



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 223-6254
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

Early Consultation Application Referral

TO:

ACTC	Transportation and Public Works Department
AFPD	Waste Management Department
Amador Air District	Buena Vista Band of Me-Wuk Indians**
Amador LAFCO	Calaveras Band of Mi-Wuk Indians**
Amador Transit	Chicken Ranch Rancheria of Me-Wuk Indians**
Amador Water Agency	Ione Band of Miwok Indians**
Building Department	Jackson Rancheria Band of Miwok Indians**
Cal Fire	Nashville Enterprise Miwok- Maidu- Nishinam Tribe**
Caltrans, District 10	Shingle Springs Band of Miwok Indians**
CDFW, Region 2	United Auburn Indian Community of the Auburn Rancheria**
County Counsel	Washoe Tribe of Nevada and California**
Environmental Health Department	
Sheriff's Office	
Surveying Department	

DATE: October 23, 2024

FROM: Nicole Sheppard, Planning Department

PROJECT: **Request for Use Permit UP-24;10-3 Jackson Gate Hotel** for excessive height in the C2 – Heavy Commercial zoning district. The property is approximately 2.9 acres with standard height limit of 45 feet. This use permit, if approved, would allow construction of a hotel with a maximum height of 60 feet. (APN: 044-030-024)

Applicant: RTR Investments, Inc.

Representative: Ron Regan

Supervisorial District: 1

Location: 12461 Jackson Gate Road, Jackson, CA 95642

REVIEW: As part of the preliminary review process, this project is being sent to State, Tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will review the project application for completeness and determination of the appropriate environmental document for the project during its regular meeting on Thursday, **November 7, 2024 at 1:00 p.m.** in the Board of Supervisors Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.

**In accordance with Public Resources Code Section 21080.3.1, this notice constitutes formal notification to those tribes requesting project notification. This notification begins the 30-day time period in which California Native American tribes have to request consultation.



PLANNING DEPARTMENT
Community Development Agency

County Administration Center
810 Court Street • Jackson, CA 95642-2132
Telephone: (209) 223-6380
Website: www.amadorgov.org
E-mail: planning@amadorgov.org

APPLICATION PROCEDURE FOR USE PERMIT

A Public Hearing before the Planning Commission will be scheduled after the following information has been completed and submitted to the Planning Department Office:

1. Complete the following:

Name of Applicant R.T.R Investments, Inc et al

Mailing Address POB 338, Jackson, CA 95642

Phone Number 209 263-1122

Assessor Parcel Number APN 044-030-024

Zoning District C-2 General Plan Designation Regional Service Center

2. Use Permit Applied For:

- Excessive Height
- Sea Land Container
- ** Bed and Breakfast Inn
- ** Sign Program
- ** Other _____

3. Attach a letter explaining the purpose and need for the Use Permit.

4. If Applicant is not the property owner, a consent letter must be attached.

5. Attach a copy of the deed for the property (can be obtained from the County Recorder's Office).

6. Assessor Plat Map (can be obtained from the County Surveyor's Office).

7. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.

8. Planning Department Filing Fee: \$ 1134.00 ^{UPAPP fee} + ^{Admin Fee} 50.00

Public Works Agency Review Fee: \$ _____ Rep. Initials _____

Environmental Health Review Fee: \$ _____ Rep. Initials _____

Amador Fire Protection District Fee: \$ _____ Rep. Initials _____

9. If necessary, complete an Environmental Information Form (ask Planning Department Staff).

**** Public Works Agency, Environmental Health Department, and Amador Fire Protection Fees apply.**

ENVIRONMENTAL INFORMATION FORM

To be completed by applicant; use additional sheets as necessary.
Attach plans, diagrams, etc. as appropriate.

GENERAL INFORMATION

Project Name: JACKSON GATE HOSPITALITY, LLA dba Jackson Gate Hotel

Date Filed: _____ File No. _____

Applicant/

Developer LGM Construction Landowner R.T.R. Investments

Address POB 338, Jackson, CA 95642 Address POB 338, Jackson, CA 95642

Phone No. 209 263-1122 Phone No. 209 263-1122

Assessor Parcel Number(s) APN 044-030-024

Existing Zoning District C-2

Existing General Plan RSC

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies
Boundary line Adjustments for frontage improvements and parcel size revisions

WRITTEN PROJECT DESCRIPTION (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size 1.75 to 2 acres based upon BLA approvals
2. Square Footage of Existing/Proposed Structures 58.984
3. Number of Floors of Construction Four (4)
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan) 100 +/-
5. Source of Water City of Jackson
6. Method of Sewage Disposal AWA Sewal
7. Attach Plans See documents attached
8. Proposed Scheduling of Project Construction Plans submitted for bldg permits 2-1-24
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects Adjoining parcels to be developed Phase II & III
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details. See BLA to be submitted
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected. N/A
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities. See Attached
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required. The propose USE Permit is for increased height of proposed Wyndham La Quinta-Hawthorn hotel prototype, see attached elevations for review and submission.

ADDITIONAL INFORMATION Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES NO


- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
City of Jackson has a 70' hook & ladder with need access to roof |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 28. Does this project have a relationship to a larger project or series of projects? See site plan for Phase II & III |

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned). Historical and cultural review and topos in previous submissions
30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned). See attached
31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned). No unknown features

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 10-16-2024


 Ronald Regan, President
 (Signature)
 For R.T.R. Investments, Inc.

INDEMNIFICATION

Project: Use Permit for height variance to proposed Wyndham hotel

In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding against the County to attack, set aside, void or annul the Project approval, or any action relating related to the Project approvals as follows:

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County's defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification.

Applicant: LGM Construction



Ronald Regan

Signature

Owner (if different than Applicant):
R.T.R. Investments, Inc.

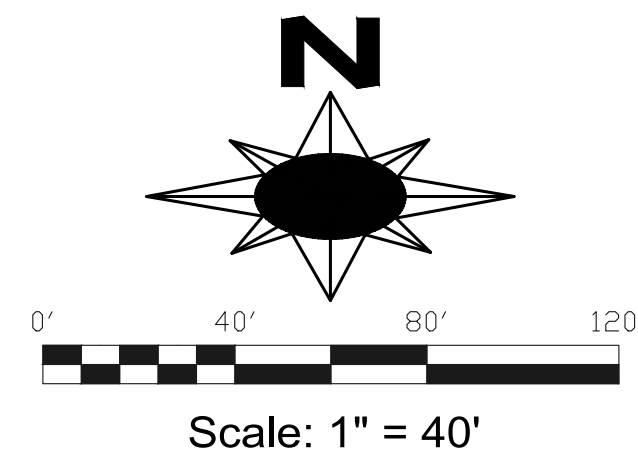
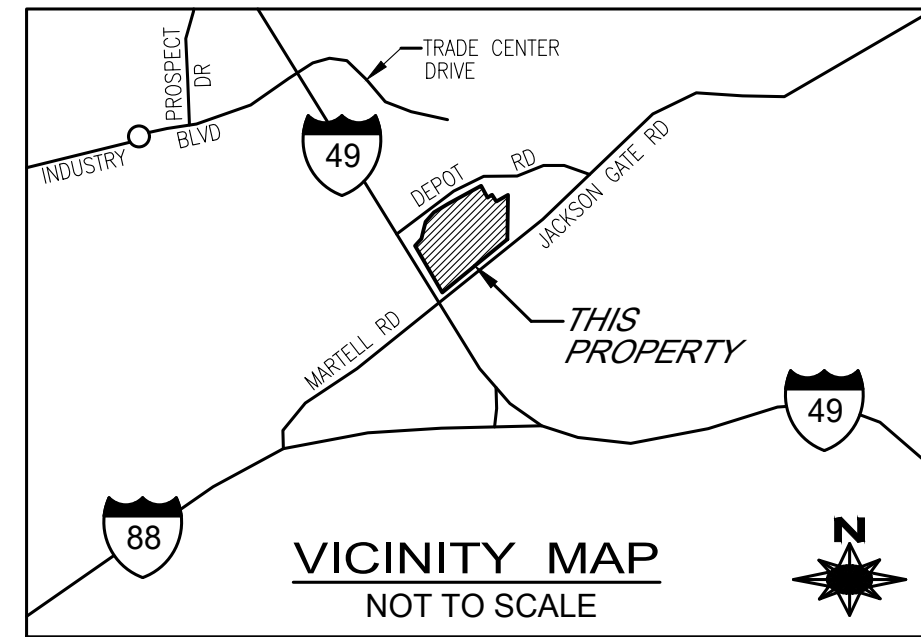


Ronald Regan, President

Signature

LEGEND

- PROPERTY LINE (EXISTING AND/OR PROPOSED)
- - - PUBLIC UTILITY EASEMENT (PUE)
- - - BUILDING SETBACK LINE (BSL)
- - - EDGE OF PAVEMENT
- GAS LINE (EXISTING)
- OVERHEAD POWER LINE (EXISTING)
- SEWER LINE (EXISTING)
- WATER LINE (EXISTING)
- TELEPHONE/COMMUNICATIONS LINE (EXISTING)
- STORM DRAIN (EXISTING)



- (E) EXISTING
- (P) PROPOSED
- SSCO SANITARY SEWER CLEANOUT
- PUE PUBLIC UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- EOP EDGE OF PAVEMENT

NOTE 1: ALL PARKING CONSTRUCTION SHALL CONFORM TO COUNTY OF AMADOR COUNTY CHAPTER 19.36.010, PARKING, AND THE 2016 CALIFORNIA BUILDING CODE (CBC), VOLUME 1 OF PART 2, CHAPTER 11B-208.

