTICE

Pursuant to Paragraph 11 of Executive Order N-25-20, executed by the Governor of California on March 12, 2020, as a response to mitigating the spread of coronavirus known as COVID-19, during the July 16, 2020, meeting of the City Council of Amador City, California members of the public will be allowed to join Zoom Meeting.

David Groth is inviting you to a scheduled Zoom meeting.

Topic: Amador City Council Meeting

Time: Aug 20, 2020 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89702505830?pwd=dWU3cUo3UGhCeDRCdks4QW9aMXozZz09>

Meeting ID: 897 0250 5830

Passcode: 711634

Members of the public wanting to address the Council, either during public comment or for a specific agenda item, or both, are requested to send an email notification no later than 6:00 p.m. on the day of the meeting to the Amador City Council Clerk, Joyce Davidson, at cityclerk@amadorcity.net. Public comment should identify the agenda item it seeks to address, and be limited to 300 words or less. Public comment will be read at the time such agenda item it references is called.

Discussion and possible action on all items

1. CALL TO ORDER
2. Pledge of Allegiance
3. ROLL CALL-
APPROVAL OF AGENDA –
4. CONSENT AGENDA – Minutes of July 16, 2020
5. PUBLIC MATTERS NOT ON THE AGENDA – Discussion items only, no action to be taken.
Any person may address the council at this time on any subject matter within the jurisdiction of the Amador City Council. Any item that requires action will be deferred to a subsequent council meeting. Five minute time limit. -
6. **Public Hearing**
 - A. **Variance Request from Larry Arguello and Heidi Kaiser - 14470 West School Street**
 - B. **Letter from Richard and Kathleen Lynch regarding stability of retaining wall located on Amador Creek SE of 14215 Main Street.**
 - C. **Proposal to develop small storage facility on A-1 zoned parcel on Amador Creek Road/East School Street. – Discussion only – Parcel not zoned for requested use which was 20 unit commercial storage facility.**
 - D. **Status of Grant Requests re: Covid 19 lockdown for retail businesses**
 - E. **Sign Application from Chris Kelley – IDYLL**

- F. Request from Ginger Budrick to apply for two licenses from ABC – 1st License is for temporary catering authorization to allow food and drinks to be served on sidewalk; 2nd License is for permanent ABC license to serve on sidewalk in front of restaurant (will require construction of barrier). See attached letter.**
- G. Request from Mary Louise Nixon to modify monthly financial statements**
- H. Design Review: Munson – Extension of deck – Fleehart Street; Bissel – Addition to residence on School Street**
- I. Resolution #576 -Break Even Brewing, LLC. (Kevin Carter) Authorizing city to grant Easement for ingress/egress and maintenance and make Public Benefit Findings (14166 Hwy 49)
Easement Agreement
Legal Description
Plot Map
Improvements**
- J. Resolution #577– Placing Delinquent Sewer Bill Balances on Tax Roll**
- K. Front Patio – Imperial Hotel - Discussion**
- L. ACTC Grant – Speed Calming Signs**
- M. Amador City Street Parking – Sutter Creek Fire Department – Discussion**
- N. Highway 49 Tree and Blackberry Trimming – Discussion**
- O. Women's Public Restroom Light – Discussion**
- P. Cemetery Watering – Discussion**
- Q. Ordinance 86 – Mining – Discussion**
- R. Committees: Maintenance, ARSA, Air,EVC, Fire Dept, Culbert Park, ACTC/REMF, LAFCO, Homeless, Museum, Air BnB,**

AMADOR CITY
MINUTES OF THE MEETING OF THE CITY COUNCIL

THURSDAY July 16, 7:00 P.M.

SPECIAL NOTICE

Pursuant to Paragraph 11 of Executive Order N-25-20, executed by the Governor of California on March 12, 2020, as a response to mitigating the spread of coronavirus known as COVID-19, during the July 16, 2020, meeting of the City Council of Amador City, California members of the public will be allowed to join Zoom Meeting.

Mayor Groth is inviting you to a scheduled Zoom meeting.

Topic: Amador City Council Meeting

July 23, 2020 07:00 PM Pacific Time (US and Canada)

Join Zoom

<https://us04web.zoom.us/j/75782414823?pwd=S1Q1THNrMVZkbmhRUFhSbi9nS3gzQT09>

Meeting ID: 757 8241 483

Password: 5McnKt

Members of the public wanting to address the Council, either during public comment or for a specific agenda item, or both, are requested to send an email notification no later than 6:00 p.m. on the day of the meeting to the Amador City Council Clerk, Joyce Davidson, at cityclerk@amadorcity.net. Public comment should identify the agenda item it seeks to address, and be limited to 300 words or less. Public comment will be read at the time such agenda item is referenced.

Discussion and possible action on all items

1. CALL TO ORDER
2. Pledge of Allegiance
3. ROLL CALL- Groth, Bragstad, Kel-Artinian, Robinson, Marks present
APPROVAL OF AGENDA – Bragstad moved, 2nd by Kel-Artinian, approved
4. CONSENT AGENDA – Minutes of June 18 and 25, 2020. Financial Statements – Kel-Artinian moved, 2nd by Bragstad – approved unanimously
5. PUBLIC MATTERS NOT ON THE AGENDA – Discussion items only, no action to be taken. Any person may address the council at this time on any subject matter within the jurisdiction of the Amador City Council. Any item that requires action will be deferred to a subsequent council meeting. Five minute time limit. -
6. Public Hearing
 - A. Request for Easement – Kevin Carter - Minor changes to be made to Resolution. To be placed on agenda of Special Meeting July 23, 2020.
 - B. Rate Adjustment – Aces Waste Services, Inc. – Kel-Artinian moved, 2nd by Robinson, approved by Groth, Kel-Artinian, Robinson, Marks – Bragstad voted No.
 - C. Parking O'Neil Alley – Katie Grady reported that there is currently parking allowed on both sides of the street making it difficult if not impossible for emergency vehicles to get through. Bragstad moved, 2nd by Robinson to send letter to all residents regarding parking.

- D. Proposal to develop small storage facility on A-1 zoned parcel on Amador Creek Road/East School Street. – Discussion only – Parcel not zoned for requested use which was 20 unit commercial storage facility.**
- E. Planting shade tree on Main Street near Victorian Closet and steps to Museum. Need to locate utilities in street before considering planting.**
- F. Committees: Maintenance:N/C, ARSA – no meeting; Air,EVC – no electricity near south parking lot; Fire Dept. – Green Waste Receptacle at station; Culbert Park waiting for Design Review; ACTC/RTMF – Restriping installing solar speed monitors; LAFCO – nothing; Homeless – no camping in city parks,large cooler with cold water to be provided at parks; Museum – nothing; Air BnB – nothing; Fire Dept and community member and council to walk city streets looking for possible fire and/or safety hazards**

Meeting Adjourned 8:35 p.m.

AUG 13 2020

CITY OF AMADOR CITY

MEMORANDUM

TO: City Council

FROM: City Engineer-City Planner

**RE: Arguello-Kaiser Variance Request
14470 W. School Street, Amador City
APN 008-286-006**

DATE: August 11, 2020

BACKGROUND

Applicants own a single-family residential unit at this location with paved parking extending from School Street's edge into the property approximately 25 feet. This area has been used for vehicle parking for some time without any setback from the property line. At this time, the applicant proposes a carport structure over this parking area, the front support columns of which are proposed right on the property line (i.e. no setback).

ISSUE

City Code typically requires a setback of 20 feet from the property line for any structure in a residential zone. To allow construction as proposed, a variance must be granted pursuant to Chapter 17.76, "Variances and Zone Changes," of the City Code which requires findings A, B, C, and D of Section 17.76.030, "Necessary Conditions," by the City Council as it acts as the Planning Commission. The Necessary Conditions are:

- A. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone and vicinity;
- B. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or vicinity in which the property is located;

- C. That such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by other property in the same zone and vicinity;
- D. That the granting of such variance will not adversely affect the comprehensive general plan.

CONSIDERATIONS

Since the proposal is to cover an existing and allowed parking area, the question becomes whether allowing the construction of the parking area with a permanent structure ... “assure that the spirit and purpose of this title (i.e. Chapter 17.76)...” be observed, public safety and welfare secured, and substantial justice done.

There are examples of similar construction in the City as well as denial of similar requests along old Highway 49.

Subject to testimony heard or written received at City Council meetings, the City Council could make these findings and conditionally grant a parking area setback variance. Conditions A and C are key in this application.

Recommended conditions, should the variance be granted, are:

1. No portion of the structure, including roof overhang, shall extend beyond the property line.
2. All construction activity, including material storage or contractor parking shall be conducted on private property and shall not obstruct School Street traffic.
3. Applicant shall secure building permit with plan view and notes that reference these conditions.
4. Construction shall be completed within 30 days of permit issuance unless a time extension is granted for cause by City Building Official.

cc Gregory Wayland, City Attorney

#2839/nlm

Memo to Council-Arguello-Kaiser_2020-08-11.docx

JUL 3 0 2020

July 9, 2020

Kathleen and Richard Lynch
PO Box 78
Amador City, CA 95601

City of Amador City
PO Box 200
Amador City, CA 95601

Dear Amador City Council Members,

This letter is to notify you of our concern in regards to the stability of a retaining wall located on Amador Creek in the southeast corner of our rental property at 14215 Main Street.

