

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, +1 346 248 7799, +1 301 715 8592, +1 312 626 6799,
+1 929 205 6099, +1 253 215 8782
Meeting ID: 537 512 8983

OR YOU MAY ALSO 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, 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.

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, April 12, 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:** March 8, 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 Variance (V-22;1-1 Baggett) from County Code Section 19.24.040, PD-R1, District Regulations which requires a 25 foot front yard building setback, to allow construction of a new home. The request is for a reduction from the required setback of 25' to 14'-7" to the house itself, and from 25' to 6'- 0" to the front deck at the main floor. (APN: 026-172-013)**
- Applicant:** Baggett T & N Trust
Supervisory District: 3
Location: 33889 Fremont Road, Kirkwood, CA 95646
- Item 2 - Request for zone change, ZC-22;2-2, from the "A," Agricultural zoning district to the "AG," Exclusive Agriculture zoning district in conjunction with a request for inclusion of 120 acres into a California Land Conservation Act (CLCA) Contract. (APN: 001-230-014 & 001-230-019)**
- Applicant:** 2003 Kevin W. Bohall Trust
Supervisory District: 5
Location: 2727 and 2749 Irish Ridge Road, Lone, CA 95640
- Item 3 - Request for zone change, ZC-19;12-1, from the "X," Special Use zoning district to the "AG," Exclusive Agriculture zoning district in conjunction with a request for inclusion of 40 acres into a California Land Conservation Act (CLCA) Contract. (APN: 011-140-036)**
- Applicant:** Kristine Cazadd and Jason Cazadd
Supervisory District: 1
Location: 9949 State Highway 88 Jackson, CA 95642
- Item 4 - Request for Tentative Parcel Map #2904, which proposes to divide ±118 acres into three ±20-acre parcels, one ±11-acre parcel, and one ±47-acre remainder. (APN: 011-270-003)**
- Applicant:** ERJ Enterprises, LLC
Supervisory District: 1
Location: Located approximately 2,000 feet west of the SR88 & SR104 intersection and immediately north of Sunset Drive.
- Item 5 - Request from Orion Fowler for:**
- 1) Zone Change (ZC-21;10-1) from the RE, Residential Estates zoning district, to the PD, Planned Development zoning district, for 7.29 acres to bring the current multi-family residential use of the property into compliance with County Code; and**
 - 2) General Plan Amendment (GPA-21;10-1) from the AT, Agricultural Transition land use designation to the SPA, Special Planning Area land use designation for 7.29 acres to bring the current multi-family residential use of the property into compliance with County Code; and**
 - 3) Use Permit (UP-21;10-2) to bring the current multi-family residential use of the property into compliance with County Code.**
- Applicant:** Orion Fowler (Delta Engineering Inc., Representative)
Supervisory District: 5
Location: 14674 Tanyard Hill Road, Pine Grove, CA 95665 (APN: 030-090-063)

The applicant for Item 6 has requested that this hearing be postponed until further notice:

- Item 6 - Request for Tentative Parcel Map #2891, which proposes to divide 246 acres into 6 parcels ranging in size from 40 to 45 acres. 234 acres are included in Williamson Act contract #305; an additional 12 acres of non-contracted land from and adjacent parcel will be included in the project. The project includes a request to rezone said 12 acres from the A, Agricultural district to the AG, Exclusive Agricultural district. [APNs: 011-090-021 and 011-100-031 (12- acre portion)]**
- Applicant:** Vineyard Village Lone, LLC. (Fred Ott, Manager)
Supervisory District: 2
Location: 6601 Sutter Lone Road, Lone, CA 95640

H. Adjournment until the next regularly scheduled meeting May 10, 2022