



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:** January 19, 2023

**FROM:** Ruslan Bratan, Planning Department

**PROJECTS:** 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 parcels 20 acres or larger with appropriately licensed and bonded wineries in the unincorporated areas of Amador County.

**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 will review the proposed amendments and make recommendations to the Planning Commission during its regular meeting on **Thursday, February 2, 2023 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.

**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 detached room units will be placed within a one-acre area.~~
- ~~4) The minimum parcels size will be 20 acres;~~
- ~~5) The minimum property line setback will be 100 feet;~~
- ~~6) Only short-term lodging shall be provided;~~
- ~~7) Only breakfast shall be served and service shall be restricted to guests only, not the general public.~~
- ~~8) A minimum of one off-street parking space shall be provided for each unit;~~
- ~~9) The owner or manager shall be required to occupy the property in a primary or accessory dwelling unit;~~
- ~~10) Detached room units shall be required to comply with the Amador County building code and \_\_\_\_\_ environmental health department requirements;~~
- ~~11) ————A maximum of five (5) detached room units up to 350 square feet each shall be allowed for short-term rental on any parcel, each, plus one caretaker unit up to 500 square feet are allowed on any one parcel, accessory dwelling unit ———— 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.

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:

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Chairman, Board of Supervisors

ATTEST:

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

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Deputy