We have been advised by Engineer, Roark Weber, who has looked at the wall, to write this letter to inform you of a potential hazard to the Amador City sewer line that crosses above the creek next to the wall should the wall fail. You can see by the photographs included, that the wall is cracked and leaning towards the creek and the sewer line. The sewer line goes through the wall to the manhole located on the SE corner of the property. Permission was granted to the City many years ago to run the main sewer line through the back of this lot and our adjoining property to the sewer pond at the west end of town.

The wall has been leaning for many years but more recent movement with additional breaks in the concrete have warranted this notification. It could potentially remain in this condition for another 100 years, who knows.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Kathleen Lynch". The signature is written in a cursive style with a large initial 'K'.

Kathleen Lynch
14219 Main St.
Amador City

cc: Weber Ghio and Associates
Weatherby Reynolds

JUL 30 2020



AUG 13 2020

Subject: Storage Facility Proposal
From: Michael Gornet <mgornet@gmail.com>
Date: 8/12/2020, 12:09 PM
To: knkasey@att.net
CC: City Clerk <cityclerk@amadorcity.net>

Joyce, please distribute to all who received the letter from Nancy and add to the public record related to my proposal submitted at the City Council meeting.

Nancy,

Thank you for your input on the Storage Facility on the Amador Mine property. I don't think you would even see the barn as it is proposed for the lowest level on the property, behind the Fire Department parcel where the Mill was located. This area I also thought was contingent to the warehouses on Water Street, or as close as you could get. In addition, the tree foliage provides great sight cover from East School Street. Although not asked at the City Council meeting, I'm willing to limit hours, only provide to Amador City residents and businesses, and there will be no exterior lighting that is not covered to avoid any ambient light escaping the barn area.

I truly thought it was a community service to provide small storage to residents and businesses. Beginning when I was organizing my move to Amador City I along with my realtor were looking for storage to accommodate my needs. Unless you want to go to Sacramento County and surrounds there was nothing available here or in the surrounding towns.

Typical storage is visited twice, when you drop off your belongings to store and an average of 7 years later when you retrieve them. Businesses may visit more often but I want to help the local businesses in any way I can.

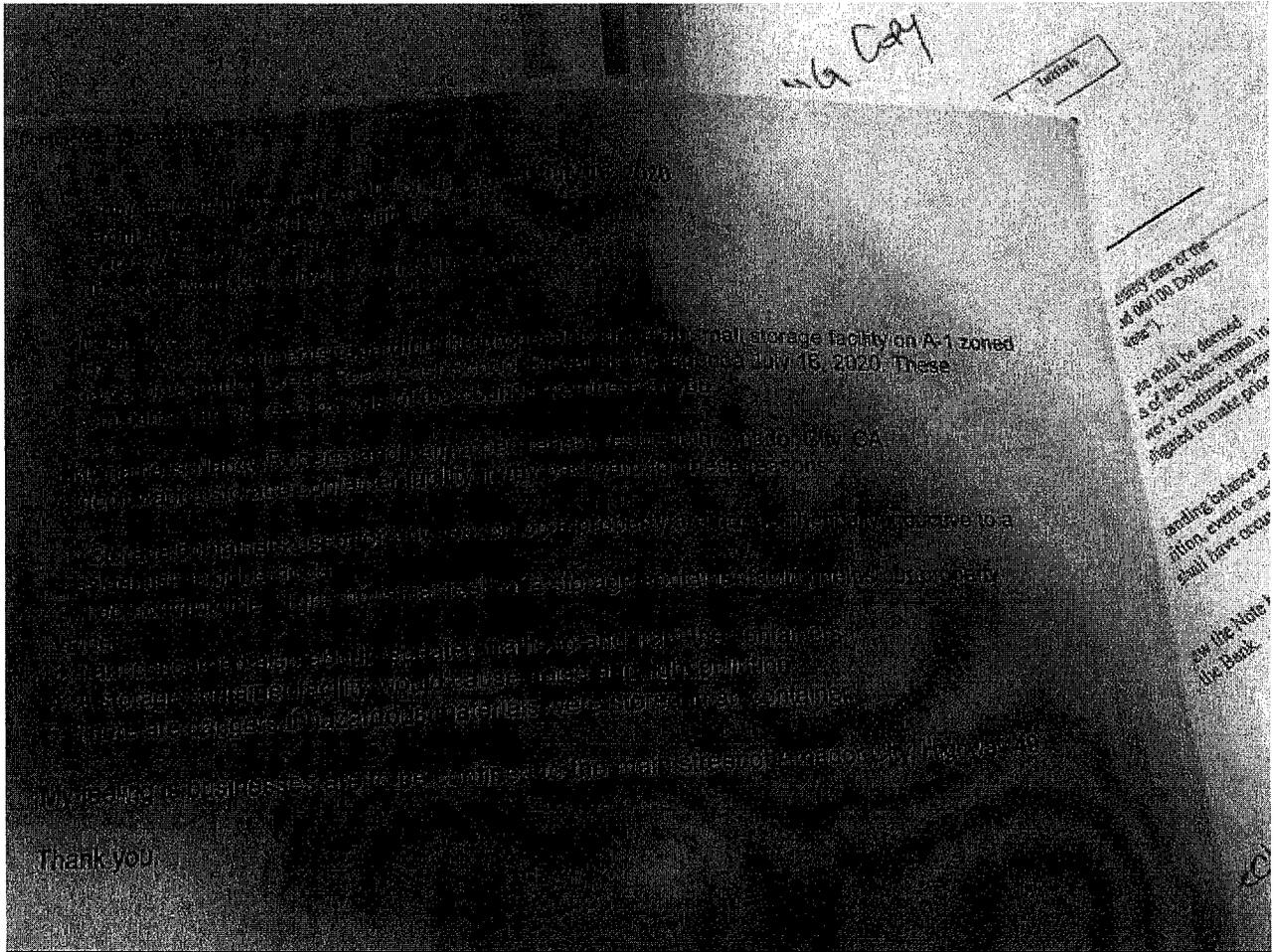
So, minimal traffic, no ambient lighting, no noise as all unloading and loading would occur inside of barn, hazardous materials and other items will be prohibited by contract and subject to inspection at any time, restricted hours of operation, residents and local businesses only.

If you know of any property on Highway 49 let me know, I cannot find any in Amador City. I'm happy to receive your input and would welcome any ideas or suggestions you may have. Clearly you have researched the parcel zoning. My goal is to add value to Amador City, be of public service and develop the property accordingly. It's becoming clear that most neighbors would like to just see me go away and leave the property as is. You can call me, email me, or stop by the office on the property anytime time to discuss any concerns or ideas you may have. I look forward to being a good neighbor and partner in developing Amador Mine.

Attachment

Michael Gornet
Gornet Management, Inc.
Franchise Licensing and Management
PO Box 251
Amador City, CA 95601
mgornet@gmail.com
MG4POTUS@gmail.com
Phone: 209-660-9020 (NEW NUMBER - PLEASE UPDATE)

— image.jpg —



Attachments:

image.jpg

81.9 KB

Sara Allen

Sara Allen, Broker/Owner

BRE #01145284

Village Real Estate

52 Main Street

Sutter Creek, Ca 95685

209-267-5280

209-419-0255 Cell

CONFIDENTIALITY NOTICE: This e-mail is covered by the Electronic Communications Privacy Act, 18 U.S.C. Subsection 2510-2521 and is legally privileged. This e-mail and any document attached, may contain confidential information belonging to the sender which is protected by the client, work product and/or other privileges. The information is intended only for the use of the individuals or entities named above.

On Wed, Aug 12, 2020 at 11:18 AM Michael Gornet <mgornet@gmail.com> wrote:

Joyce,

Please distribute to the City Council Members and Mayor who received the letter from Ms. Allen. I did not have their email addresses. Also please add to the public record related to my proposal submitted at the City Council Meeting.

Ms. Allen,

We seem to be off to a rocky start as new neighbors. I received a copy of your letter from my Architect James Monday. Apparently it was filed at the City Clerks office but you did not send a copy to me, the property owner.

I did not acquire the 16 acre parcel through foreclosure. I'm surprised given your occupation you did not have knowledge of the purchase directly from the property owner. I am fully aware of and have a Title report outlining all aspects of the property.

The parcel is on file with Amador City, not as clearly zoned residential but is split between R1 One-Family Dwelling Zone and AT Agricultural Transition Zone. For edification I have included the applicable AT Regulations and Uses Permitted directly from the Amador City Zoning Regulations, Section 17.

17.40.010

Generally.

Uses permitted.

Generally.

