

AMADOR COUNTY PLANNING COMMISSION

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

PLEASE NOTE: All Planning Commission meetings are audio recorded.
TO PARTICIPATE REMOTELY CALL IN USING THE FOLLOWING NUMBER:
+1-669-900-6833 (alternate phone numbers listed on amadorgov.org)
Access Code: 537 512 8983#

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

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

If all Commission are present in person, public participation by Zoom is for convenience only. If the zoom feed is lost/hacked for any reason, the meeting may nevertheless go forward at the discretion of the Chair. The only assurance of live comments being received by the Commission is to attend in person. The Chair will call the meeting to order and after Commission input, will invite the public to comment in person and online.

** 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, February 13, 2024
TIME: 7:00 p.m.
LOCATION: County Administration Center, 810 Court St., Jackson, CA, 95642

- Call to Order**
- Pledge of Allegiance**
- Approval of Agenda**
- Minutes:** January 9, 2024
- Correspondence:** Any correspondence received prior to publication of the Agenda Packet has been included with the corresponding item.

F. 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.

G. Recent Board Actions

H. Agenda Items

Public Hearings:

Item 1 - Discussion and possible recommendation to the Board of Supervisors regarding a request for a Zone Change (ZC-23;9-1) from the M, Manufacturing district to the RE, Residential Estates zoning district for an approximate 24.67 combined acres to establish consistency with the AG, Agriculture General Plan classification (APNs 030-020-102 and 030-020-108).

Property Owner: Ketron Family Living Trust and Volcano Gold, LLC (Representative: Doug Ketron)

Supervisorial District: 3

Location: No situs. On both sides of Charleston Road approximately 1,400 feet northwest of the town of Volcano.

Item 2 - Discussion and possible recommendation to the Board of Supervisors regarding a request for a variance (V-23;12-1 Johnson) from the front property line setback, and from the Public Utility Easement (PUE) setback on Final Subdivision Map No. 116, within the PD-R1, Planned Development, Single-family Residential Zoning District. The property is 3.47 acres with standard setbacks of 25 ft. from the front, 15 ft. from the rear, and 5 ft. from the side property lines, and a PUE setback of 20 ft. This variance, if approved, would allow construction of a carport at the northwest corner of the property 10 ft. from the front property line and 3 ft. from the PUE pin (APN: 038-660-010).

Property Owners: Jeff Johnson

Supervisorial District: 3

Location: 13425 Paintbrush Lane, Pine Grove, CA 95665

Public Scoping Session:

Item 3 - Discussion and possible direction to staff following public input on the potential environmental impacts to be analyzed in the Draft Environmental Impact Report to be prepared for the Goose Hill RV Park project. The project would include:

- 1) A Zone Change from "X," Special Use District, to "PD," Planned Development District (ZC-19; 11-2);**
- 2) A General Plan Amendment from A, Agricultural, to SPA, Special Planning Area General Plan Designation (GPA-19;11-1);**
- 3) A Use Permit for a 125-space Recreational Vehicle Park with associated uses (UP-19;11-2). The RV Park uses would include three shower/restroom units, two restroom units, a two-story 8,020 sq. ft. clubhouse including a manager's residence, office, lounge area, meeting hall, convenience store, and restaurant for public use. The project site occupies 40-acres of the 105.21-acre parcel. (APN: 012-040-049)**

Property Owner: Dean Gerald Ninnis Trust (Gerry Ninnis, project proponent)

Supervisorial District: 1

Location: 6080 Jackson Valley Rd. Ione, CA 95640

Other Items:

- Item 4 - Discussion and possible direction to staff regarding proposed amendments to the County's "winery ordinances" to establish regulations for future wineries, tasting rooms, and event locations in the A/Agricultural and R1A/Single-family Residential zoning districts, and in future enrollments into the AG/Exclusive Agricultural (Williamson Act) zoning district.**

Applicant: County of Amador

Supervisory Districts: All

Location: The amendments would apply in the A/Agricultural, R1A/Single-family Residential zoning districts, and AG/Exclusive Agricultural (Williamson Act) zoning districts.

- I. Adjournment until the next scheduled meeting March 12, 2024**