NOTE 2: SIGNAGE SHALL CONFORM TO AMADOR COUNTY CHAPTER 19.32.010 SIGN REGULATIONS

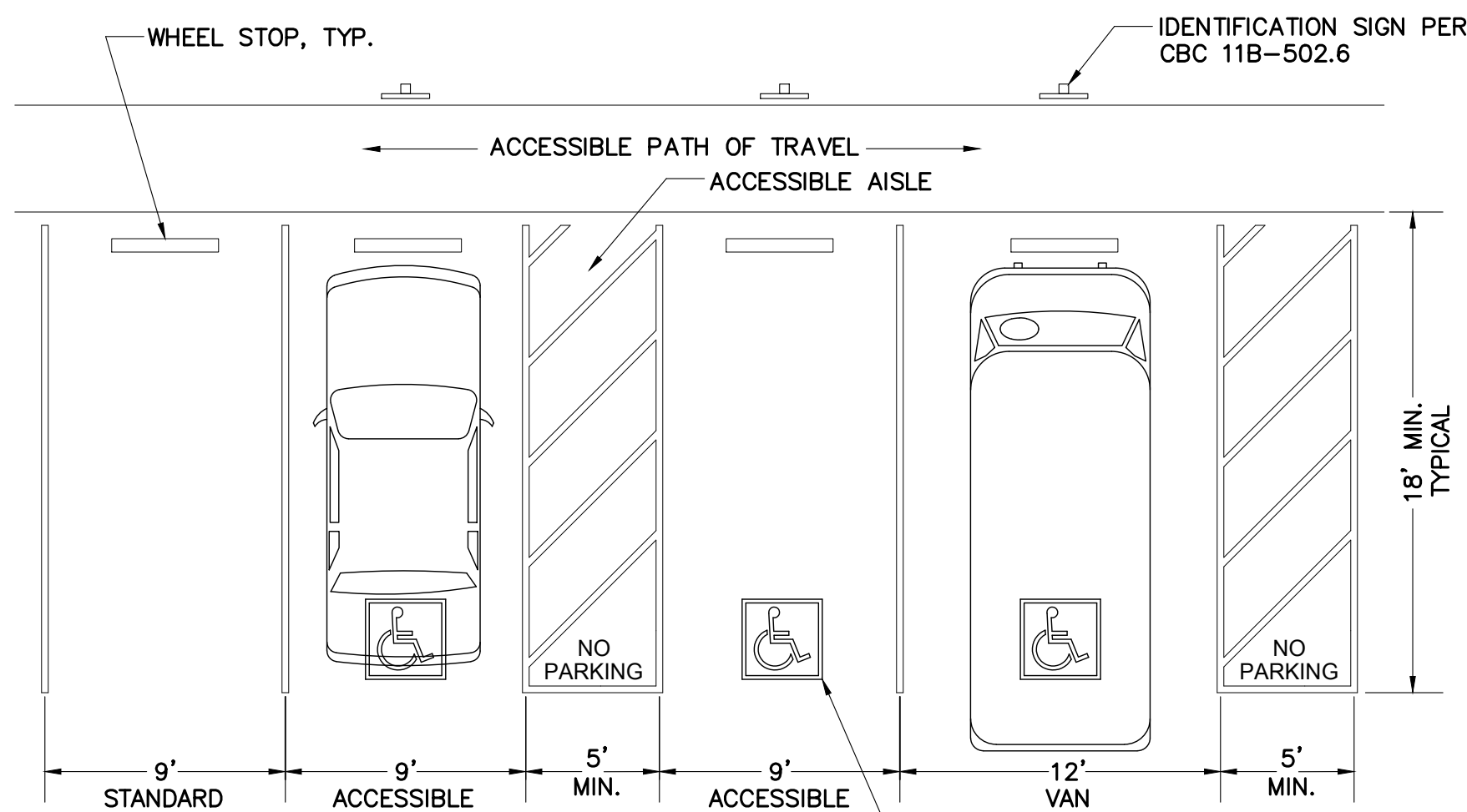
● HOTEL PARKING SPACE

PARKING SPACES

BUSINESS	STD. SPACE	ACC. SPACE	VAN SPACE	LOADING SPACE*	TOTAL SPACES	TOTAL SPACES REQ'D PER 19.36
LA QUINTA HOTEL	105 (INCL 19 COMPACT)	7	2	1*	114	109
DUTCH BROS	-	-	-	0	-	-

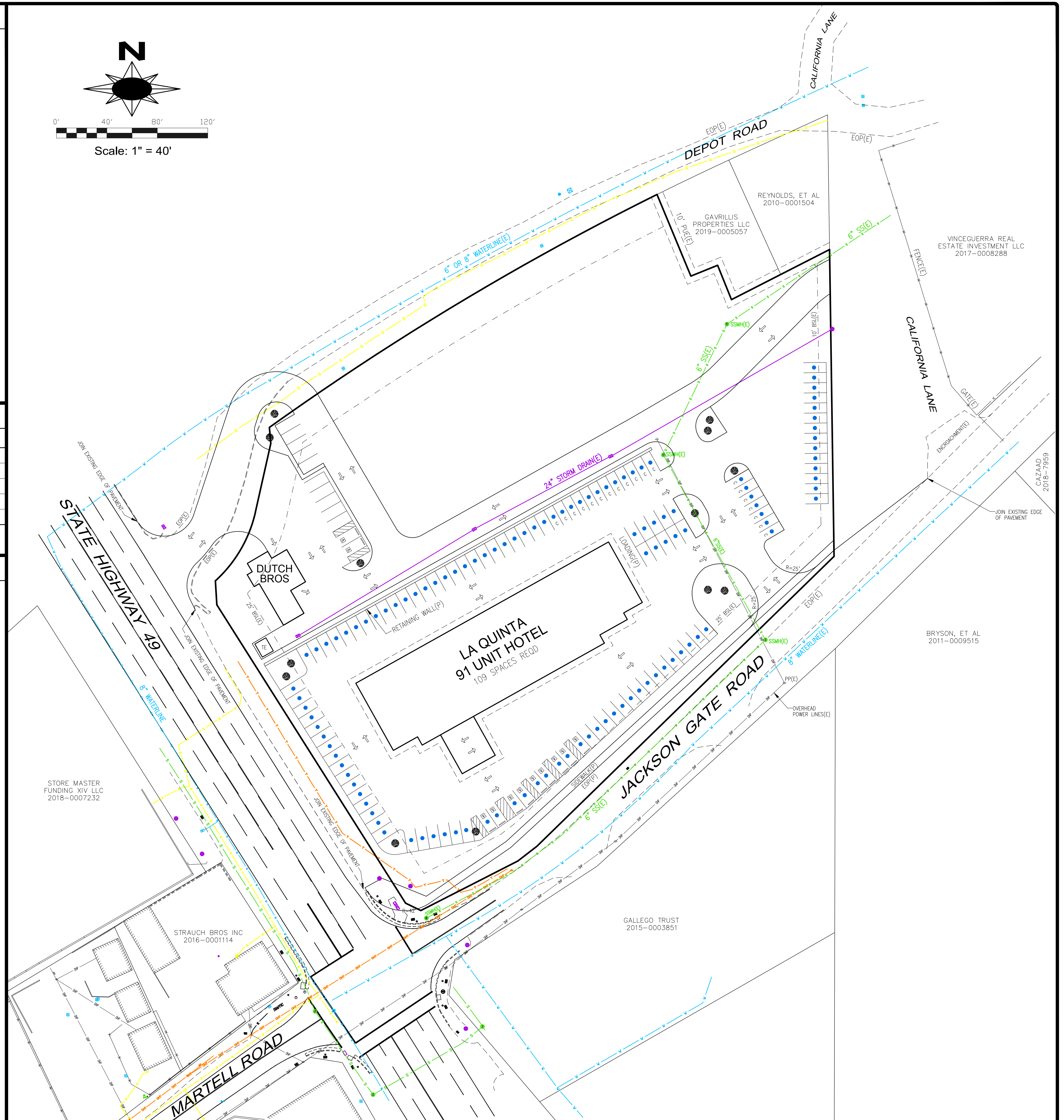
*LOADING SPACES ARE NOT INCLUDED IN TOTAL