The following regulations shall apply in the A-T Agricultural-Transition zone unless otherwise provided in this title. (Ord. 64 § 6 (part), 1985)

17.40.020 Uses permitted.

A. Agricultural use such as raising and grazing of livestock, poultry, or other animals; growing and harvesting of trees, fruits, vegetables, flowers, grains or other crops; storage, packing or processing of agricultural products produced on the property, without changing the nature

of the products; sale on the property of products produced thereon; provided that such uses are carried on by a resident of the property, are incidental to the use thereof, and are not a nuisance to contiguous properties;

B. One family dwelling, one guesthouse, renting on not more than one room. (Ord. 64 § 6 (part), 1985)

17.40.030 Uses permitted by use permit.

A. Mining, quarrying, excavating, concentrating, exploring, drilling, processing, and stockpiling of rock, sand, gravel, decomposed granite, lignite, coal, clay, gypsum, limestone, metallic ores, nonmetallic ores, hydrocarbons, and similar materials, and the reclamation of resultant excavations with inert materials in accordance with recognized standards and requirements of public agencies responsible for public health, fire, safety, and the protection of water resources. A use permit shall not be required if the extraction or prospecting causes the removal or moving of overburden and minerals in an amount of less than one thousand (1,000) cubic yards in any one location of one acre or less. (Ord. 64 § 6 (part), 1985)

Accordingly I have many options, and the parcel zoning does allow commercial use related to the regulations. In addition the parcel is a Mineral Reserve Zone (MRZ) designated by the State of California in 1983. In this document the best use of the land is mining and is to be protected by Amador City. The parcel is a Patented Legal Parcel Mining Claim granted by the Federal Government for surface and mineral rights as well.

The road that was constructed was on an easement granted by two property owners, including those preceding my ownership, for access to the 6 acre parcel adjacent to the Amador Mine. This road was existing and improved by the 6 acre property owner largely to meet Fire Department width requirements.

I have every right to use my backhoe on my property, up to 1000 cubic yards per acre. In my case I buried a power line and simply removed and replaced the soil. In addition, I have contracted for a soils report of the entire parcel.

My son had friends camp on the property the weekend after Memorial Day. Several women were part of the group and everyone utilized the public restroom facilities a 5 minute walk away, or at my home on Fleehart Street. I'm not sure how a weekend of camping with no disturbance to neighbors whatsoever violates building codes, regulations, or standards of use set by Amador City. In fact, besides sleeping, they spent the majority of their time at Lake Tahoe. If you have a copy of the building codes, regulations and standards, or can direct me to their location publicly, I would like to review them.

I will continue to pay for the necessary reports and pursue commercial and residential options for my property. All proposals will receive review by the City Council. I am truly hopeful I can have a rapport with neighbors and City Hall (across the street) to achieve my goals, add value to Amador City, be of public service and develop the property accordingly. You can call me at the phone number below, email me, or stop by the office on the property anytime to discuss any concerns or ideas you may have.

Attachments

Michael Gornet
Gornet Management, Inc.
Franchise Licensing and Management
PO Box 251
Amador City, CA 95601
mgornet@gmail.com
MG4POTUS@gmail.com
Phone: 209-660-9020 (NEW NUMBER - PLEASE UPDATE)

Subject: Re: Sara J. Allen Letter Dated 7/16/2020 Response
From: Gregory Wayland <gregorypwayland@gmail.com>
Date: 8/12/2020, 3:04 PM
To: City Clerk <cityclerk@amadorcity.net>
CC: Dave Groth <grothdave@gmail.com>

This should not be distributed until agendized, and published.

It should not be discussed until the meeting commences with a quorum and noticed.

GW

Sent from my iPhone

On Aug 12, 2020, at 1:00 PM, City Clerk <cityclerk@amadorcity.net> wrote:

FYI. I also have not forwarded this to all Council Members. If you want me to, let me know.
Joyce

----- Forwarded Message -----

Subject:Re: Sara J. Allen Letter Dated 7/16/2020 Response
Date:Wed, 12 Aug 2020 12:13:48 -0700
From:SARA ALLEN <agent001suttercreek@gmail.com>
To:Michael Gornet <mgornet@gmail.com>
CC:City Clerk <cityclerk@amadorcity.net>, James Monday <jas.monday7@gmail.com>, David SANDERS <dtsanders@gmail.com>, Larry White <l.white@wgainc.net>, kennthawilliams13@gmail.com, Erin <erinstorun@hotmail.com>

Good Luck with your development. You need to have a soils report if you are going to continue to move contaminated soil and I would think it prudent to either connect to the City sewer or install an approved septic system. It appears that you are living in an RV as you are there continuously morning through the night. I do hope that is not the case and it is really only your office as you have reported.

Most Amador City residents would not be opposed to 2 or 3 homes being built on your property as an approved use by the City. A clear soils report seems to be a prerequisite to any anticipated development. To be clear, Mr. Gornet, this is nothing personal, rules and regulations are in place for the benefit of all citizens, including you.

Best

Amador City Sign Application

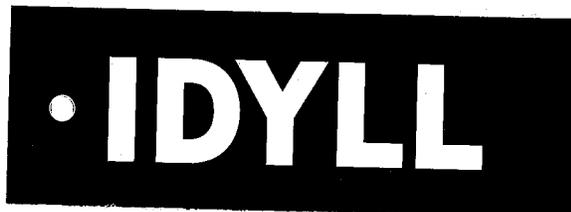


Date: 7-11-2020
Name of Business: IDYLL
Business Location:

Name of Applicant: Chris Kelleg
Mailing Address: P.O. 252
Telephone: Bus 209-712-9589
Res.

Size: 2 1/2' x 1' Type (Hanging/flat/other) Hanging Material: Wood

Colors: Background Eggplant
Lettering White/Raised
Trim None
Additional art work None



Letter Size: 8 1/2"

Please provide a scaled and dimensioned drawing (example 1/2 in = 1 ft) depicting the proposed sign including lettering, artwork and colors. The colors shall be as accurate as possible. Labeled paint samples shall be included. Lettering style(s) shall be specifically shown. Lettering examples from magazines or newspapers may be used to show type face. Trim and artwork shall be accurately portrayed.

Please complete all the information on this sheet even though the information may be repeated on the sign.

Applicants or their representative are strongly urged to be present at Sign Committee when this item is reviewed

THE SIGN COMMITTEE WILL INDICATE THEIR APPROVAL, CONDITIONAL APPROVAL OR DENIAL BY AFFIXING THEIR INDIVIDUAL SIGNATURES TO THIS FORM. A QUORUM MUST BE PRESENT AT MEETING. IF SIGN IS DENIED, COMMITTEE MEMBERS WILL INDICATE SECTION OR SECTIONS OF SIGN ORDINANCE SUPPORTING DENIAL.

Approval:

Conditional Approval:

Denial:

CITY OF AMADOR CITY

SIGN APPLICATION

PLOT PLAN (Birds eye view) Draw building and locations of all signs for this business.



FRONT VIEW: Draw front elevation of business and location of sign.



DESIGN REVIEW COMMITTEE FINDINGS

1. _____

2. _____

3. _____

4. _____

5. _____

COMMENTS

Signature, Design Review

Date

Chapter 15.16

HISTORICAL BUILDING PRESERVATION, SIGN AND OUTDOOR MERCHANDISE DISPLAY REGULATIONS

Sections:

- 15.16.010 Purpose.
- 15.16.020 Applicability to signs.
- 15.16.030 Existing historic buildings.
- 15.16.040 Damage to historic buildings.
Removal allowed when.
- 15.16.050 Mother Lode architecture, defined
- 15.16.060 Permit issuance.
- 15.16.070 Preservation of historic rock walls.
- 15.16.080 Sign committee.
- 15.16.090 Signs.
- 15.16.100 Outdoor or sidewalk
merchandise displays.

15.16.010 Purpose.

The purpose of this chapter is to provide conditions and regulations for the protection, enhancement and perpetuation of the old and historical commercial buildings within the city and the perpetuation of the Mother Lode type of architecture within the city which has special historical and esthetic interest and value, and to provide for the appearance of structures and signs on neighboring and adjacent property within the public view. Also to assign the 5-member design review committee and 5-member sign review committee to regulate the provisions of this chapter. (Ord. dated 12-13-79 § 1; Ord. 44 § 1, 1969)

15.16.020 Applicability to signs.

This chapter shall apply to signs within the city limits. (Ord. dated 12-13-79 § 2; Ord. 44 § 2, 1969)

15.16.030 Existing historic buildings.

No presently existing commercial building of special historic or esthetic value or of Mother Lode type of architecture situated within the city limits of Amador City shall be torn down, demolished or otherwise destroyed. (Ord. dated 12-13-79 § 3; Ord. 44 § 3, 1969)

15.16.040 Damage to historic buildings—

Removal allowed when.

In the event that any Mother Lode type of architecture commercial building or any other commercial building of esthetic or historic value or interest shall be damaged by fire, act of God, or in any other manner, or become unsafe or in such state of disrepair or dilapidation as to be untenable by reason of any of these causes that it cannot with reasonable diligence be repaired and restored, the same may be removed upon issuance of a permit for such removal as hereinafter provided. (Ord. dated 12-13-79 § 4 : Ord. 44 § 4, 1969)

15.16.050 Mother Lode architecture, defined

A. All commercial buildings and new commercial construction which shall be hereafter constructed or altered as to their exterior appearance, as to their exterior architecture, shall conform to the style of architecture commonly known as and called the Mother Lode type of architecture.

B. For the purpose of this chapter, Mother Lode type of architecture referred to herein is defined as being, the type of architecture generally used in the Mother Lode area in the state of California in the period of 1849 to 1870, inclusive, and the type of architecture exemplified by the buildings known as the Imperial Hotel and the Fleehart Store on Main Street. (Ord. dated 12-13-79 §§ 5, 6; Ord. 44 §§ 5, 6, 1969)

15.16.060 Permit issuance.

A. No permit for demolition or removal of any commercial building of Mother Lode type of architecture or special historic or esthetic interest situated within Amador City shall be issued without the approval of the three-member historical advisory committee and the city council.

