



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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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-
Caltrans, District 10	Nishinam Tribe**
CDFW, Region 2	Shingle Springs Band of Miwok Indians**
County Counsel	United Auburn Indian Community of the Auburn
Environmental Health Department	Rancheria**
Sheriff's Office	Washoe Tribe of Nevada and California**
Surveying Department	

DATE: December 1, 2022
FROM: Chuck Beatty, Planning Department

PROJECTS: Zoning Ordinance Amendment (ZOA-22;12-1) to amend County Code Chapter 19.77 to establish an overlay zone to limit development densities, building heights, and prevent incompatible land uses within three miles of Eagle's Nest Airport.

Zoning Ordinance Amendment (ZOA-22;12-2) to amend County Code Chapter 19.72.050 to establish that the rental terms for Accessory Dwelling Units permitted in accordance with that Code Section be longer than 30 days.

Zoning Ordinance Amendment (ZOA-22;12-3) to amend County Code Chapter 19.48.140 to establish regulations for detached room units to be used as overnight lodging for wineries.

Applicant: County of Amador
Supervisory Districts: All
Location: Amendments would be applicable to the unincorporated area of Amador County with the exception of those specific to Eagle's Nest Airport.

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 proposed ordinances for completeness and make recommendations to the Planning Commission during its regular meeting on **Thursday, December 15, 2022 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 at <https://zoom.us/j/5375128983>.

**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.

ORDINANCE AMENDING CHAPTER 19.77, OBJECTS AFFECTING NAVIGABLE AIRSPACE, TO ESTABLISH AN OVERLAY ZONE TO LIMIT DEVELOPMENT DENSITIES, BUILDING HEIGHTS, AND PREVENT INCOMPATIBLE LAND USES WITHIN THREE MILES OF EAGLE’S NEST AIRPORT.

The Board of Supervisors of the County of Amador ordains as follows:

SECTION I. Legislative findings.

1. Pursuant to Government Code 21670(b), the California Legislature found and declared that the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around airports to be of statewide concern.
2. The private ownership and limited flight operations preclude Eagle’s Nest Airport from being included the County’s Airport Land Use Compatibility Plans.
3. This ordinance is intended to prevent the development of land uses which are not compatible with the operation of Eagle’s Nest Airport.