PARKING AND ACCESSIBLE SPACE DETAIL NOT TO SCALE



GENERAL ACCESSIBLE PARKING SPACE NOTES

1. STANDARD AND ACCESSIBLE PARKING, STRIPING AND SIGNAGE SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE CBC CHAPTERS 11B-208 AND 11B-502.
2. STANDARD PARKING SPACE SHALL BE A MINIMUM OF 9' IN WIDTH AND 18' IN LENGTH.
3. VAN PARKING SPACE SHALL BE A MINIMUM OF 12' IN WIDTH AND 18' IN LENGTH.
4. ACCESS AISLE SHALL BE A MINIMUM OF 18' X 5'.
5. SURFACE OF THE PARKING SPACE(S) AND ACCESS AISLE(S) SHALL NOT EXCEED 2% IN ANY DIRECTION.
6. ACCESSIBLE PARKING SPACE MUST PERMIT USE OF CAR DOOR AT EITHER SIDE.
7. A WHEEL STOP IS REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCROACHMENT OF VEHICLE OVER THE ADJOINING ACCESSIBLE ROUTE.
8. WHEELCHAIR USERS SHALL NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN TO ACCESS AN ADJOINING ACCESSIBLE ROUTE.
9. CURB RAMP SHALL NOT ENCR OACH INTO THE REQUIRED DIMENSIONS OF ACCESSIBLE PARKING SPACES OR ADJACENT ACCESS AISLES.
10. ACCESS AISLE (LOADING/UNLOADING AREA) SHALL CONNECT TO AN ACCESSIBLE PATH OF TRAVEL TO THE FACILITY.
11. GROUND SURFACES ALONG ACCESSIBLE ROUTE SHALL BE STABLE, FIRM AND SLIP RESISTANT. 2" AC OVER 6" CLASS II AB OR AS REQUIRED BY A GEOTECHNICAL REPORT.



REVISIONS	BY

TOMA & ASSOCIATES INC.
 ENGINEERING - SURVEYING - PLANNING
 41 Summit Street, Jackson, CA 95642
 (209) 223-0156

PRELIMINARY SITE PLAN
RTR INVESTMENTS INC.
 BEING A PORTION OF THE SW 1/4 SECTION 17, T. 6 N., R. 11 E., M. D. M.
 AMADOR COUNTY, CALIFORNIA

SITE INFORMATION:
 12461 JACKSON GATE ROAD
 JACKSON, CA 95642
 APN 044-030-024
 APN 044-030-025
 APN 044-030-026

PREPARED FOR:
 RTR INVESTMENTS INC.
 ATTN: RON REAGAN
 PO BOX 338
 JACKSON, CA 95642
 (209) 263-1122
 DATE: 10.15.2024

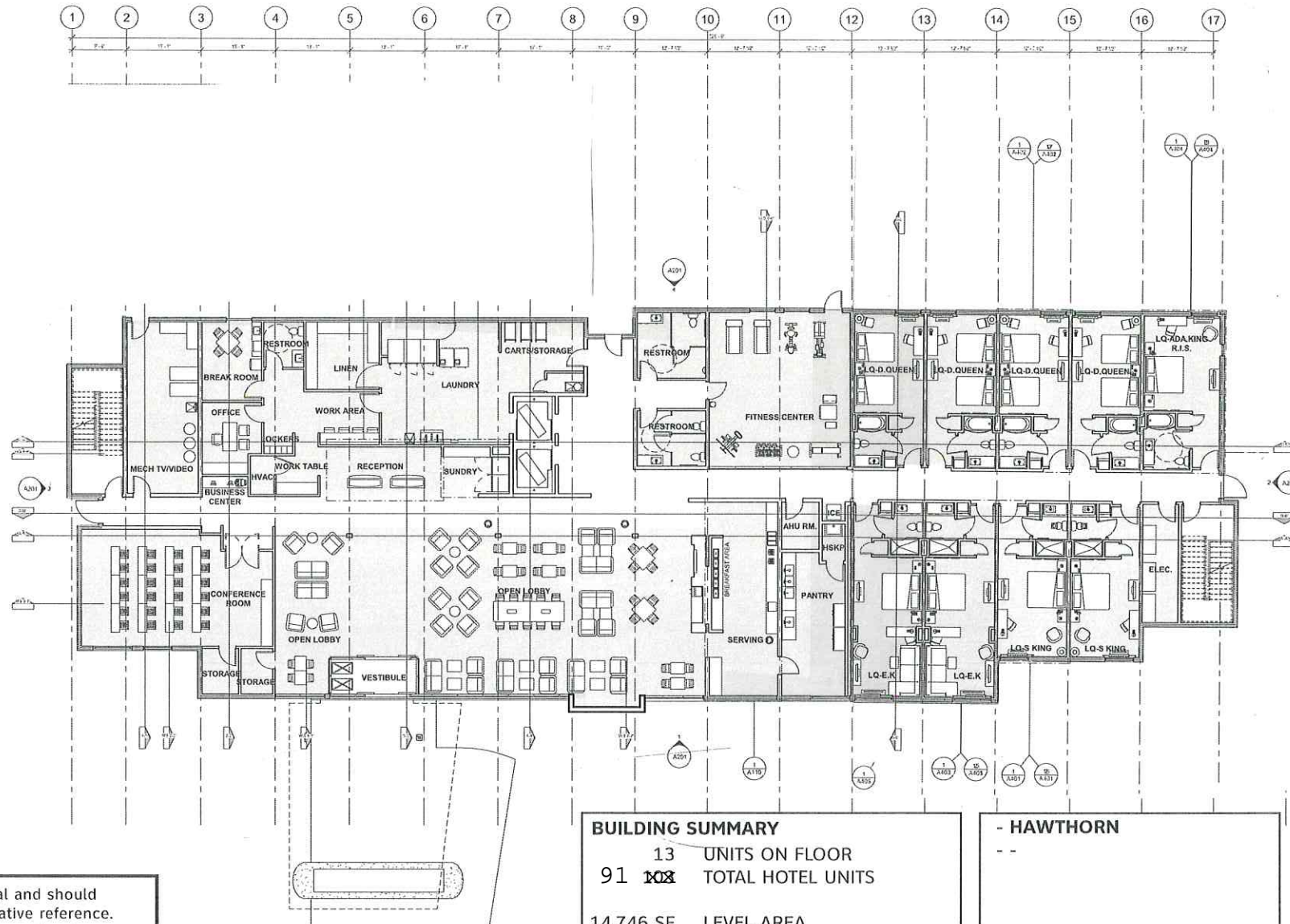
SCALE: 1" = 40'
 DRAWN BY: GMW
 JOB NO.: 1505-01
 SHEET