B. No permit for construction or alteration of any commercial building or sign hanging within the city shall be issued until the plans for the construction or alteration or sign hanging shall have been approved by the design review committee for buildings, the sign review committee for signs and outdoor/sidewalk merchandise displays and the city council. No permit shall be issued for any signs other than restricted to buildings.

C. The design review committee and sign review committee of the city shall not approve plans for the construction or alteration of any commercial building or any signs unless plans shall conform to the provisions of

this chapter.

D. No permit for construction or alteration of any commercial building within the city shall be issued until the plans for the construction or alteration shall have been approved by the design review committee of Amador City and the city council. No permit shall be issued for any signs other than restricted to buildings.

E. The design review committee shall not approve plans for the construction or alteration of any commercial building unless plans shall conform to the provisions of this chapter. (Ord. 131 (part), 1998; Ord. dated 12-13-79 §§ 7—9; Ord. 44 §§ 7—9, 1969)

15.16.070 Preservation of historic rock walls.

A. The purpose of this section is to provide conditions and regulations for the protection, enhancement, and perpetuation of the old historical rock walls within the city which have special historical and esthetic interest and value.

B. No presently existing rock walls, either dry stacked or cement adhered shall be torn down, removed, demolished, covered over with earth, rocks, or any other material or be in any way stressed to cause their destruction.

C. In the event a section must be removed to provide egress and ingress from a parcel that otherwise has no possible access, the city council may at their discretion issue a permit for removal of a section not to exceed twelve (12) feet.

D. If a rock wall precludes building on a parcel, the city council may issue a variance.

E. If a section is to be removed and if the city council issues a permit, the remaining walls must be repaired and strengthened so no further collapse will occur. (Ord. 94 §§ 1—5, 1990)

15.16.080 Sign Committee

A Sign Review Committee is established to review all sign applications submitted, assuring compliance with this Ordinance and to report to the City Council their recommendation for approval or disapproval. If at any time the sign committee lacks required membership to attain a quorum or does not meet within 30 days of a sign application being filed with the city clerk all responsibilities of the Sign Committee will be assumed by the City Council at the next meeting of the City Council. Final approval of all signs will rest solely with the City Council. The Amador

City Council shall appoint a committee comprised of five persons to include one person from the City Council, three persons from the business community, each possessing a current Amador City Business License, and one Amador City resident from the public at large. The term of the committee shall be two years.

15.16.090 Signs.

A. Signs within the city limits of the city are an item of sign committee review and approval. Consideration is given to their size, location, color and material of construction. Signs should be designed specifically for the business location and harmonize with surrounding signs and historical architecture of the buildings. Signs within the city are not to be used for advertising, but to indicate the location of the business and type of business therein. All signs must be displayed in a way that will not obstruct pedestrian or vehicular traffic.

B. The fee for obtaining a sign permit for a commercial sign shall be twenty-five dollars (\$25.00) and may be set by resolution. The fee will be due and payable upon submitting a sign application form to the city clerk.

C. A list of all approved signs will be kept on record by the City Clerk. Any sign displayed without a permit or believed to be in violation of the conditions of this or other pertinent city codes should be reported to the city clerk. A review of said sign will be conducted by the City Council at the next regular meeting of the Council. If the sign is found to be unlawful, a letter will be issued by the city and the owner will have 72 hours to remove the sign. If said sign is not removed the owner will be in violation of this ordinance and will be subject to misdemeanor violation.

D. Signs within the city limits of the city shall be designed and constructed in a professional manner and shall be restricted as follows:

1. Commercial Identifying Signs.

a. Commercial businesses may have up to two signs totaling not more than ten (10) square feet. (Exception see subsection (B)(1)(b) and (c) of this section.) Signs may be double or single faced depending on the method of display. For irregular shaped signs, the area shall be that of a ten (10) square foot rectangle that wholly contains the sign. More than two signs will be left to the discretion of the city council.

b. When more than one business occupies one building or one shop space, special conditions may apply to sign

size in order to avoid excessive clutter.

c. When a single business occupies one of the larger commercial buildings in Amador City (i.e., Imperial Hotel, Amador House, Amador Hotel, Mine House, Culbert House) exceptions may be made as to sign size.

d. No sign shall have moving parts or be self-illuminated, or have any characteristics which will make it glow or shine.

e. Signs shall be restricted to their related building.

f. Sandwich board signs are not permitted.

g. No signs shall be permitted on roofs.

h. Interior signs of over six square feet are subject to review if visible from the street or sidewalk.

1. No sign shall have color or be constructed of any material other than that approved by sign committee.

j. The fee for obtaining a sign permit for a commercial sign shall be twenty-five dollars (\$25.00) and may be set by resolution. The fee will be due and payable upon submitting a sign application form to the city clerk.

15.16.100 Open/Closed Signs and Flags
a. Businesses may have either an "Open/Closed" sign constructed of rigid material or a flag.

b. "Open/Closed" signs may not exceed two square feet and need not be submitted for sign approval as long as they comply with subsection (B)(1)(a) of this section. "Open/Closed" signs are not included in the ten (10) square foot allowance.

c. Flags are permitted but may not exceed six square feet and need not be submitted for approval.

d. "Open/Closed" signs and flags must be displayed in a way that will not obstruct pedestrian or vehicular traffic.

e. Eating establishments may apply for a permit to display a menu board not to exceed eight square feet. Menu board is to be located in proximity to the business entrance and must not impede pedestrian traffic. A fee will be incurred for this permit and be set by resolution.

C. All signs in use for existing businesses in Amador City prior to January 1, 1998 are permitted.

D. Signs which have been abandoned due to a closing of a business, a change in business name or for any other reason rendering the sign not applicable to the property involved, shall be removed by the permit holder or the owner of the building within thirty (30) days from the date of the action that caused the sign to be considered abandoned. An abandoned sign may be removed by the city after the thirty (30) day period stated above and the

permit holder or owner may be charged for the cost of removal.

15.16.100 Outdoor or sidewalk merchandise displays

Outdoor/sidewalk displays are restricted to merchandise constructed of materials available in the Mother Lode area in the state of California in the period of 1849 to 1870. Materials such as plastic, nylon, rayon, polyester and neon did not exist during this period and products constructed of these types of materials are prohibited from outdoor display.

Outdoor/sidewalk merchandise displays cannot impede pedestrian traffic, dominate the esthetic landscape or create any danger to public safety.

All conditions of this ordinance will take effect 30 days after passage by the city council and will supercede any previous ordinances on the same subject. Existing business not in compliance with the terms of Section 15.16.100 may continue to display non-complying merchandise, but during that business's normal business hours only.

Violation of this section is a misdemeanor. (Ord. 131 (part), 1998; Ord. 112, 1993; Ord. 90 §§ 1-4, 1989; Ord. 61 § 1, 1984; Ord. dated 12-13-79 § 10; Ord. dated 12-10-70; Ord. 44 § 10, 1969)

July 27, 20

Dear Mayor Groth and the City Council of Amador City,

I am writing to ask your permission to apply for two different licenses through the Department of Alcoholic Beverage Control.

The first license I'd like to apply for is a "Temporary Catering Authorization" that allows me to serve food and drinks along the sidewalk during the remainder of the COVID-19 Pandemic. This license would only stay in effect until the COVID-19 restrictions on restaurants are lifted and would not require permanent barriers. I will take care of the application submission and fees, I just need your permission to temporarily use the sidewalk to serve my customers food and drinks. This application can be approved by the ABC on the same day it is submitted, so I am asking you to please treat this as an urgent matter so I can apply as soon as possible.

The second license I'd like to apply for is a permanent license to serve alcoholic beverages on the sidewalk in front of my restaurant. In order to have the sidewalk patio included in my license, the ABC requires me to install a barrier around the tables where the alcoholic beverages will be served. With your permission, I'd like to build a barrier on the building side of the sidewalk in front of 14179 Main St. and 14175 Main St.

I look forward to discussing this further with all of you and hopefully coming to an understanding that will help keep Small Town Food + Wine open. I love being in business in Amador City and the patio is a very important part of my day-to-day operations, especially during this Pandemic. I also believe that the sidewalk patio is an asset to the community and many locals enjoy the ambiance that it brings to town. Thank you in advance for your consideration and please let me know if you have any questions.

Best,
Ginger Budrick-Carter
Small Town Food + Wine



(415) 203-1679

COVID-19 TEMPORARY CATERING AUTHORIZATION APPLICATION

Before completing this application, please review Form ABC-218 CV19 Instr. for important information regarding the COVID-19 Temporary Catering Authorization.

Instructions: Indicate the license number this temporary authorization will apply to in the appropriate box and then complete sections #1 and #2. Once complete, submit to the local ABC office with a non-refundable payment in the amount of \$100.00. Acceptable forms of payment are business/personal check, cashiers check or money order. You must also submit Form ABC-253 which clearly identifies where the area is in relation to the existing licensed premises. Incomplete or inaccurate applications may result in delay or denial of the application request. If approved, a COVID-19 Temporary Catering Authorization will be sent to you via the email address you provide below. If you do not have a valid email address, the authorization will be mailed to your premises.