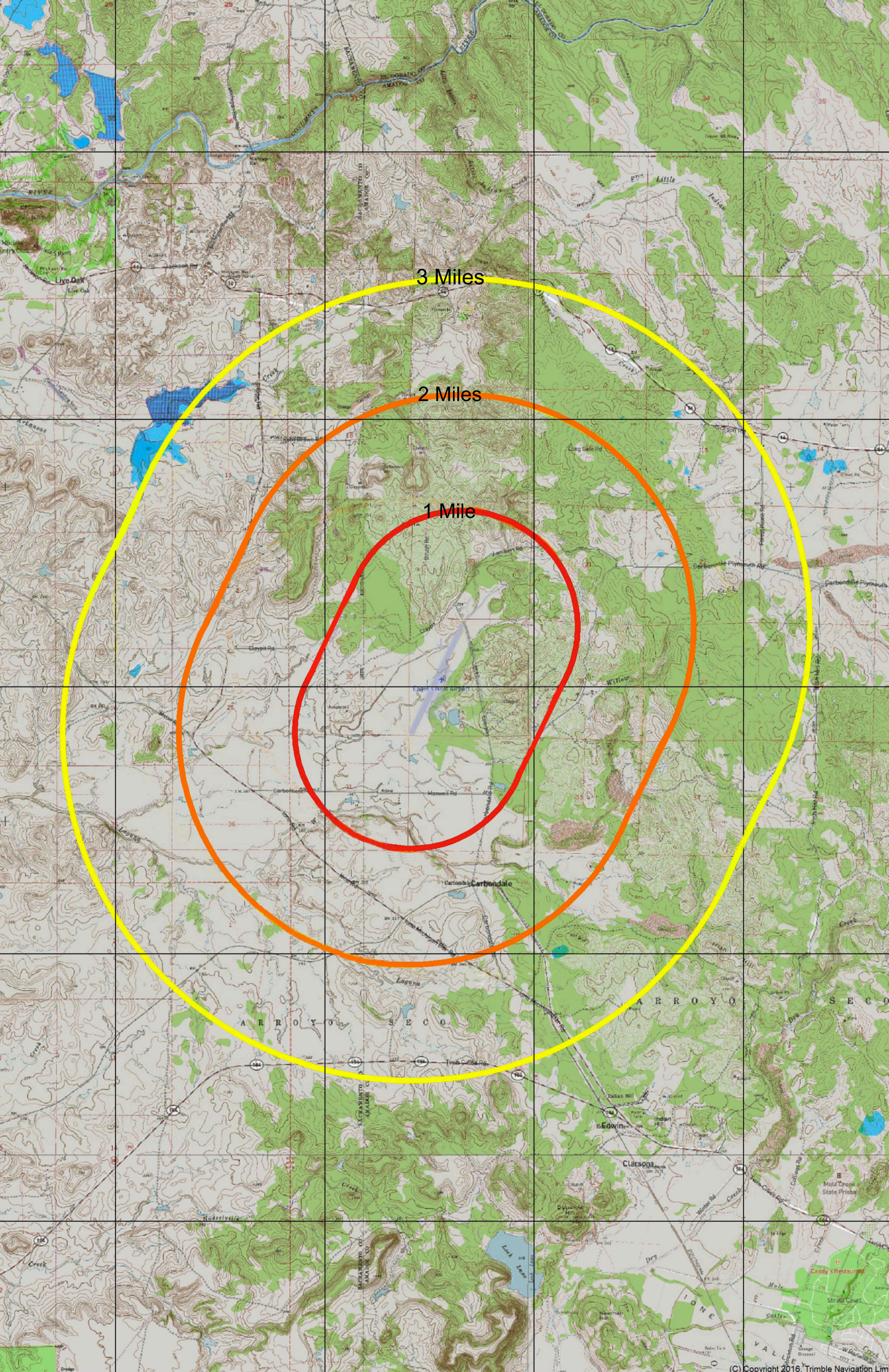
SECTION II. County Code Chapter 19.77, Objects Affecting Navigable Airspace, is hereby amended by adding the following Sections:

Section 300: The following overlay zones are hereby established within the specified distances from the edge of the Eagle’s Nest Airport runway:

3-mile perimeter. Within three miles of the outermost edge of the Eagle’s Nest Airport runway, all future projects for commercial or residential development, use permits, or parcel splits shall include an Avigation Easement for the right to flight, exhaust noise, fumes, lights, vibration, and particulate matter. See attached map Yellow Ring for plan view.

2-mile perimeter. Within two miles of the outermost edge of the Eagle’s Nest Airport runway, schools, churches, and other places of assembly are prohibited. Any projects involving accessory dwellings units shall include an Avigation Easement for the right to flight, exhaust noise, fumes, lights, vibration, and particulate matter. See attached map Orange Ring for plan view.

1-mile perimeter. Within one mile of the outermost edge of the Eagle’s Nest Airport runway, parcel maps and subdivision maps will restrict new parcels to no less than 40 acres. Projects that involve parcel splits, use permits, or new commercial or residential structures shall include an Avigation Easement for the right to flight, exhaust noise, fumes, lights, vibration, and particulate matter. See attached map Red Ring for plan view.



3 Miles

2 Miles

1 Mile



J.V. Photography

559-999-7082

SECTION III. A summary of this ordinance shall be published within fifteen days after the date hereof in a newspaper of general circulation printed and published in the County of Amador, State of California, and shall become effective thirty days after the date hereof.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Amador at a regular meeting thereof, held on the _____ day of _____ 2023, by the following vote:

AYES:

NOES:

ABSENT:

Chairman, Board of Supervisors

ATTEST:

JENNIFER BURNS, Clerk of the
Board of Supervisors, Amador County, California

Deputy

ORDINANCE AMENDING CHAPTER 19.72.050, ACCESSORY DWELLING UNITS, TO ESTABLISH THAT THE RENTAL TERMS FOR ACCESSORY DWELLING UNITS PERMITTED IN ACCORDANCE WITH THAT CODE SECTION BE LONGER THAN 30 DAYS.

