

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION  
FOR MEETING OF: September 10, 2024**

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**ITEM 1 Request for Zone Change (ZC-24;6-3). The zone change affects 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.**

**Applicant:** County of Amador

**Supervisory District:** 2

**Location:** Affected property owners with the X, Special Use Zoning Designation and an incompatible General Plan Land Use Designation within Supervisory District 2.

- A. General Plan Designations:** AT, Agricultural-Transition; AG, Agricultural-General; and RR, Rural-Residential
- B. Present Zoning:** X, Special Use
- C. Proposed Zonings:** R1A, Single-family Residential and Agricultural, and R1, Single-Family Residential
- D. Acreage Involved:** ±8,478.35 acres
- E. Description:** The County of Amador is initiating zone changes for properties which have a zoning district classification that is inconsistent with the land use designation adopted with the 2016 General Plan Land Use Element update. The parcels affected by this request are currently zoned X, Special Use. This change aligns with the County's General Plan and aims to ensure consistency and compliance with state and local regulations. The changes include 198 parcels to be rezoned from the X, Special Use zoning district to the R1A, Single-family Residential and Agricultural zoning district, and 2 parcels to be rezoned to the R1, Single-family Residential zoning district.
- F. Environmental Review:** In accordance with the California Environmental Quality Act (CEQA), the lead agency, Amador County, intends to consider a Notice of Exemption pursuant to Section 15183(a) of State CEQA Guidelines for projects that are consistent with the development density of existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified and to Section 15061(b)(3), the common-sense exemption.

This project is categorically exempt from CEQA per 15183(a):

“CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.”

Additionally, the zone change is consistent with Government Code Section 65860, which requires that zoning ordinances shall be consistent with the General Plan. Government Code Section 65860(c) states:

“--in the event that a zoning ordinance becomes inconsistent with a general plan by reason of amendment to the plan, or to any element of the plan, the zoning ordinance shall be amended within a reasonable time so that it is consistent with the general plan as amended.”

Lastly, this project is not subject to CEQA pursuant to Section 15061(b)3 of the CEQA Guidelines in that the project is covered by the general rule that CEQA only applies to projects

which have the potential for causing a significant effect on the environment.

**G. Planning Commission Action:** As the approval of the proposed project and accompanying CEQA exemption is deferred to the Board of Supervisors, the Planning Commission's actions are to open the Public Hearing and make a recommendation to the Board of Supervisors to approve or deny the Zone Change. Per Government Code 65855, the Planning Commission shall render its decision in the form of a written recommendation to the legislative body. Such recommendation shall include the reasons for the recommendation and the relationship of the proposed ordinance to the General Plan.

The proposed ordinance supports the following:

- **Goal LU-10:** Guide future residential and local commercial uses into established cities, unincorporated Regional Service and Town Centers, and existing community areas (e.g. Pioneer, Volcano, Camanche, Fiddletown, Red Corral).
- **Policy LU-1.1:** Protect existing land uses and public facilities from encroachment by incompatible land uses.
- **Policy E-1.1:** Encourage an efficient and consistent regulatory environment, including a predictable development process.
- **Policy E-8.1:** Ensure future land uses are appropriately located and scaled to fit in with the county's rural and agricultural context.

**H. Recommendation to the Board:** If the Planning Commission recommends approval of the Zone Changes, the following statement is recommended for the record: "The Planning Commission recommends approval of the proposed zone change, the reason(s) being that the proposed zone change is consistent with the County's General Plan Economic Development Element (policy E-1.1 and policy E-8.1) and Land Use Element (Goal LU-10 and Policy LU-1.1)".

**I. Recommended Findings:**

1. A review of the proposal was conducted by staff who, through their own research, found that the zone changes will not have a significant effect on the environment.
2. There are no project-specific significant effects which are peculiar to the project or its sites.
3. There is no substantial new information which was not known at the time of the General Plan Environmental Impact Report certification that supports findings of new or more severe impacts than those addressed in the General Plan.
4. There are no identified significant impacts caused by this project, and therefore no corresponding feasible mitigation measures identified in the General Plan Environmental Impact Report.
5. The proposal is consistent with the General Plan. The proposed Zone Change is consistent with the goals, objectives, and policies of the Land Use Element of General Plan and the Agricultural General, Agricultural Transition, and Rural Residential land use designations.
6. Based on the record as a whole, the recommendations to the Board of Supervisors represent the Planning Commission's own independent judgement.