1

OF 1 SHEET



LEVEL 01



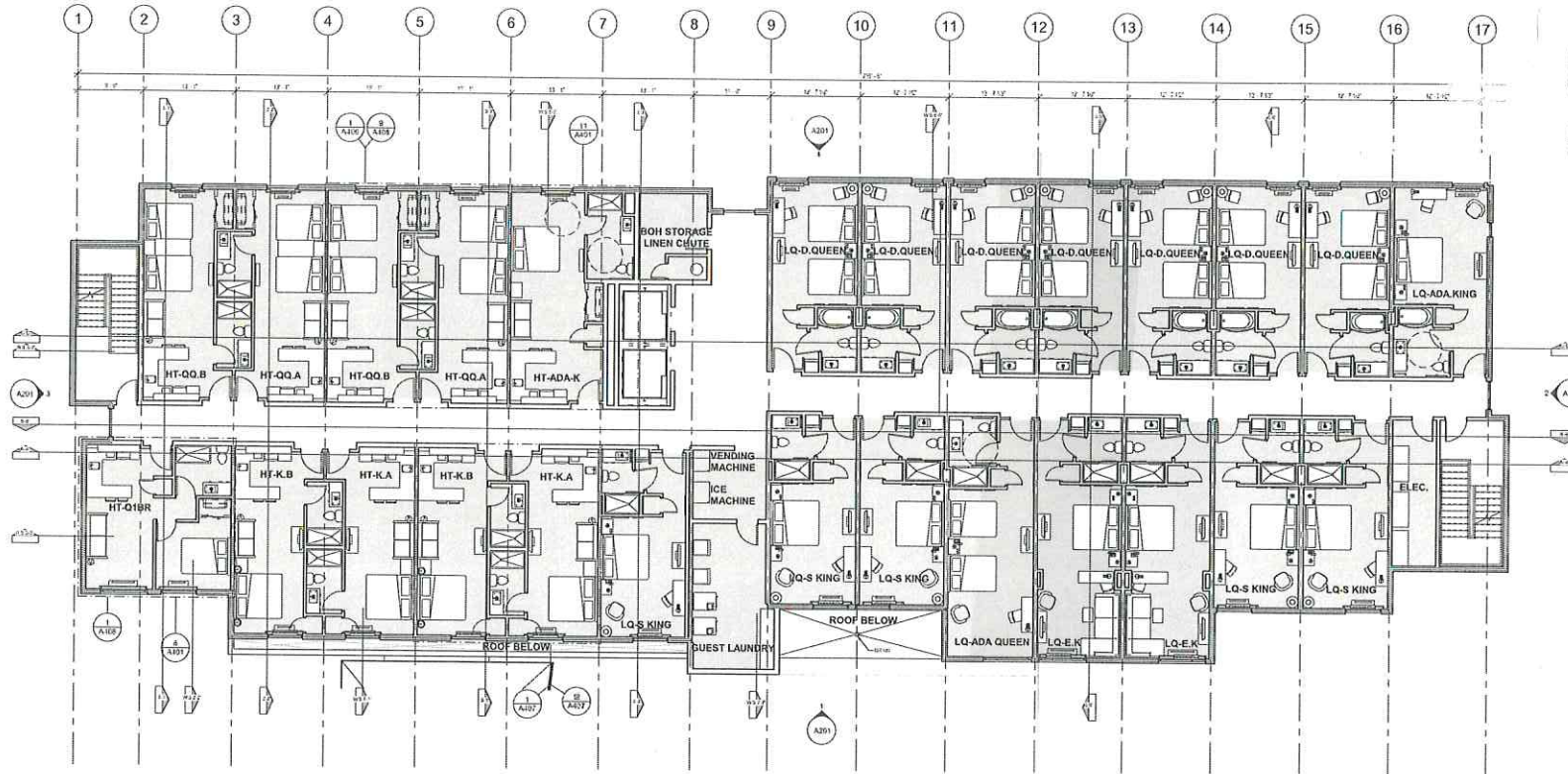
This drawings is conceptual and should only be used as an informative reference. Information should not be construed as documentation towards city approvals, permitting or construction

BUILDING SUMMARY	
13	UNITS ON FLOOR
91	TOTAL HOTEL UNITS
14,746 SF	LEVEL AREA
57,573 SF	BUILDING GROSS AREA

- HAWTHORN	
0	TOTAL UNITS

- LA QUINTA	
1	ACCESSIBLE DOUBLE QUEEN
1	ACCESSIBLE R.I.S. KING
6	STANDARD DOUBLE QUEEN
2	STANDARD KING
3	EXTENDED KING
13	TOTAL UNITS

LEVEL 02



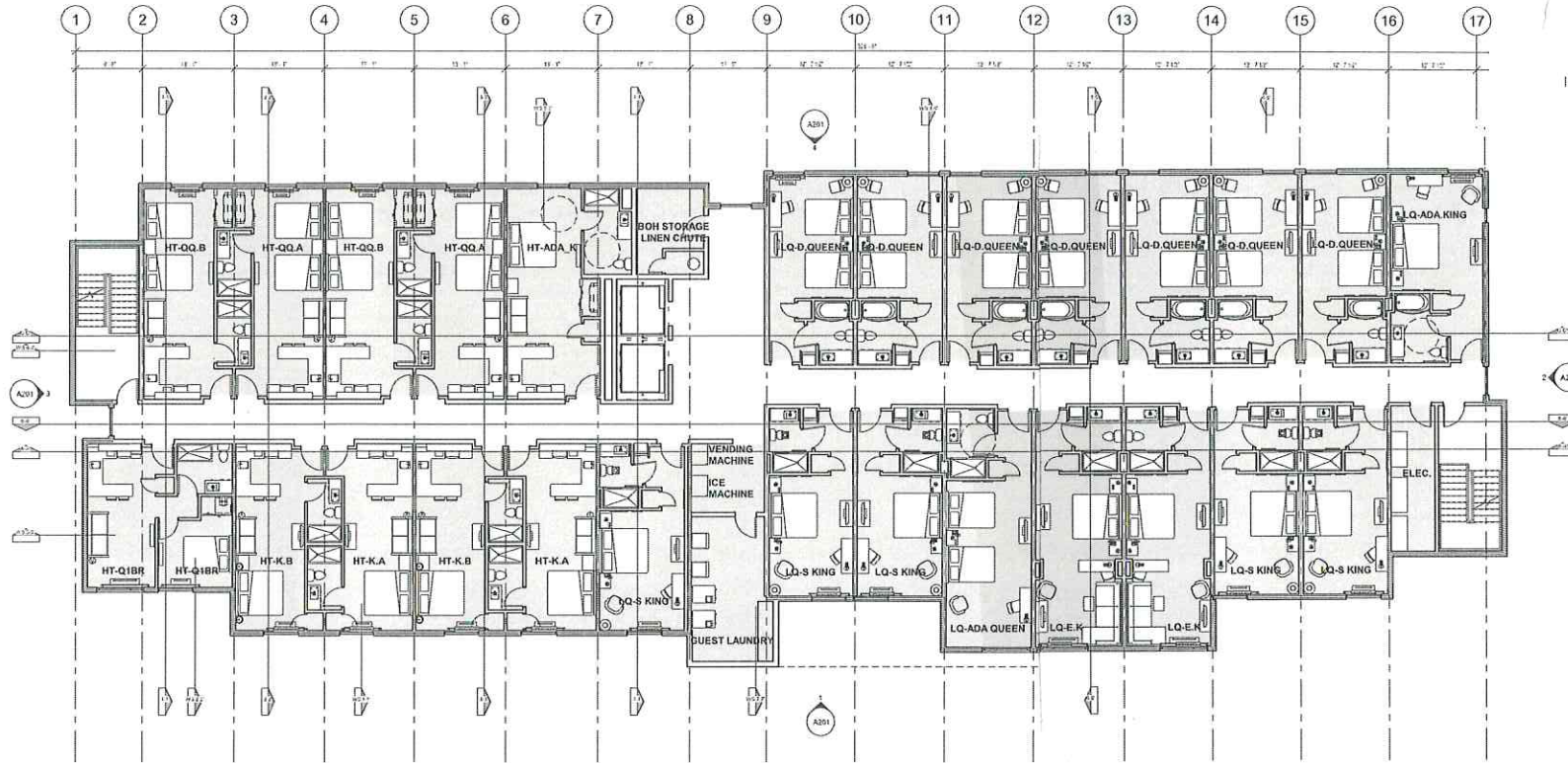
This drawings is conceptual and should only be used as an informative reference. Information should not be construed as documentation towards city approvals, permitting or construction

BUILDING SUMMARY	
26 30	UNITS ON FLOOR
91 103	TOTAL HOTEL UNITS
14,431 SF	LEVEL AREA
57,573 SF	BUILDING GROSS AREA

- HAWTHORN
1 QUEEN BEDROOM
4 KING KING
4 QUEEN QUEEN
1 ACCESSIBLE KING
10 TOTAL UNITS

- LA QUINTA
1 ACCESSIBLE DOUBLE QUEEN
1 ACCESSIBLE R.I.S. KING
9 STANDARD DOUBLE QUEEN
5 STANDARD KING
4 EXTENDED KING
20 TOTAL UNITS

LEVEL 03



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BUILDING SUMMARY	
26 30	UNITS ON FLOOR
91 103	TOTAL HOTEL UNITS
14,431 SF	LEVEL AREA
57,573 SF	BUILDING GROSS AREA