LICENSE NUMBER

RECEIPT NUMBER (FOR ABC USE ONLY)

TOTAL FEE

SECTION 1 (Application Details And Licensee Acknowledgment)

| | | | |
|---|--|--|--|
| 1. LICENSEE NAME(S) (If an individual, first name, middle name, last name.) GINGER NICOLE BUDRICK | | 2. CONTACT PERSON Ginger | 3. CONTACT PHONE NUMBER (415) 203-1679 |
| 4. LICENSED PREMISES ADDRESS 14179 Main St. Amador City, CA 95601 | | 5. EMAIL ADDRESS gingerbudrick@gmail.com | |
| 6. DESCRIPTION OF EXPANDED AREA (Adjacent suite, sidewalk, parking lot, etc.) You must also complete and submit Form ABC-253 which identifies where the expansion is in relation to the existing premises. Sidewalk | | | |
| 7. DESCRIPTION OF HOW THE EXPANDED AREA WILL BE DELINEATED (Theater style stanchions and rope, temporary fencing, etc.) Stanchions and rope | | | |
| 8. WILL THE EXPANDED AREA BE SHARED WITH ANOTHER LICENSEE <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | 9. IF SHARED, DO THEY HAVE THE SAME LICENSE TYPE (Please note that certain license types cannot share with others) <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 10. DO YOU HAVE LEGAL AUTHORITY TO USE THE REQUESTED AREA <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | 11. WHAT IS YOUR LEGAL AUTHORITY TO USE THE AREA (Valid lease, rental contract, city permit, etc.) Permission from the City of Amador City | |

IN COMPLETING THIS APPLICATION FOR A COVID-19 TEMPORARY CATERING AUTHORIZATION, I ACKNOWLEDGE ALL OF THE FOLLOWING:
Check all of the boxes below. Failure to acknowledge all of the below may result in delay or denial of the application

- The requested expansion and its intended operation is and must remain consistent with state and local health and safety directives. Additionally, I have forwarded a copy of this application request to the appropriate local law enforcement agency.
- This authorization is limited to service of those alcoholic beverages authorized by the applicant license type.
- Except as to any conditions that the Department has determined will not be enforced under other Notices of Regulatory Relief, any operating conditions in place for the existing licensed premises will apply to the temporarily expanded area.
- If the Department determines that operation of the temporarily expanded area is contrary to public health, safety, or welfare, new or additional operating conditions may be added to the authorization at the time of or after its issuance.
- If the temporarily expanded area is being shared with other ABC licensees, we will be held jointly responsible for any violations that may occur within the shared area.
- If approved and we want to make changes or add additional expanded area(s) after approval, we will be required to complete and submit a new application; as well as pay another \$100 fee.
- If approved, the authorization may be canceled by the Department for reasons including, but not limited to: 1) upon termination of the temporary program granting the issuance of this authorization; 2) for violations of any law, rule, ordinance, or directive pertaining to business activities conducted on the premises and expanded area; 3) for negatively impacting nearby residents; 4) upon objection by local law enforcement; 5) if in the discretion of the Department continuance of the permit will negatively impact the public health, safety, or welfare.

SECTION 2 (Licensee Declaration And Signature)

I declare under penalty of perjury that to the best of my knowledge these statements are true and correct.

LICENSEE SIGNATURE

DATE SIGNED

[Handwritten Signature]

7/27/20

SECTION 3 (FOR ABC USE ONLY)

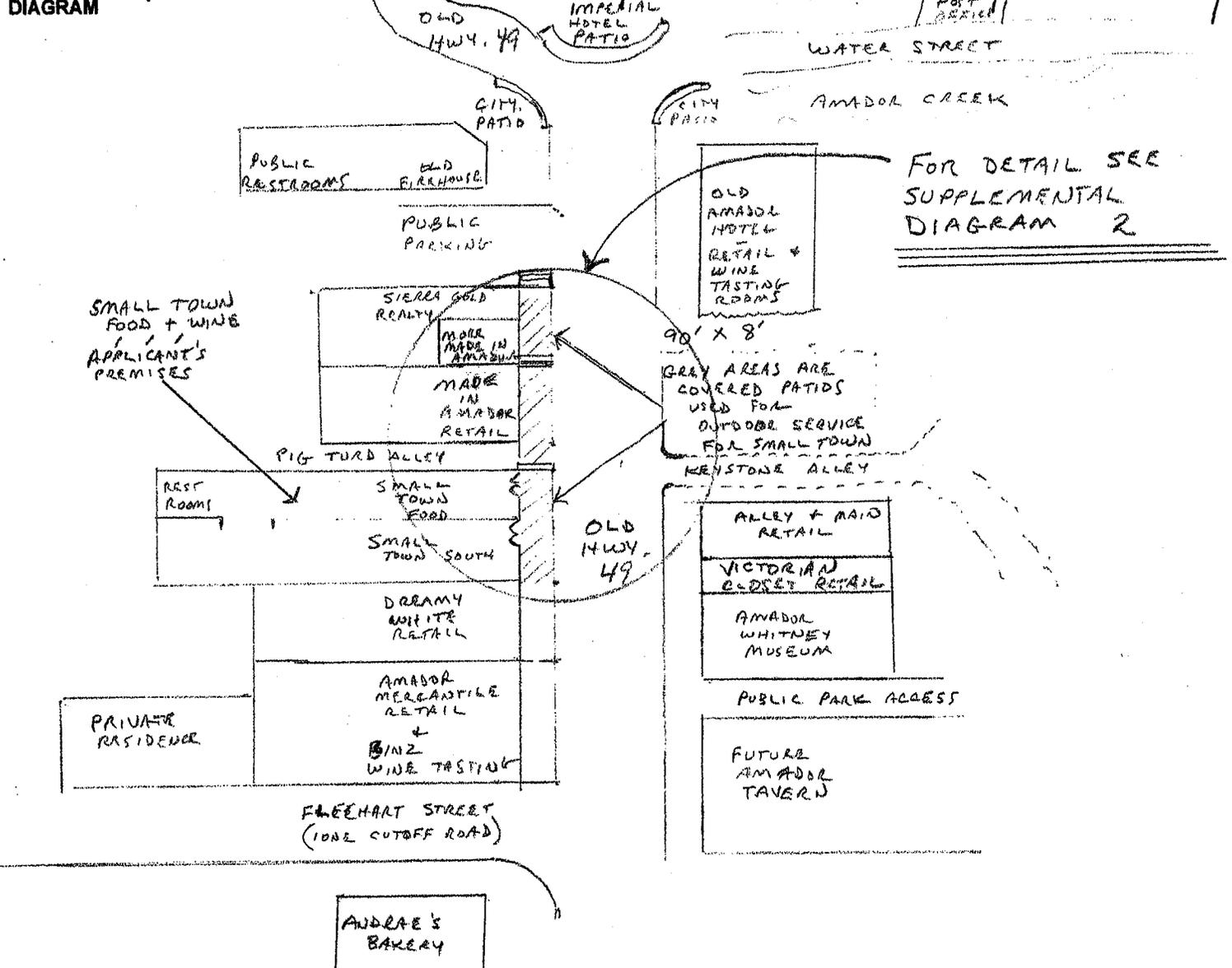
| | | | |
|--|---|---|--|
| DIAGRAM/ABC-253 ATTACHED <input type="checkbox"/> Yes <input type="checkbox"/> No | IS THIS A SHARED AREA <input type="checkbox"/> Yes <input type="checkbox"/> No | ADDITIONAL CONDITIONS BEING ADDED <input type="checkbox"/> Yes <input type="checkbox"/> No | APPLICATION APPROVED <input type="checkbox"/> Yes <input type="checkbox"/> No |
| APPROVAL /DENIAL BY (ABC Official Name) | | ABC OFFICIAL SIGNATURE | DATE SIGNED |

Department of Alcoholic Beverage Control
SUPPLEMENTAL DIAGRAM

Instructions to Applicant:

Draw a sketch of the area on which the licensed premises is or will be located. Show adjacent structures and nearest cross streets. If this is an event for a daily license, catering authorization, event authorization or miscellaneous use, show the area where sales and consumption of alcoholic beverages will occur. Post a copy of this diagram with Daily License, Catering Authorization or Event Authorization where the event is held. Sales and consumption of alcoholic beverages must be confined to the area designated in the diagram and supervised to prevent violations of the Alcoholic Beverage Control Act.

| | |
|---|--|
| 1. APPLICANT NAME (Last, first, middle) BUDRICK, GINGER NICOLE | 2. LICENSE TYPE 41 |
| 3. PREMISES ADDRESS (Street number and name, city, zip code) 14179 Main St. Amador City, CA 95601 | 4. NEAREST CROSS STREET Keystone Alley |



I have read the above instructions and I declare under penalty of perjury that the above diagram is true and correct.

| | |
|-------------------------|-------------------------------|
| APPLICANT SIGNATURE | DATE SIGNED 7/27/20 |
|-------------------------|-------------------------------|

FOR ABC USE ONLY

| | | |
|-------------------------------|--------------|-----------------|
| CERTIFIED CORRECT (Signature) | PRINTED NAME | INSPECTION DATE |
|-------------------------------|--------------|-----------------|

