

AMADOR COUNTY TECHNICAL ADVISORY COMMITTEE
810 Court Street, Jackson, CA 95642
(209) 223-6380

AGENDA

DATE: Thursday, March 3, 2022
PLACE: Board of Supervisors' Chambers
810 Court St, 1st Floor, East Wing
Jackson, California 95642
TIME: 1:00 p.m.

PLEASE NOTE: All TAC meetings are audio recorded.

ANY INDIVIDUALS WHO TO ATTEND THIS MEETING IN PERSON WILL BE REQUIRED TO WEAR A FACE SHIELD OR MASK TO ENTER THE BUILDING AND THROUGHOUT THE DURATION OF THEIR ATTENDANCE AT THE MEETING.

YOU MAY CALL IN USING THE FOLLOWING NUMBER: 1-669-900-6833

Meeting ID: 537 512 8983

YOU MAY ALSO VIEW AND PARTICIPATE IN THE MEETING USING THIS LINK:

<https://us02web.zoom.us/j/5375128983>

The Chairman will call the meeting to order and after TAC input, will invite the public to comment via phone/online. Public comment will also be accepted by email at planning@amadorgov.org.

All emails must be received prior to the start of the meeting.

In compliance with the Americans with Disabilities Act, if you are a person with a disability and need a disability-related modification or accommodation to participate in this meeting, please contact the Planning Department at (209) 223-6380 or by e-mail to planning@amadorgov.org. Requests must be made as early as possible and at least two business days before the start of the meeting.

FIRST TIME ZOOM USERS: <https://support.zoom.us/hc/en-us/articles/206175806>

Off-agenda items must be approved by the Technical Advisory Committee pursuant to Section 54954.2(b) of the Government Code.

- A. Correspondence.
- B. Public matters and persons wishing to address the Committee regarding non-agenda items.
- C. Agenda Items:

Item 1 - Request for Use Permit Application UP-22;2-2 Wing It Food Truck, to be located within Martell Plaza parking lot alongside an existing commissary kitchen. The property is 3.37 acres, and is zoned MM, Medium Manufacturing and has a General Plan Designation of RSC, Regional Service Center. Operating hours will be 12 p.m. to 6 p.m. and the concession trailer will be run by up to 4 employees. (APN: 044-010-012)

Applicant: Manuel Duarte

Supervisory District: 1

Location: Approximately 2,000 feet west of the State Highway 88 & 104 intersection and north of Sunset Drive. 12275 Martell Rd. Jackson, CA 95642

The Committee will review the application for completeness.

Item 2 - Request for Use Permit Application UP-22; 2-3 for Gardens of Noor Cemetery. The 46-acre parcel is zoned R1A, Single-family Residential and Agriculture and has an MRZ, Mineral Resource Zone General Plan Designation. Proposed improvements include parking for up to 100 cars, a proposed 20,000 sq. ft. religious building and 50,000 gravesites at the maximum build-out in 2122. (APN: 001-220-013)

Applicant: Mounir Kaddoura
Supervisory District: 2
Location: 857 Carbondale Rd., Lone, CA 95640

The Committee will review the application for completeness.

- Item 3 - Request for a zone change from the “X,” Special Use zoning district to the “AG,” Exclusive Agriculture zoning district in conjunction with a request for inclusion of 40 acres into a California Land Conservation Act (CLCA) Contract. (APN: 011-140-036)**

Applicant: Kristine E. Cazadd, Trustee of the BD Trust
Supervisory District: 1
Location: 9949 State Highway 88, Jackson, CA 95642

The Committee will review the application for completeness.

- Item 4 - Request for a zone change from the “A,” Agricultural zoning district to the “AG,” Exclusive Agriculture zoning district in conjunction with a request for inclusion of 120 acres into a California Land Conservation Act (CLCA) Contract. (APN: 001-230-014 & 001-230-019)**

Applicant: 2003 Kevin W. Bohall Trust
Supervisory District: 5
Location: 2727 and 2749 Irish Ridge Road Lone, CA 95640

The Committee will review the application for both completeness and environmental review.

- Item 5 - Request for a Zone Change from the R1-A, Single Family Residential and Agricultural District, to the PD, Planned Development District (application #ZC-20;10-1) in conjunction with a request for a Use Permit for an event venue and vacation rental (application #UP-20;10-2) (APN: 026-060-018).**

Owners/Applicants: Thomas and Barbara Jean Hoover
Supervisory District: 3
Location: 43300 Highway 88, Kirkwood. Highway 88 encroachment is located 1.5 miles west of Mormon Emigrant Trail; the specific project site is approximately two miles east of Highway 88 via private access easement.

The Committee will review the application for completeness.