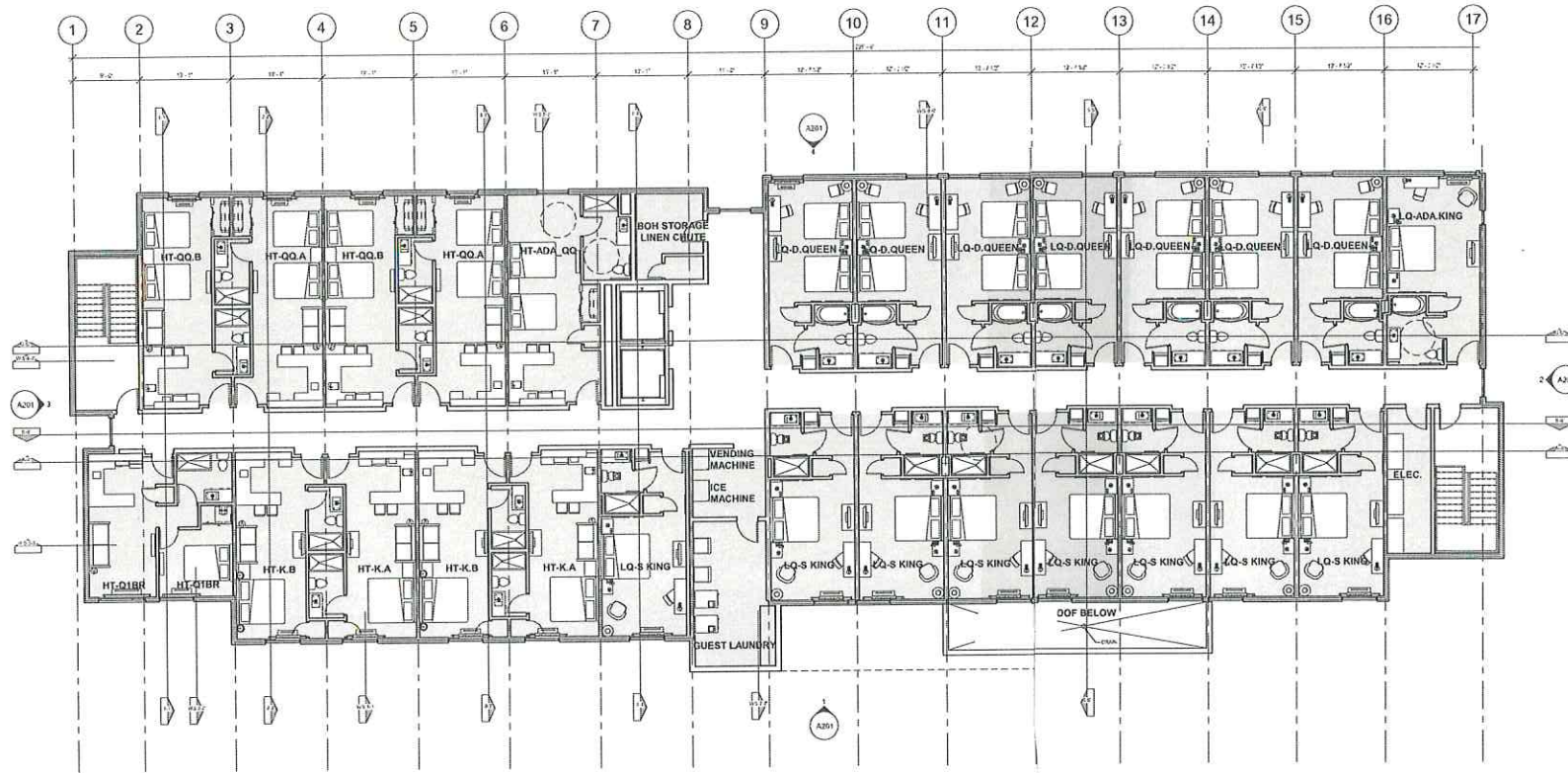
- HAWTHORN	
1	QUEEN BEDROOM
4	KING KING
4	QUEEN QUEEN
1	ACCESSIBLE KING

- LA QUINTA	
1	ACCESSIBLE DOUBLE QUEEN
1	ACCESSIBLE R.I.S. KING
9	STANDARD DOUBLE QUEEN
5	STANDARD KING
4	EXTENDED KING

10 TOTAL UNITS

20 TOTAL UNITS

LEVEL 04



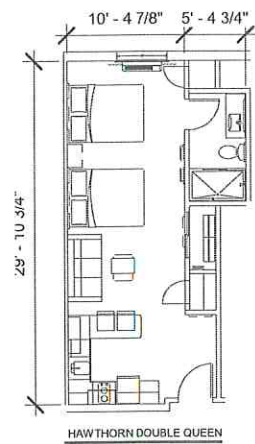
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BUILDING SUMMARY	
26 30	UNITS ON FLOOR
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14,431 SF	LEVEL AREA
57,573 SF	BUILDING GROSS AREA

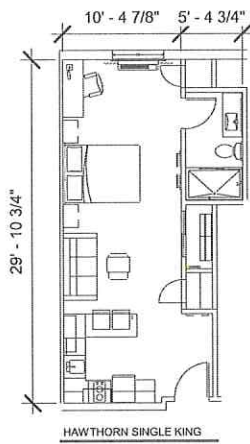
- HAWTHORN	
1	QUEEN BEDROOM
4	KING KING
4	QUEEN QUEEN
1	ACCESSIBLE QUEEN
10 TOTAL UNITS	

- LA QUINTA	
1	ACCESSIBLE R.I.S. KING
9	STANDARD DOUBLE QUEEN
10	STANDARD KING
20 TOTAL UNITS	

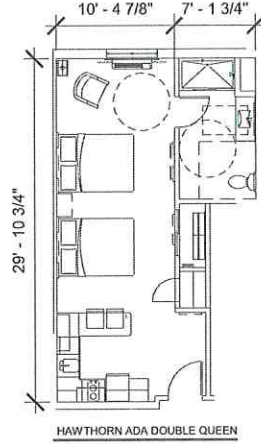
UNIT PLANS



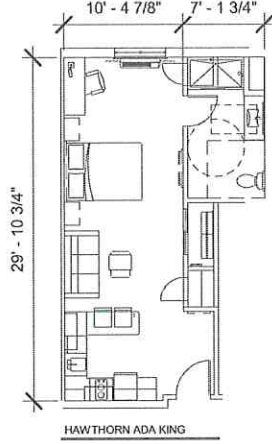
00 - UNITS



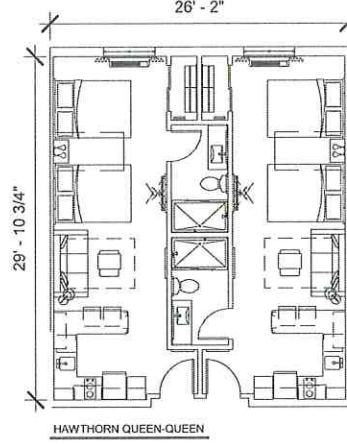
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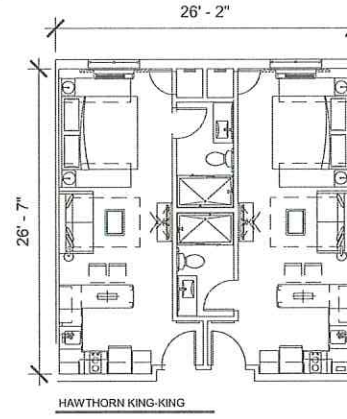
01 - UNITS



