

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

AGENDA

DATE: Thursday, August 18, 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.
YOU MAY ATTEND IN PERSON OR 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 a Use Permit (UP-22;6-4) to install a 150-foot tall monopine design wireless communication tower with associated tower and ground equipment, along with a General Plan Amendment (GPA-22;6-1) from OR, Open Recreation to C, Commercial for ±3.6 acres (APN: 033-010-089).

Applicant: Mace Meadows CC LLC/Black Rock Consulting and Development (Jim Jagers – Representative)
Supervisorial District: 3
Location: 26570 Fairway Drive, Pioneer, CA 95666

The Committee will review the project for environmental impacts, recommend approval of the environmental document under CEQA, and propose and review draft conditions of approval for the project

Item 2 - Request for a Tentative Parcel Map PM 2912 Gish, proposing the division of a single ±103 acre-parcel into two parcels, ±43 and ±60-acres in size. The parcel is zoned A, Agriculture Zoning District and has a General Plan Designation of AG, Agricultural General (40-acre minimum) [APN: 014-180-001].

Applicant: Gish Credit Shelter Trust, Attn: Karen Gish
Supervisorial District: 5
Location: 15615 Tyler Rd., Fiddletown, CA 945629

The Committee will review the application for completeness.

Item 3 - Request for a Use Permit (UP-22;6-3) to provide outdoor seating and mobile food vendors in a C1 Retail Commercial and Office Zone district (APN: 030-200-043).

Applicant: Amador Brewing Company
Supervisory District: 4
Location: 20171 State Highway 88, Pine Grove, CA 95665

The Committee will review the project for environmental impacts, recommend approval of the environmental document under CEQA, and propose and review draft conditions of approval for the project

Item 4 - Request for a joint project submitted by Del Rapini Construction, Apex Energy Solutions, and ECORP Consulting, Inc. consisting of:

- 1) Tentative parcel map application, PM 2903 Del Rapini, proposing a division of a 6.39-acre parcel into three parcels 1.00, 1.59, and 2.52 acres in size, and Boundary Line Adjustment;
- 2) General Plan Amendment of a ±3-acre portion of the above mentioned property from the RL, Residential Low Density General Plan Designation to TC, Town Center General Plan Designation (GPA-21;10-2 Del Rapini);
- 3) Zone Change Application for the same ±3-acre portion of the previously referenced property from R1, Single-family Residential Zoning District to C2, Heavy Commercial Zoning District (ZC-21;10-1 Del Rapini); and
- 4) Use Permit for a Battery Energy Storage Facility (UP-19;11-2 Apex Energy).

Applicant: Delbert E. Rapini/Del Rapini Construction, Apex Energy Solutions, and ECORP Consulting, Inc.
Supervisory District: 4
Location: ±300 ft. southwest of the intersection of Ridge Rd. and Hwy 88 (APN: 030-740-022)

The Committee will review the application for completeness.

Item 5 - Request for Tentative Subdivision Map No. 186 – Putnam Ranch, proposing the division of a combined 423 acres into 53 residential lots ranging in size from ±5 to ±9.9 acres, and 6 open space lots totaling ±118.7 acres (APNs: 008-090-015 & 008-100-29).

Applicant: 16825 Hwy 48, LLC (Representative: Toma and Associates)
Supervisory District: 5
Location: The project site is located directly north of Highway 16 at the intersections of Highway 16 with Highways 124 and 48, directly south of the city limits of Plymouth.

The Committee will review the application for completeness.

Item 6 - Request for a Zone Change (ZC-22;7-1) from the H, Highway Commercial zoning district to the R3, High Density Multiple Family Residential zoning district for 0.90 acres currently occupied by the El Campo Casa Resort Motel (APN: 044-040-025).

Applicant: Kennedy Flat, LLC (Nick Pham & James Burkett, representatives)
Supervisory District: 1
Location: 12548 Kennedy Flat Road, Martell, CA

The Committee will review the application for completeness.