

## AMADOR COUNTY PLANNING COMMISSION

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

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**Meeting ID: 537 512 8983**

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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](mailto: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](mailto: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](http://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, September 13, 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:** August 9, 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**
  - G. 1. Report regarding Zoom meetings.**

**Public Hearings**

**Item 1 - 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

**Item 2 - Request for a Use Permit (UP-22;6-1) to install a 100-foot-tall monopine design wireless communication tower with 12 panel antennae, 9 remote radio units, 1 microwave antenna, and associated tower and ground equipment (APN 031-060-040).**

**Applicant:** Epic Wireless (Jeff Liener: Representative)  
**Supervisory District:** 3  
**Location:** 25119 State Highway 88, Pioneer, CA 95666

**Item 3 - 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

**H. Adjournment until the next regularly scheduled meeting October 11, 2022**