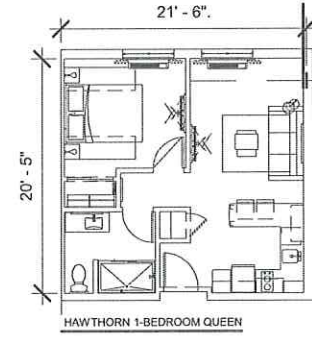
02 - UNITS



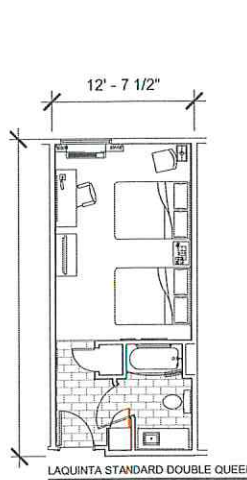
12 - UNITS



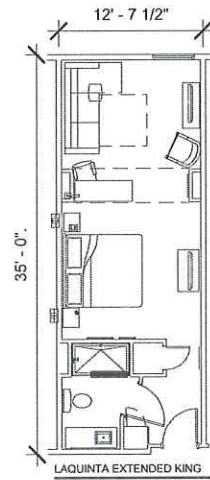
12 - UNITS



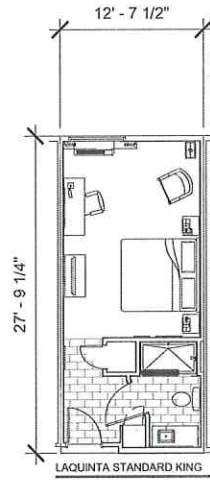
01 - UNITS



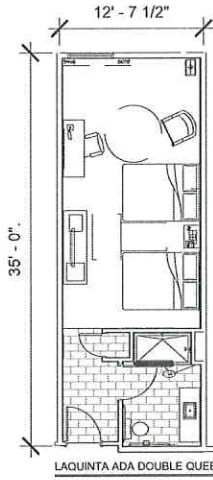
32 - UNITS



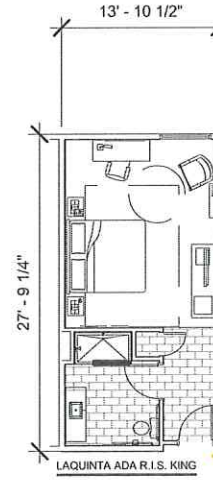
11 - UNITS



19 - UNITS



3 - UNITS



4 - UNITS

HAWTHORN 30 - UNITS
SUITES BY WYNDHAM

LAQUINTA  61 - UNITS
INNS & SUITES

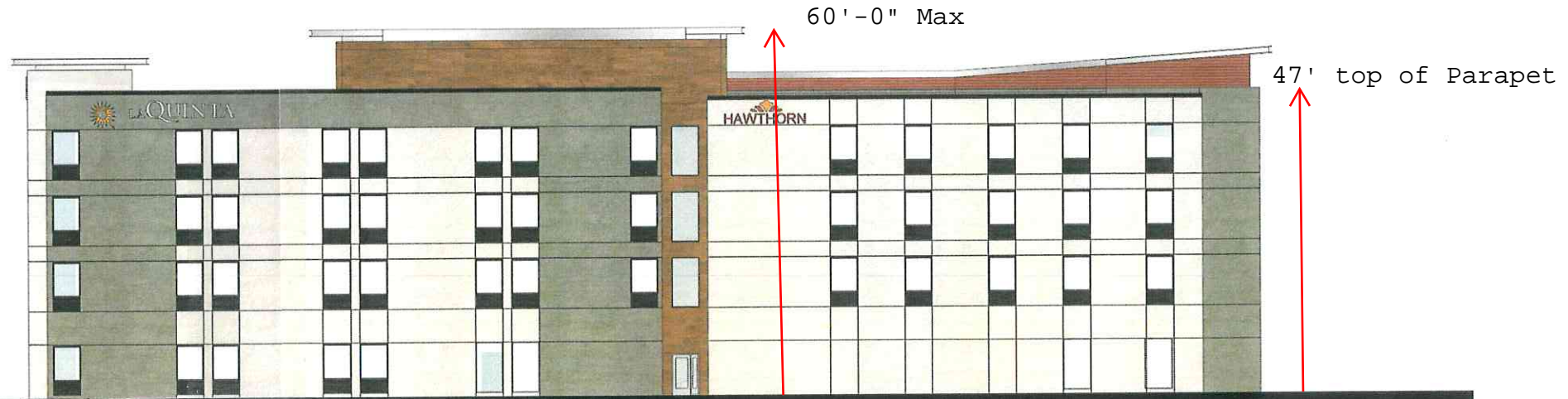
SOUTH ELEVATION

This drawing is conceptual and should only be used as an informative reference. Information should not be construed as documentation towards city approvals, permitting or construction.



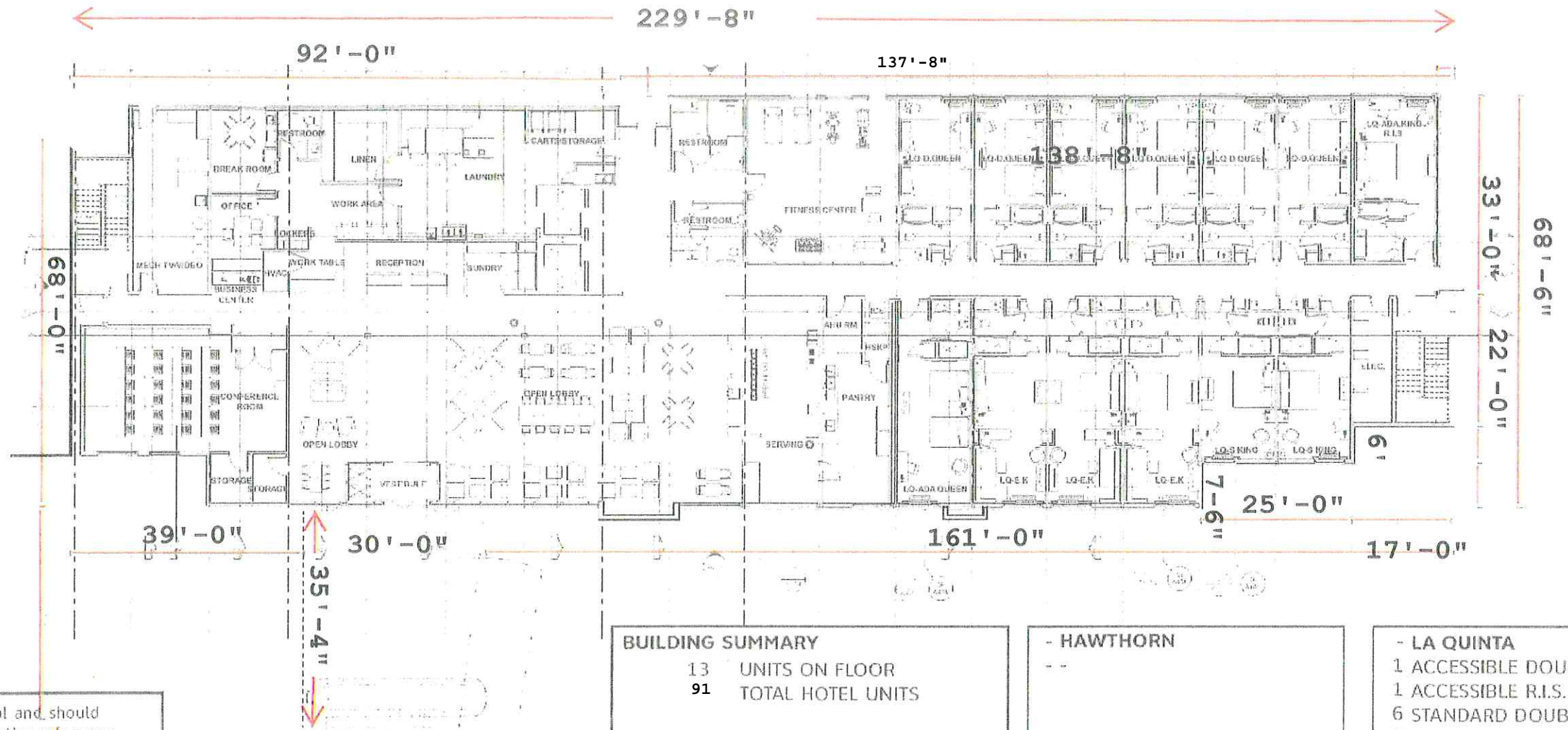
NORTH ELEVATION

This drawings is conceptual and should only be used as an informative reference. Information should not be construed as documentation towards city approvals, permitting or construction



modus architecture





BUILDING SUMMARY	
13	UNITS ON FLOOR
91	TOTAL HOTEL UNITS
14,746 SF	LEVEL AREA

- HAWTHORN	
-	

- LA QUINTA	
1	ACCESSIBLE DOUBLE QUEEN
1	ACCESSIBLE R.I.S. KING
6	STANDARD DOUBLE QUEEN
2	STANDARD KING
2	EXTENDED KING

Drawings is conceptual and should be used as an informative reference. Information should not be construed as