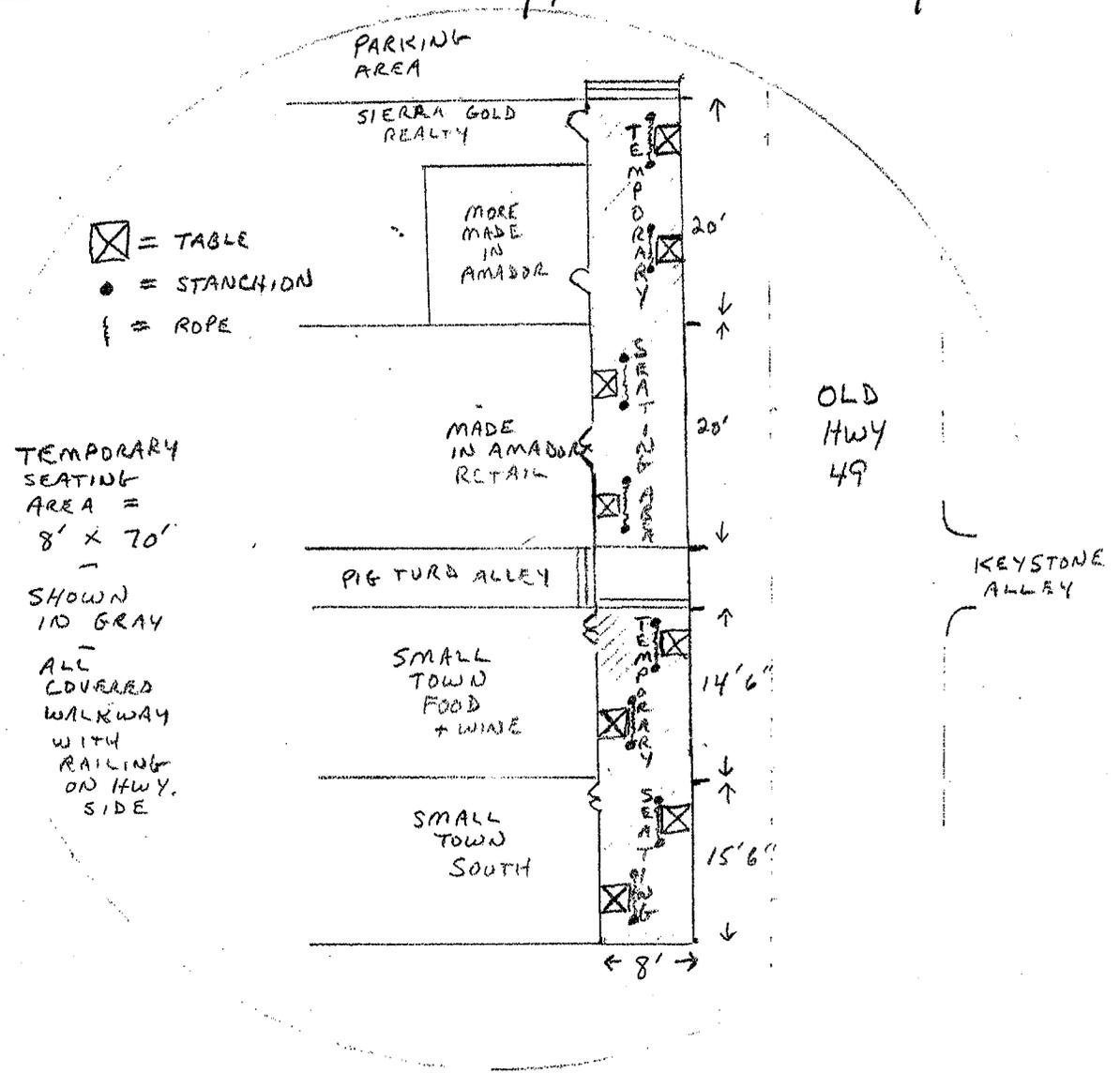
Department of Alcoholic Beverage Control
SUPPLEMENTAL DIAGRAM - 2

Instructions to Applicant:

Draw a sketch of the area on which the licensed premises is or will be located. Show adjacent structures and nearest cross streets. If this is an event for a daily license, catering authorization, event authorization or miscellaneous use, show the area where sales and consumption of alcoholic beverages will occur. Post a copy of this diagram with Daily License, Catering Authorization or Event Authorization where the event is held. Sales and consumption of alcoholic beverages must be confined to the area designated in the diagram and supervised to prevent violations of the Alcoholic Beverage Control Act.

| | |
|---|--|
| 1. APPLICANT NAME (Last, first, middle) BUDRICK, GINGER NICOLE | 2. LICENSE TYPE 41 |
| 3. PREMISES ADDRESS (Street number and name, city, zip code) 14179 Main St. Amador City, CA 95601 | 4. NEAREST CROSS STREET Keystone Alley |

DIAGRAM



I have read the above instructions and I declare under penalty of perjury that the above diagram is true and correct.

| | |
|---|-------------------------------|
| APPLICANT SIGNATURE <i>[Signature]</i> | DATE SIGNED 7/27/20 |
| FOR ABC USE ONLY | |
| CERTIFIED CORRECT (Signature) | PRINTED NAME |
| | INSPECTION DATE |

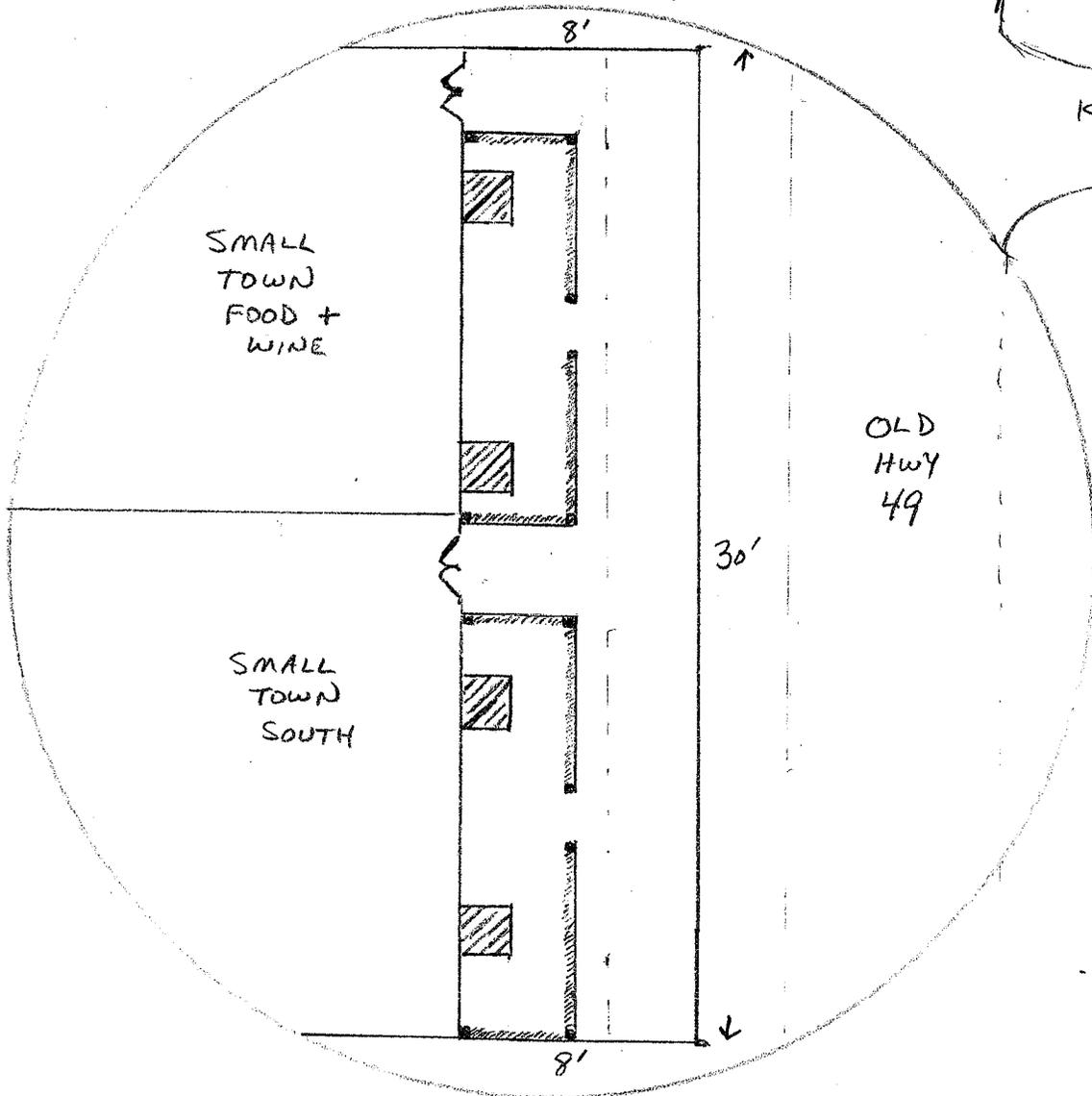
SUPPLEMENTAL DIAGRAM

Instructions to Applicant:

Draw a sketch of the area on which the licensed premises is or will be located. Show adjacent structures and nearest cross streets. *If this is an event for a daily license, catering authorization, event authorization or miscellaneous use, show the area where sales and consumption of alcoholic beverages will occur. Post a copy of this diagram with Daily License, Catering Authorization or Event Authorization where the event is held. Sales and consumption of alcoholic beverages must be confined to the area designated in the diagram and supervised to prevent violations of the Alcoholic Beverage Control Act.*

| | |
|--|-------------------------|
| 1. APPLICANT NAME (Last, first, middle) | 2. LICENSE TYPE |
| BUDRICK, GINGER NICOLE | 41 |
| 3. PREMISES ADDRESS (Street number and name, city, zip code) | 4. NEAREST CROSS STREET |
| 14179 and 14175 Main St. Amador City, CA 95601 | Keystone Alley |

DIAGRAM



I have read the above instructions and I declare under penalty of perjury that the above diagram is true and correct.

| | |
|---|------------------------|
| APPLICANT SIGNATURE <i>[Signature]</i> | DATE SIGNED 7/27/20 |
| FOR ABC USE ONLY | |
| CERTIFIED CORRECT (Signature) | PRINTED NAME |
| INSPECTION DATE | |

Subject: RE: agenda

From: <mlnixoncpa@volcano.net>

Date: 8/12/2020, 5:36 PM

To: "'City Clerk'" <cityclerk@amadorcity.net>

He asked me to ask you so send it on to him, he can certainly change his mind. I kind of think he just wanted to make me responsible for it.

