

AMADOR COUNTY PLANNING COMMISSION

810 Court Street, Jackson, CA 95642
(209) 223-6380

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** Please Note: The Chairperson will, at certain times, invite the public to comment via phone. You will be automatically muted upon joining the meeting. Press *9 to raise your virtual hand and *6 to unmute yourself after you have been unmuted.

- Public comment will also be accepted by email at planning@amadorgov.org. All emails must be received prior to the start of the meeting and will be included in the record. Emails received after those already included in the agenda packet will be distributed to the Commission and shall be subject to the same rules as would otherwise govern speaker comments.
- Public hearing items will commence no sooner than the times listed on the agenda.
- All proceedings are conducted in English.
- In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the Planning staff at (209) 223-6380 or e-mail planning@amadorgov.org. Requests must be made as early as possible and at least two business days before the start of the meeting.

Meeting materials are available for public review at the Planning Department, 810 Court St., Jackson, CA, 95642 and posted on the County's website at www.amadorgov.org under the Calendar section (generally the Tuesday prior to the Planning Commission meeting).

ZOOM SUPPORT: <https://support.zoom.us/hc/en-us/articles/206175806>

AGENDA

DATE: Tuesday, August 9, 2022
TIME: 7:00 p.m.
LOCATION: County Administration Center, 810 Court St., Jackson, CA, 95642

- A. Pledge of Allegiance**
- B. Approval of Agenda**
- C. Minutes:** June 14, 2022 and July 12, 2022
- D. Correspondence:** Any correspondence received prior to publication of the Agenda Packet has been included with the corresponding item.

- E. Public Matters not on the Agenda:** Discussion items only, no action may be taken. Any person may address the Commission on any subject within the jurisdiction of the Commission.
- F. Recent Board Actions**
- G. Agenda Items**

Public Hearings

Item 1 - Request for a 6-year extension of the expiration date of Tentative Parcel Map #2854, proposing a commercial land division of 9.69± acres into eight parcels ranging in size from 0.6± to 2.0± acres. The original expiration date is March 12, 2022; the request received prior to this date (APN 008-100-019).

Applicant: Deaver Trust/Gerry Ninnis
Supervisory District: 5
Location: 17705 State Highway 49, Plymouth, CA 95669

Item 2 - Request for a Use Permit (UP-22;3-2) to allow up to 2 tables in front of the store, 5 tables in the rear, and live music on weekends and holidays in a C1 Retail Commercial and Office zoning district (APN 029-043-007).

Applicant: Tommy Sizemore
Supervisory District: 3
Location: 16146 Main St., Volcano, CA 95689

Item 3 - Request for Tentative Parcel Map PM 2910 Simpson/Snyder, proposing a division of 160 acres into four parcels, ±38.5, ±38.8, ±38.8, and 40-acres in size. All present and proposed parcel(s) would not experience a change from the existing zoning of R1A, Single-Family Residential and Agriculture, and General Plan designation of AG, Agricultural General (APNs: 007-010-023 and 007-020-008).

Applicant: James Thomas Simpson and Lorena Snyder
Supervisory District: 5
Location: 10169 Bell Rd., Plymouth, CA 95669

Item 4 - Request for a Use Permit Amendment UP-22;3-3 ACES Waste, 2022 Amendment, Pine Grove Transfer Station, requesting increased permitted Tons per Day and Permitted Daily Traffic, in conjunction with Zone Change Application ZC-22;3-1 proposing a change from the X, Special Use Zoning District to LM, Light Manufacturing. The property is 3.6 acres, and has a General Plan Designation of TC, Town Center (APN: 030-140-067).

Proposed changes to the Use Permit permissions are as follows:

- 1) Increased permitted tons per day (TPD) from 99 TPD to 150 TPD.**
- 2) Increased permitted traffic from 125 incoming vehicles, and 5-10 outgoing hauling vehicles, to 170 incoming vehicles, and 15 outgoing hauling vehicles.**

Applicant: ACES Waste Services, Inc.
Supervisory District: 4
Location: 19801 Berry St., Pine Grove, CA 95665

Item 5 - Request for a variance V-22;5-1 Vinciguerra for a 0' front setback and 0' side setback for a 24'x26' storage building on the west end of the property within the R1, Single-family Residential Zoning District. The property is 0.34 acres, with standard setbacks of 25' front, 15' rear, and 5' side (APN: 020-471-007).

Applicant: Vinciguerra James H. & Kim S. Family Trust - 2011

Supervisory District: 1

Location: 13504 Buckeye Ct., Sutter Creek, CA 95665

Item 6 - (Rescheduled for September 13, 2022) Request for a Use Permit (UP-22;6-2 R Square Hotels Inc.) for outdoor seating to allow up to 48 seats placed along an existing commercial building in a C1 Retail Commercial and Office Zone district (APN: 031-310-026 & 031-310-028).

Applicant: R Square Hotels, Inc. (Rick Lahkar: Representative)

Supervisory District: 3

Location: 24140 State Highway 88, Pioneer, CA 95666

H. Adjournment until the next regularly scheduled meeting September 13, 2022