Properties My Farms 0 Public Records

12461 Jackson Gate Rd Jackson, CA 95642, Amador Cou

Advanced Search

Rtr Investments Inc

12461 Jackson Gate Rd Jackson,...

Type: Commercial Acreage

APN: 044-030-02... Zone: N/A Built: N/A

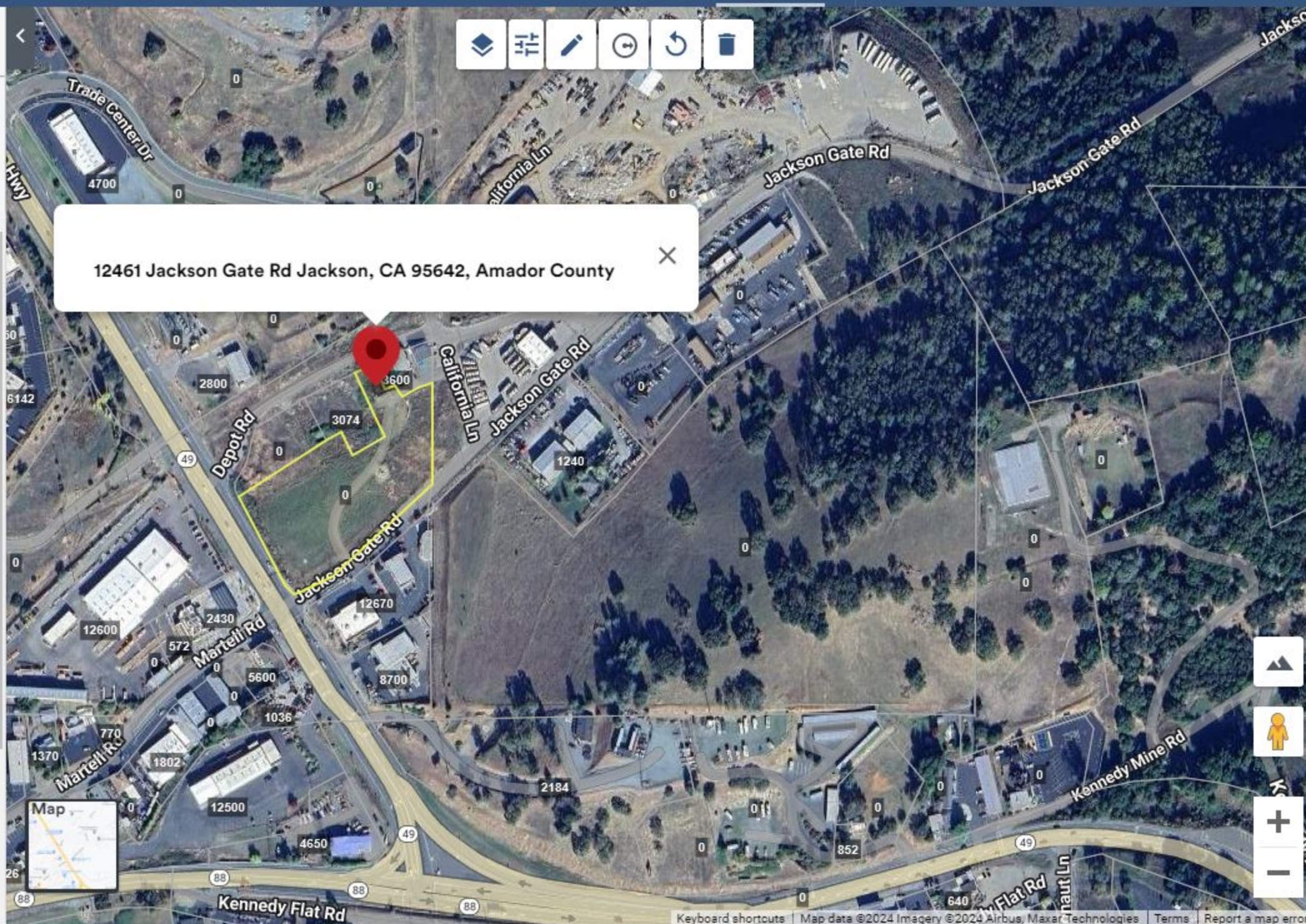
Lot Sq Ft: 129465 Bldg Sq Ft: 0

Property Products

Combined Report

Property Profile

Vesting Deed

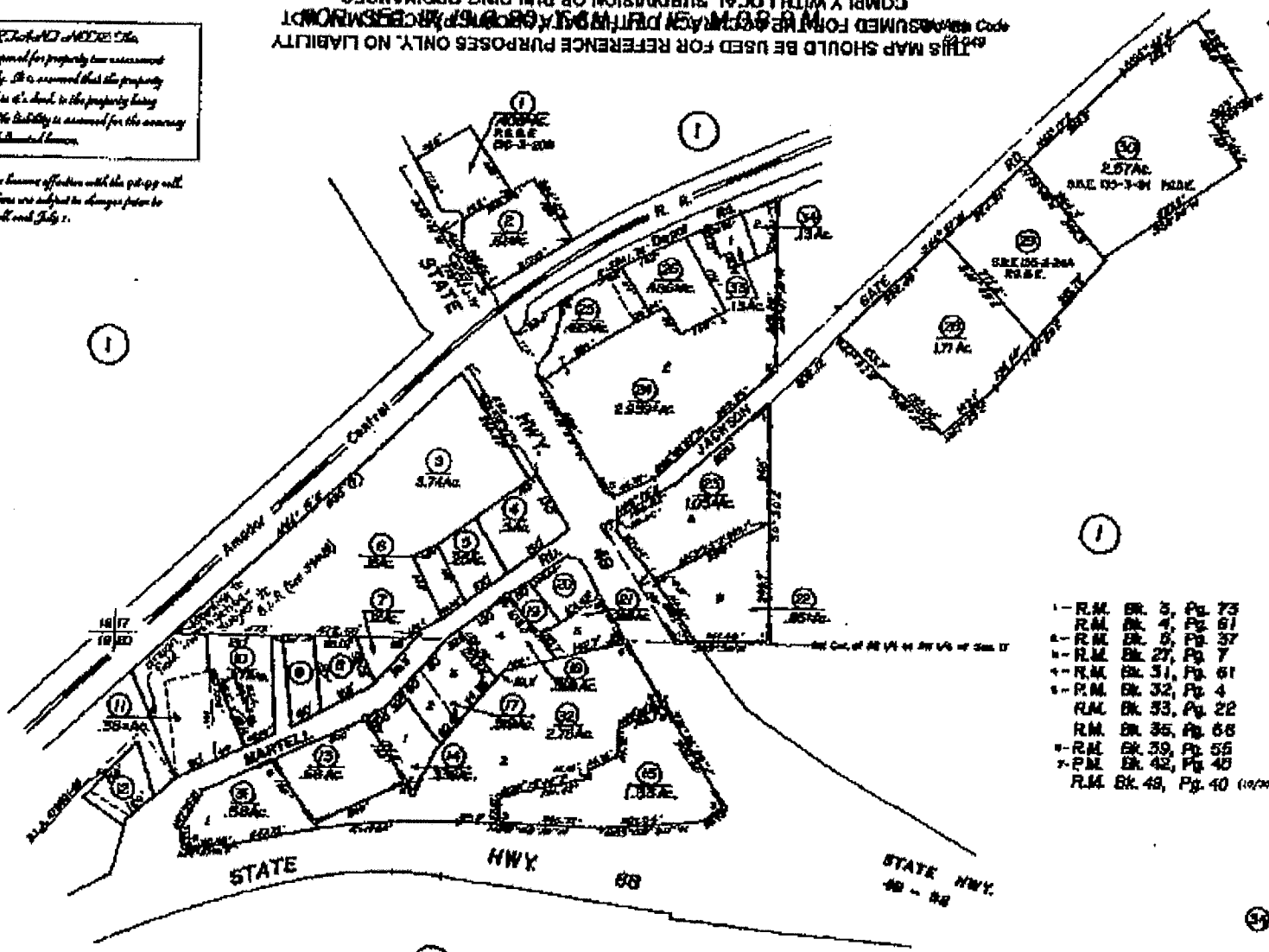


12461 Jackson Gate Rd Jackson, CA 95642, Amador County

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY ASSUMED FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON. THIS MAP DOES NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

The AMADOR COUNTY ASSESSOR'S Office map was prepared for property tax assessment purposes only. It is assumed that the property as described is the actual property being assessed. The liability is assumed for the accuracy of the data submitted hereon.

Map changes become effective with the next roll. Street numbers are subject to change prior to adoption of roll each July 1.



- 1 - R.M. Bk. 3, Pg. 73
- 1 - R.M. Bk. 4, Pg. 81
- 1 - R.M. Bk. 5, Pg. 37
- 1 - R.M. Bk. 27, Pg. 7
- 1 - R.M. Bk. 31, Pg. 61
- 1 - R.M. Bk. 32, Pg. 4
- 1 - R.M. Bk. 33, Pg. 22
- 1 - R.M. Bk. 35, Pg. 68
- 1 - R.M. Bk. 39, Pg. 55
- 1 - R.M. Bk. 42, Pg. 45
- 1 - R.M. Bk. 48, Pg. 40 (10/24/12)

Assessor's Map Bk. 44, Pg. 03
County of Amador, Calif



AllPaid
7820 Innovation Boulevard Suite 250
Indianapolis, IN 46278
24hr. Customer Service #: 888-604-7888

Planning Departments Fees Payment Confirmation (Ref #: 43734638)

PLC: Amador County
A002LX 810 Court Street
Jackson, California 95642
For: Planning Departments Fees

Date: 10/17/2024 19:37 EDT

TRANSACTION INFORMATION

First Name:	Ron	Transaction Reference #:	43734638
Last Name:	Regan	Transaction Date/Time:	10/17/2024 19:37 EDT
Telephone No:	(209)263-1122		
Mailing Address:	Po Box 338 Jackson, Ca 95642		
Apn:	044-030-024		
Reference:	Up-24;10-3 Jackson Gate Hotel, Excessive Height\$1,134 Use Permit, Minor\$50 Recording Admin Fee		

BILLING INFORMATION

Name: Ron Regan
Address: Po Box 338
City, State Zip: Jackson, Ca 95642
Phone #: (209)263-1122
Card #: xxxx-xxxx-xxxx-4834

PAYMENT INFORMATION

Approval #:	017258
Payment Amount:	\$1184.00
Service Fee:	\$34.93
Total Amount:	\$1218.93

The service fee is not refundable.

