

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 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. 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.com/hc/en/getting-started-with-meetings?id=zoom_meetings_guide

AGENDA

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

- A. Call to Order:
- B. Pledge of Allegiance:
- C. Approval of Agenda:
- D. Minutes: July 9, 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:**

Item 1 - Discussion of additional Planning Commission meetings in September and October to complete review of zone changes necessary for General Plan compatibility

Public Hearings:

Item 2 - Request for Tentative Parcel Map PM 2919 Dos Santos, proposing the division of a single ±29.1-acre parcel into 3 parcels of ±8.3, ±9.0, and ±11.8 acres in size. The parcel is zoned R1A, Single-family Residential and Agricultural Zoning District and has a General Plan Designation of AT, Agricultural Transition (5 to 20- acre minimum). APN: 038-010-143

Property Owners/Applicant: Antonia Dos Santos, co-trustee of the Fellion-Dos Santos Trust

Supervisory District: 4

Location: 13600 Valley Vista Court, Pine Grove, CA 95665

Item 3 - Request for a Zone Change (ZC-24;6-3) from the X Special Use district to the R1A Single-family Residential and Agricultural zoning district for properties that are incompatible with the General Plan designation

Applicant: County of Amador

Supervisory Districts: 3 & 4

Location: Affected property owners with land zoned X with an incompatible General Plan land use designation within Supervisory Districts 3 & 4

Item 4 - Public review and comment on the Draft Environmental Impact Report (DEIR) prepared for the Wicklow Way Specific Plan. The Plan is the primary land use, policy, and regulatory document to guide development of the 201-acre County-owned site. The Project would provide 700 residential units with a range of densities on approximately 80 acres that would accommodate 1,800 residents. Proposed land uses also include 26 acres for community commercial and civic uses, 46 acres of open space, 7 acres for parks and recreation, and 42 acres for public uses. (APN 044-100-027)

Note: The purpose of the hearing is to solicit comments on the Draft EIR. A response to comments will be included, along with any adjustments, in the Final EIR. A decision on certification of the Final EIR and the adoption of the Specific Plan will occur at a later date.

The Specific Plan, Draft EIR, and Appendices can be found here:

<https://www.amadorgov.org/departments/planning/current-projects/wicklow-way-specific-plan>

Applicant: County of Amador

Supervisory District: 1

Location: Located between Wicklow Way and Stony Creek Road, adjacent to the Jackson city limits

I. Adjournment until the next scheduled meeting September 10, 2024