ML

From: City Clerk <cityclerk@amadorcity.net>

Sent: Wednesday, August 12, 2020 1:03 PM

To: mlnixoncpa@volcano.net

Subject: Re: agenda

Yes, it is possible, but really Dave has final say.

On 8/11/2020 5:56 PM, mlnixoncpa@volcano.net wrote:

Joyce,

Is it possible to put me on the agenda?

I'm going to try to talk the council into taking monthly statements with less detail. The majority of cities don't do much financial related during their monthly meetings. The approve unusual off budget items (emergency repairs) and then in January take a deeper look at actual and budgeted amounts. I am going to recommend that Amador use a similar procedure

It will save Amador City money and me time.

Thanks,

Stay safe,

Mary Louise

Mary Louise Nixon, CPA

(209) 296-7500

PO Box 385

Pine Grove, CA 95665

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**RESOLUTION OF THE CITY COUNCIL OF AMADOR
CITY APPROVING GRANT OF INGRESS AND EGRESS
EASEMENT**

Resolution No.: 2020-576

Whereas, the City of Amador City (“City”) is the owner of that certain parcel of land commonly known as the Culbert Park, and numbered 14370 Keystone Alley, Amador City, California, hereafter referred to as the “City Property;”

Whereas, the entity Break Even Brewing, LLC, hereafter described as “Grantee” being the beneficiary of the City’s proposed easement, desires to obtain an express right of ingress and egress across the City Property in order to access pre-existing improvements on parcels owned by Grantee;

Whereas, the City desires to grant an easement for the purpose of ingress and egress to Grantee over and across the City Property;

NOW THEREFORE, the CITY COUNCIL of the AMADOR CITY does hereby RESOLVE and ORDER as follows:

SECTION 1. The Mayor is hereby authorized to enter into the easement agreement with Grantee, in the form accompanying this Resolution, for the purpose of granting an express right of ingress and egress to Grantee, and to execute the easement deed which is also hereby approved.

SECTION 2. The City staff is directed to perform such other acts as are necessary to effectuate the grant authorized by this Resolution.

PASSED AND ADOPTED this 23rd Day of July, 2020.

AYES:

NOES:

ABSENT:

David Groth
Mayor
Amador City, California

EASEMENT AGREEMENT

This easement agreement is entered into on the _____ day of _____ 2020, by and between the City of Amador City, a municipal corporation (hereinafter "Grantor"), and Break Even Brewing, LLC (hereinafter "Grantee").

RECITALS

WHEREAS, Grantor is the owner of certain real property located in the City of Amador City, County of Amador, State of California, more particularly described as: that certain parcel of land delineated and designated as "T.L. CULBERT PARK 1.7 AC." upon that certain official map entitled "RECORD OF SURVEY FOR THE CITY OF AMADOR CITY "T.L. CULBERT PARK", and filed for record in the office of the Recorder of Amador County in Book 57 of Maps and Plats at Page 11 (hereinafter "Grantor's Property"); and

WHEREAS, Grantee is the owner of certain real property located adjacent to Grantor's Property within the City of Amador City, County of Amador, State of California, more particularly described as: that certain parcel of land delineated and designated as "LOT 16, BLOCK 2 0.21 Acre" upon that certain official map entitled "RECORD OF SURVEY for KEVIN CARTER", and filed for record in the office of the Recorder of Amador County in Book 66 of Maps and Plats at Page 38 (hereinafter "Grantee's Property"); and

WHEREAS, Grantee desires to obtain easements over and across Grantor's Property and appurtenant to Grantee's Property for the purpose(s) of facilitating reasonable ingress and egress to the upper and lower portions of Grantee's Property (hereinafter "Easements"); and

WHEREAS, Grantor finds that it is in the public interest to grant the requested Easements because facilitating reasonable ingress and egress to Grantee's Property will promote orderly development within the City while not constituting an unreasonable burden upon Grantor's Property and will add formality to the existing ingress and egress usage; and

WHEREAS, Grantor finds, and Grantee stipulates, that the enjoyment by Grantee of the requested Easements will not affect, alter, delay, or in any material way prevent Grantor from pursuing the development of a City park on Grantor's Property.

NOW, THEREFORE, in consideration of the promises and of the mutual obligations and agreements herein contained, the parties hereby agree as follows:

1. The foregoing recitals are incorporated here by reference and made a part of this Agreement.
2. Grantor hereby grants to Grantee two nonexclusive easements over and across Grantor's Property and appurtenant to Grantee's Property, as such easements are described and depicted in Exhibits A and B incorporated herewith. The purpose(s) of said Easements shall be limited to ingress and egress.

3. Grantee shall at no time utilize the Easement areas for the parking or staging of motor vehicles, equipment, materials or the like, and shall at no time and in no manner obstruct or cause to be obstructed the Easement areas. The Grantee shall keep the Easement areas free and clear of all objects, within its control or influence, that may interfere with the free access and use of said property by the Grantor and the public.
4. Grantee shall at no time use, deposit or permit the use or deposit of any hazardous material or toxic waste or other harmful substances on Grantor's Property.
5. Grantee shall not interfere with the use by and operation and activities of Grantor or Grantor's invitees on Grantor's Property and the Easement areas. Grantee shall use such routes and follow such procedures on Grantor's property as result in the least damage and inconvenience to Grantor. No obstruction to the Easement area, including but not limited to fences, may be construed in or around the Easement areas except as such obstruction or fence may be expressly allowed pursuant to Section 14. The Parties expressly acknowledge and agree that the grant of easement provided for in this Agreement and accompanying documents is non-exclusive.
6. Grantee shall make reasonable efforts to accommodate Grantor's utilization of the Easement areas for Grantor's own purposes, including Grantor's future activities toward development of a City park on Grantor's Property. Grantee may at no time and shall in no manner or form interfere with Grantor's future activities toward development of a City park on Grantor's Property.
7. Grantee shall, at Grantee's sole cost and expense, maintain the Easement areas in good condition and repair all damage and wear to the Easement area caused by its, and its invitees, usage of the same for any purpose authorized by this Agreement.
8. The Easements granted herewith are subject to all liens, encumbrances, covenants, conditions, restrictions, reservations, contracts, leases and licenses, easements, and rights of way pertaining to Grantor's Property and the Easement areas, whether or not of record. The Grantor makes no warranty express or implied by entering this Agreement or the easement grant. Grantee stipulates and agrees that it has or will obtain all environmental, regulatory, and other legal compliance suitable for every use contemplated by this Agreement and undertaken by Grantee.
9. Grantee, at its sole cost and expense, shall comply with all applicable laws, ordinances and regulations, including but not limited to all applicable regulatory, environmental and safety requirements.
10. Grantee shall be responsible for damage to Grantor's Property or that of third parties resulting from any exercise of the rights herein granted, including but not limited to soil erosion, subsidence or damage resulting therefrom. Grantee shall promptly repair and restore to its original condition Grantor's Property, including, but not limited to, roads,

utilities, buildings and fences that may be altered, damaged or destroyed in connection with the exercise of the Easement or use of the Easement areas.

