

AMADOR COUNTY PLANNING COMMISSION

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

PLEASE NOTE: All Planning Commission meetings are audio recorded.

YOU MAY PARTICIPATE IN PERSON OR FROM HOME
BY CALLING IN USING ANY OF THE FOLLOWING NUMBERS:

+1 669 900 6833 US
+1 346 248 7799 US
+1 301 715 8592 US
+1 312 626 6799 US
+1 929 205 6099 US
+1 253 215 8782 US

Meeting ID: 537 512 8983

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

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

** 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, October 11, 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:** September 13, 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 Conditional Use Permit UP-22;6-3 Amador Brewing Company, to host up to two mobile food vendors and have up to forty-eight patrons seated outdoors at the Amador Brewing Company's Pine Grove tasting room, in a C1 Retail Commercial and Office zoning district (APN: 030-200-043).

Applicant: Amador Brewing Company

Supervisorial District: 4

Location: 20171 State Hwy 88, Pine Grove, CA 95665

Item 2 - 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.

Supervisorial District: 4

Location: ±300 ft. southwest of the intersection of Ridge Rd. and Hwy 88 (APN: 030-740-022)

Item 3 - 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)

Supervisorial District: 1

Location: 12548 Kennedy Flat Road, Martell, CA

H. Adjournment until the next scheduled meeting November 15, 2022