

## 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#

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

If all Commissioners 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](mailto: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](mailto: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](http://www.amadorgov.org) under the Calendar section (generally the Tuesday prior to the Planning Commission meeting).

### ZOOM SUPPORT:

[https://support.zoom.com/hc/en/getting-started-with-meetings?id=zoom\\_meetings\\_guide](https://support.zoom.com/hc/en/getting-started-with-meetings?id=zoom_meetings_guide)

## AGENDA

**DATE:** Tuesday, July 9, 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:** June 11, 2024

- E. 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 - Request for a Use Permit (UP-23;8-1) to install a 130-foot-tall monopine design wireless communication tower with twelve (12) 8' antennas, six (6) RRU's, one (1) 2' microwave, one (1) GPS antenna, cabling, HCS jumpers, two (2) ground mounted radio cabinets, one (1) raised concrete pad, cable ice bridge and associated equipment in a 50'x50' fenced lease area (APN 042-010-035).**

**Property Owners/Applicant:** Evitt & Doris Russell Trust/Assurance Development (obo/ Vertical Bridge)  
**Supervisory District:** 4  
**Location:** 17140 Valley Blvd, Jackson, CA 95642

- Item 2 - Request for Zoning Ordinance Amendment (ZOA-24;6-1) which would add farm breweries as an allowed use in the A-G/Exclusive Agriculture (Williamson Act) zoning district, establish minimum planting densities, and regulations for their ancillary uses consistent with ancillary uses allowed for wineries.**

**Applicant:** County of Amador  
**Supervisory Districts:** All  
**Location:** All property included in the AG/Exclusive Agriculture (Williamson Act) zoning district

- Item 3 - Request for Zoning Change (ZC-24;6-2). The zone changes affect parcels that have a zoning district classification which is inconsistent with the land use designation adopted with the 2016 General Plan Land Use Element update. The changes include:**

**11 parcels to be rezoned from the M/Manufacturing zoning district to the R1A/Residential Single Family & Agricultural zoning district;**

**1 parcel to be rezoned from the M/Manufacturing zoning district to the MR/Mineral Resources zoning district; and**

**298 parcels owned by the Federal government to be rezoned from the USA zoning district to the OS/Open Space zoning district.**

**Applicant:** County of Amador  
**Supervisory Districts:** All  
**Location:** Parcels currently zoned M/Manufacturing in the Volcano area and 298 parcels county-wide owned by the Federal government designated as having "USA" zoning

- I. Adjournment until the next scheduled meeting August 13, 2024**