The Board of Supervisors of the County of Amador ordains as follows:

SECTION I. Legislative findings.

1. Pursuant to Government Code 65852.150, the California Legislature found and declared that California faces a severe housing crisis and is falling short of meeting current and future housing demand.
2. Government Code Section 65852.2(a)(6) allows that local agencies may require that Accessory Dwelling Units permitted in accordance with that Section be used for rentals of terms longer than 30 days.
3. This ordinance intends for accessory dwellings units to be utilized for long-term housing to help alleviate the County's housing shortage.

SECTION II. County Code Chapter 19.72.050(B), Accessory Dwelling Units, is hereby amended by adding the following language:

Category 1 Permits. Accessory dwelling units permitted under this subsection shall be rented for a term longer than thirty days. Applicants seeking a Category 1 accessory dwelling unit permit must also comply with the following:

1. Number of Accessory Dwelling Units Allowed. Only one accessory dwelling unit is permitted on a parcel on which a residential dwelling exists or is proposed to exist.
2. Total Floor Area. The minimum floor area shall be the minimum required for an efficiency dwelling unit as defined in Health and Safety Code Section 17958.1. The maximum floor area shall be the floor area of the primary dwelling on the parcel; however, if the primary dwelling is less than one thousand square feet, then the maximum floor area shall be eight hundred fifty square feet for an accessory dwelling unit that has less than two bedrooms, and one thousand square feet for an accessory dwelling unit that has two or more bedrooms.
3. Parking.
 - a. One additional off-street parking space is required for the accessory dwelling unit. The space may be provided as tandem parking on a driveway. Off-street parking is permitted in setback areas unless the county specifically finds setback parking is not feasible based on site or regional topographical or fire and life safety conditions.

b. When a parking structure is converted to an accessory dwelling unit, additional parking, or replacement of existing parking, is not required.

c. The parking requirement in subsection (B)(3)(a) of this section does not apply if the accessory dwelling unit is located within one-half mile walking distance of public transit, or is located within an architecturally and historically significant historic district, or is part of the proposed or existing primary residence or an existing accessory structure, or is located within one block of a car share vehicle.

SECTION III. A summary of this ordinance shall be published within fifteen days after the date hereof in a newspaper of general circulation printed and published in the County of Amador, State of California, and shall become effective thirty days after the date hereof.

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ORDINANCE AMENDING CHAPTER 19.48.150, BED AND BREAKFAST INNS, TO ESTABLISH REGULATIONS FOR DETACHED ROOM UNITS.

The Board of Supervisors of the County of Amador ordains as follows:

SECTION I. Legislative findings.

1. Detached room units are intended to be used in a manner similar to, but not simultaneously on the same parcel with, traditional bed and breakfast inns.
2. Detached room units would be conditionally permitted only on parcels with appropriately licensed and bonded wineries.
3. Detached room units would further be conditionally permitted on parcels 20 acres or larger with minimum property line setbacks of 100 feet.

SECTION II. County Code Chapter 19.48.1140, Bed and Breakfast Inns, is hereby amended by adding the following language:

C. As an alternative to a single-family dwelling being used as a bed and breakfast inn, an applicant may request a use permit to for detached room units to be used as short term lodging. The following regulations shall be applied as minimum conditions of approval in all cases where a use permit has been issued for detached room units:

- 1) Detached room units will require a Conditional Use Permit from the Planning Commission;
- 2) The location will include an existing licensed and bonded winery;
- 3) The minimum parcels size will be 20 acres;
- 4) The minimum property line setback will be 100 feet;
- 5) Only short-term lodging shall be provided;
- 6) Only breakfast shall be served and service shall be restricted to guests only, not the general public.
- 7) A minimum of one off-street parking space shall be provided for each unit;
- 8) The owner or manager shall be required to occupy the property;
- 9) Detached room units shall be required to comply with the Amador County building code and environmental health department requirements;
- 10) A maximum of five (5) detached room units up to 350 square feet, each, plus one caretaker unit up to 500 square feet are allowed on any one parcel.

SECTION III. A summary of this ordinance shall be published within fifteen days after the date hereof in a newspaper of general circulation printed and published in the County of Amador, State of California, and shall become effective thirty days after the date hereof.

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