ATTENTION CARDHOLDER

If you have questions about the processing of your payment, please call AllPaid at 888-604-7888.

Thank you for using AllPaid



AllPaid
7820 Innovation Boulevard Suite 250
Indianapolis, IN 46278
24hr. Customer Service #: 888-604-7888

Environmental Health Fees Payment Confirmation (Ref #: 43734654)

PLC: Amador County
A002LV 810 Court Street
Jackson, California 95642
For: Environmental Health Fees

Date: 10/17/2024 19:40 EDT

TRANSACTION INFORMATION

Telephone No: (209)263-1122

Transaction Reference #: 43734654

Mailing Address: Po Box 338
Jackson, Ca 95642

Transaction Date/Time: 10/17/2024 19:40 EDT

Record/invoice #: Use Permit Fee

Type Of Payment: Environmental Health Dept

BILLING INFORMATION

Name: Rtr Investments

Address: Po Box 338

City, State Zip: Jackson, Ca 95642

Phone #: (209)263-1122

Card #: xxxx-xxxx-xxxx-4834

PAYMENT INFORMATION

Approval #: 017302

Payment Amount: \$240.00

Service Fee: \$7.08

Total Amount: \$247.08

The service fee is not refundable.

ATTENTION CARDHOLDER

If you have questions about the processing of your payment, please call AllPaid at 888-604-7888.

Thank you for using AllPaid



AllPaid
7820 Innovation Boulevard Suite 250
Indianapolis, IN 46278
24hr. Customer Service #: 888-604-7888

Transportation & Public Works Payment Confirmation (Ref #: 43740933)

PLC: Amador County
A002M0 810 Court Street
Jackson, California 95642
For: Transportation & Public Works

Date: 10/18/2024 12:19 EDT

TRANSACTION INFORMATION

First Name: Ron
Last Name: Regan
Telephone No.: (209)263-1122
Mailing Address: Po Box 338
Jackson, Ca 95642
Permit Number: Up-24; 10-3 Jackson Gate Hotel
Payment Type 1: Use Permit \$500.00?

Transaction Reference #: 43740933
Transaction Date/Time: 10/18/2024 12:19 EDT

BILLING INFORMATION

Name: Ron Regan
Address: Po Box 338
City, State Zip: Jackson, Ca 95642
Phone #: (209)263-1122
Card #: xxxx-xxxx-xxxx-4834

PAYMENT INFORMATION

Approval #: 018525
Payment Amount: \$500.00
Service Fee: \$14.75
Total Amount: \$514.75

The service fee is not refundable.

ATTENTION CARDHOLDER

If you have questions about the processing of your payment, please call AllPaid at 888-604-7888.

Thank you for using AllPaid

Comments



Planning Department <planning@amadorgov.org>

TAC Application Referral Memo: UP-24;10-3 Jackson Gate Hotel Excessive Height - Completeness & Environmental Review

Dave Sheppard <dsheppard@amadorgov.org>

Thu, Oct 24, 2024 at 8:27 AM

To: Amador County Planning Department <planning@amadorgov.org>

FAA 7460-1 Construction on or Near an Airport form and determination needs to be completed to confirm this increase in building height has no impacts on Airport Operations.

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

The Amador County Airport also requests that an Avigation Easement be a requirement of this project.

This easement will be similar to the easement that was previously executed in the commercial area to the west of highway 49.

Thank you,

Dave

[Quoted text hidden]

--

David Sheppard
Amador County Airport
Manager
(209) 223-2376



TAC Application Referral Memo: UP-24;10-3 Jackson Gate Hotel Excessive Height - Completeness & Environmental Review

Lucas Carthew <lcarthew@amadorwater.org>
To: "planning@amadorgov.org" <planning@amadorgov.org>
Cc: Brandt Cook <bcook@amadorwater.org>

Mon, Oct 28, 2024 at 7:55 AM

Good Morning,

Please see the attached letter regarding AWA's response for the TAC Application Referral Memo: UP-24;10-3 Jackson Gate Hotel Excessive Height - Completeness & Environmental Review. Please let us know if there are any questions or concerns. Thank you.

Kind Regards,

Lucas Carthew
Assistant Engineer
[Amador Water Agency](#)

*** This is not a quote or an estimate.

Rates and fees subject to change by future Board action. ***

From: Brandt Cook <bcook@amadorwater.org>
Sent: Wednesday, October 23, 2024 3:59 PM
To: Lucas Carthew <lcarthew@amadorwater.org>
Subject: FW: TAC Application Referral Memo: UP-24;10-3 Jackson Gate Hotel Excessive Height - Completeness & Environmental Review

Sincerely,

Brandt Cook

[Amador Water Agency](#), Direct: (209) 257-5206
[12800 Ridge Road, Sutter Creek, CA 95685](#)

*Rates and fees subject to change.

From: Amador County Planning Department <planning@amadorgov.org>
Sent: Wednesday, October 23, 2024 3:56 PM

[Quoted text hidden]

[Quoted text hidden]

CONFIDENTIALITY NOTICE: This e-mail and any attachments are for the sole use of the addressee(s) and may be privileged, confidential and protected from disclosure. If you have received this message in error or are not the intended recipient, then we (1) advise you that any disclosure, copying, distribution, saving or use of this information is strictly prohibited, and (2) request that you delete this e-mail and any attachments and notify us by reply e-mail or telephone 209-223-3018.

Thank You,

Amador Water Agency [12800 Ridge Road, Sutter Creek, California 95685](#) www.amadorwater.org

UP-24;10-3 Jackson Gate Hotel AWA response 102424.pdf
89K



October 24, 2024

Amador County Planning Department
810 Court Street
Jackson, CA 95642

RE: Use Permit UP-24;10-3 Jackson Gate Hotel
APN: 044-030-024

To Whom It May Concern:

On October 23, 2024, the Amador Water Agency (Agency, AWA) received an early consultation application referral for the Use Permit UP-24;10-3 Jackson Gate Hotel (Development) located 12461 Jackson Gate Road in Jackson, being APN 044-030-024, having been submitted to the County of Amador (County) by RTR Investments, Inc. on behalf of representative Ron Regan. The Agency has been informed that property is approximately 2.9 acres with standard height limit of 45 feet. The Agency has been informed that the County is preparing to consider a waiver to allow construction of a hotel with a maximum height of 60 feet.

The Development is planned to be within the AWA operated Amador Water System (AWS), Tanner Service Area (System) and Amador Wastewater System Improvement District #12 (ID #12) – Martell. The Agency has the following comments regarding the Development:

- 1) AWA takes no exception to the Development's building height waiver request.
- 2) AWA will require payment of all applicable fees and charges per AWA's rules and regulations in force at the time of payment and/or service.
- 3) The Development will be required to obtain a "Wholesale Water Certificate of Acceptance, Transfer and Will Serve Commitment" and a "Wastewater Certificate of Acceptance, Transfer and Will Serve Commitment" from the Amador Water Agency, prior to recordation of any map, building permit final or initiation of service to the Development.

A "Developer Packet" with additional information and requirements may be downloaded from <https://amadorwater.org/connection-installation> for your convenience. Please be aware that the contents of this packet are subject to change from time to time and are intended only as a guideline for Developers. This letter is not a commitment of service and in no way guarantees water service for this Development.

Please feel free to contact the Agency with any questions, comments, or concerns regarding the contents of this letter.

A Public Agency



12800 Ridge Road, Sutter Creek, CA 95685-9630 • www.amadorwater.org • Office: (209) 223-3018

Kind Regards,

A handwritten signature in blue ink that reads "Lucas Carthew".

Lucas Carthew
Assistant Engineer

This is not a quote or estimate.

CC: File