11. This Grant of Easement is made on the express condition that Grantor is to be free from all liability by reason of injury or death to persons or injury to property from whatever cause arising out of Grantee's, its contractors', agents', officers', members', employees', invitees', or licensees' exercise of rights granted pursuant to this Easement or use of the Easement areas, including any liability for injury or death to the person or property of Grantee, its contractors, agents, officers, members, employees, invitees, or licensees or to any property under the control or custody of Grantee. Grantee shall defend, indemnify, and hold harmless Grantor, its officials, officers, employees, agents, students, invitees and guests from any and all liability, claims, demands, loss, costs, or obligations on account of, or arising out of, any exercise of the Easement or use of the Easement areas by Grantee or Grantee's contractors, agents, officers, members, employees, invitees, and licensees, however occurring. Expressly included in this provision is any claim that Grantee failed to procure rights or otherwise comply with its obligations in Sections 8 and 9 hereof.
12. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force or effect except in a subsequent modification in writing, signed by the parties hereto.
13. The scope of use of this grant of easement will be reasonably restricted to existing and historic uses and volume. Existing and historic uses means and refers to the commercial establishment on Grantee's property, and the existing residential premises.
14. Excepting those improvements expressly described in Exhibit C, this Agreement does not authorize improvements to the Easement areas. Authorization to Grantee from the City to make or construct any other improvements or install any utilities within the Easement areas shall be secured in advance by Grantee, at its sole cost and expense.
15. This instrument shall bind and inure to the benefit of the respective successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

GRANTOR: CITY OF AMADOR CITY,
a municipal corporation

By: _____

GRANTEE: BREAK EVEN BREWING, LLC

By: _____

Exhibit "A"

LEGAL DESCRIPTION
Easements to Lot 16, Block 2, Amador City

Easements for ingress, egress, public utilities, and related improvements, lying within the City of Amador City, County of Amador, State of California, and being on, over and through two strips being more particularly described as follows:

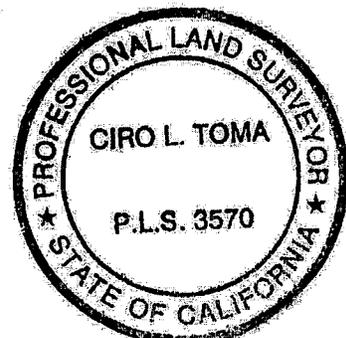
Easement "A"

Beginning at the Southwest corner of "LOT 16, BLOCK 2 0.21 Acre", as shown and so designated upon that certain official map entitled "RECORD OF SURVEY for KEVIN CARTER", and filed for record in the office of the Recorder of Amador County in Book 66 of Maps and Plats at Page 38; thence, from said point of beginning, along the South line of said Lot 16, North 68° 00' 00" East 72.00 feet; thence, leaving said South line, South 22° 18' 43" East 12.00 feet; thence South 68° 00' 00" West 72.00 feet to the East line of Old Route Highway 49; thence, along said East line, North 22° 18' 43" West 12.00 feet to the point of beginning, and containing 864 square feet of land, more or less.

Easement "B"

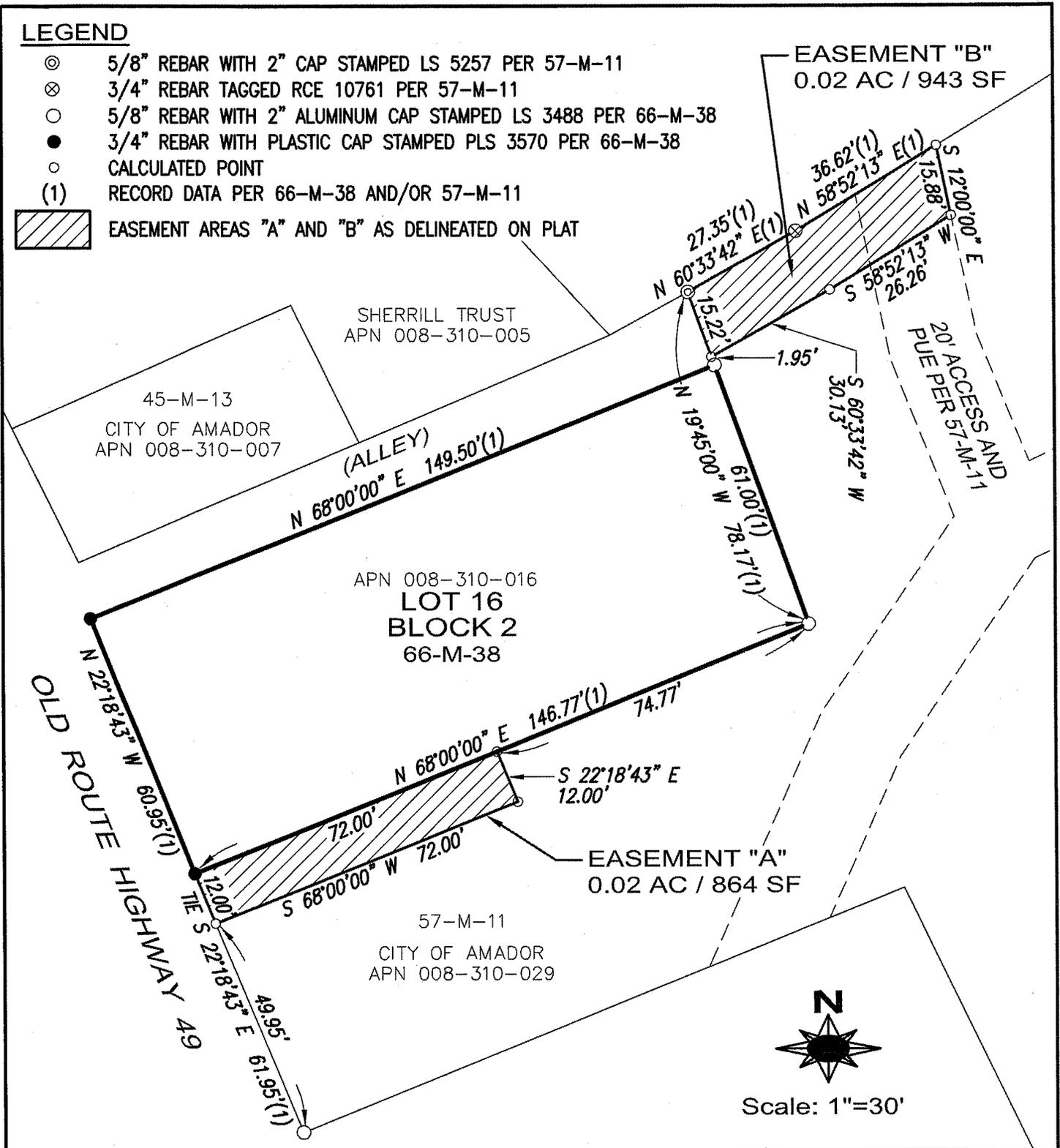
Beginning at the Northwest corner of that certain parcel of land delineated and designated as "T. L. CULBERT PARK 1.7 AC." upon that certain official map entitled "RECORD OF SURVEY FOR THE CITY OF AMADOR CITY "T. L. CULBERT PARK", and filed for record in the office of the Recorder of Amador County in Book 57 of Maps and Plats at Page 11, said point of beginning being also on the North line of an existing alley; thence, from said point of beginning, along the North line of said T. L. CULBERT PARK parcel of land and the North line of said existing alley, North 60° 33' 42" East 27.35 feet; thence North 58° 52' 13" East 36.62 feet to the East line of Keystone Alley; thence, along said East line of Keystone Alley, South 12° 00' 00" East 15.88 feet; thence, leaving said East line, South 58° 52' 13" West 26.26 feet; thence South 60° 33' 42" West 30.13 feet to a point from which the Northeast corner of the hereinabove referred to Lot 16 bears South 19° 45' 00" East 1.95 feet distant; thence North 19° 45' 00" West 15.22 feet to the point of beginning, and containing 943 square feet of land, more or less.

 6/17/2020
Ciro L. Toma PLS 3570 License expires 06/30/22



LEGEND

- ⊙ 5/8" REBAR WITH 2" CAP STAMPED LS 5257 PER 57-M-11
 - ⊗ 3/4" REBAR TAGGED RCE 10761 PER 57-M-11
 - 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED LS 3488 PER 66-M-38
 - 3/4" REBAR WITH PLASTIC CAP STAMPED PLS 3570 PER 66-M-38
 - CALCULATED POINT
 - (1) RECORD DATA PER 66-M-38 AND/OR 57-M-11
-  EASEMENT AREAS "A" AND "B" AS DELINEATED ON PLAT



DATE: 6.17.2020
 SCALE: 1" = 30'
 DRAWN BY: GMM
 JOB NO.: 1911-10
 SHEET 1
 OF 1 SHEET

**EXHIBIT B
 EASEMENTS**
 LOT 16, BLOCK 2 PER 66-M-38
 CITY OF AMADOR CITY
 AMADOR COUNTY, CALIFORNIA

TOMA & ASSOCIATES INC.
 ENGINEERING - SURVEYING
 PLANNING
 41 Summit Street, Jackson CA 95642
 (209) 223-0156

Exhibit C

Improvements allowable within the Easement areas:

Easement A (lower):

- Repair or replace existing concrete sidewalk and curb;
- Install concrete retaining wall sufficient to retain adjacent earthen bank;*
- Minor landscaping intended to enhance the overall appearance of the Easement area.

Easement B (upper):

- Repair or resurface existing asphalt concrete paving;
- Minor landscaping intended to enhance the overall appearance of the Easement area.

DRAFT

RESOLUTION NO. 577

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMADOR CITY AUTHORIZING THE PLACEMENT
OF DELINQUENT UNPAID SEWER BILLS ON THE 2020-2021 AMADOR COUNTY TAX ROLL**

WHEREAS, Sewer services are provided to the property owners of Amador City, and

WHEREAS, it is desirable to collect delinquent unpaid sewer bills in an efficient and effective manner, and

WHEREAS, some property owners have delinquent balances for sewer services provided to their property.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Amador City authorizes staff to place delinquent sewer balances upon the Amador County Property Tax Rolls for the 2020-2021 property tax year.

The foregoing resolution was duly introduced and adopted by the City Council of the City of Amador City at their regular meeting held on August 20, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David Groth, Mayor

ATTEST:

Joyce Davidson, City Clerk