**EXHIBIT 1:**

**Affected Parcels Zoned X, proposed to be changed to R1A, Single-family residential-agricultural:**

003420006000	003420078000	003430001000	003830010000	005240024000	012070089501
003420007000	003420079000	003430003000	003830011000	005240029000	012100016000
003420008000	003420080000	003430004000	003830014000	005250009000	012100017000
003420012000	003420083000	003430006000	003830016000	005250011000	012100021501
003420016000	003420084000	003430007000	003830017000	005250014000	012100044000
003420018000	003420085000	003430008000	003830018000	005250015000	012130013000
003420022000	003420086000	003430009000	003830019000	005250016000	012130014000
003420025000	003420087000	003440001000	003830020000	005310004000	012130015000
003420027000	003420089000	003440002000	003830021000	005310005000	012130018000
003420028000	003420090000	003440003000	003830022000	005310006000	012130033000
003420029000	003420093000	003440004000	003830023000	005310008000	012130034000
003420030000	003420094000	003440006000	003830024000	005310009000	012130035000
003420042000	003420095000	003440007000	005170005000	005310010000	012160003000
003420043000	003420099000	003440008000	005170010000	005310011000	012160006000
003420044000	003420101000	003440010000	005170011000	005310012000	012160007000
003420045000	003420104000	003440011000	005180003000	005310014000	012160012000
003420046000	003420105000	003440012000	005180019000	005310018000	012160013000
003420054000	003420108000	003440013000	005190002000	005310019000	012160014510
003420056000	003420109000	003450001000	005190012000	005310020000	012160014520
003420059000	003420110000	003450002000	005190013000	011100036000	012160015000
003420060000	003420112000	003450003000	005200001000	011130044000	012160016000
003420061000	003420113000	003460018510	005200002000	011130045000	012170001000
003420062000	003420116000	003460018520	005200012000	011130047000	012170009000
003420063000	003420117000	003470002000	005220001000	011130048000	012180001000
003420064000	003420118000	003480001000	005220006000	011130049000	012190001000
003420066000	003420119000	003830002000	005230004000	011160040000	012190008000
003420067000	003420120000	003830003000	005230009000	011180028000	012190009000
003420068000	003420121000	003830004000	005230012000	011180029000	012190011000
003420069000	003420122000	003830005000	005230013000	011180030000	012280013000
003420070000	003420123000	003830006000	005230014000	012070051501	012280014000
003420071000	003420126000	003830007000	005230015000	012070067501	012280015000
003420075000	003420127000	003830008000	005230017000	012070069501	012280016000
003420076000	003420130000	003830009000	005240002000	012070088501	012280017000

**EXHIBIT 2:**

**Affected Parcels Zoned X, proposed to be changed to R1, Single-family residential:**

003-662-018 003-662-019

**EXHIBIT 3:**

**PERMITTED AND CONDITIONAL USES FOR THE EXISTING ZONE X AND THE PROPOSED R1A and R1 ZONING DISTRICTS:**

<b>19.24.030 X district regulations.</b>
A. Uses permitted include all uses not otherwise prohibited by law, subject to securing a use permit as specified in this title; provided, however, that agricultural uses as defined in this title, shall not be subject to a use permit.
<b>19.24.045 R1A District--Single-family Residential-Agricultural district.</b>
C. Uses Permitted.
1. Single-family dwelling;
2. Home occupations as defined by Section 19.08.335;
3. Crop and tree farming;
4. General farming, including but not limited to the raising, growing, and harvesting of vegetable, field orchard, bush, and berry crops; vineyards; silviculture;

5. Wholesale operation of nurseries; greenhouses; mushroom rooms; floriculture; and uses of a similar nature;
  6. Pasture for grazing (including supplemental feeding), raising, maintaining, breeding, and training of horses, cattle, sheep, goats, hogs, and similar livestock, provided there is no feeding of garbage, sewage, refuse, or offal, and subject to any limitations in number of animals in Chapter 19.48 of this code, General Provisions and Exceptions;
  7. Feed lots, feed yards, provided there is no feeding of refuse, garbage, sewage, or offal;
  8. Poultry farms;
  9. Dairies;
  10. The raising, feeding, maintaining, breeding, and slaughtering of livestock, chickens, turkeys, rabbits, pigeons, ducks, geese, fish, frogs, and small animals or fowl;
  11. Processing, packing, selling, shipping of agricultural products not done on an on-site retail sales basis; wells, water storage and reservoirs, including on-site excavation or removal of materials for construction thereof;
  12. Storage of petroleum products for use by the occupants of the premises;
  13. Any structure, building, equipment, or use incidental and necessary to any of the foregoing uses.
- D. Uses Permitted Subject to First Securing an Approved Use Permit.
1. Farm and forestry labor camps;
  2. Recreation uses;
  3.
    - a. Processing, packing, selling, shipping of agricultural products for on-site retail purposes. This includes but is not limited to tasting rooms in conjunction with an on-site winery as defined in Section 19.08.687.
    - b. Wine tasting rooms operated subject to a duplicate 02 license from the California Department of Alcohol Beverage Control may also be permitted subject to at least meeting the standards outlined in Section 19.24.040, District regulations--Generally, subsections (27)(a) through (f) of the "A" agricultural zone district;
  4. Veterinary clinics, animal hospitals, kennels, commercial stabling of horses for public recreation purposes;
  5. Auction and sales yards;
  6. Turkey farms, provided there is a cover crop or other dust control;
  7. Any garbage, sewage, refuse, or offal feeding;
  8. Commercial slaughterhouses and stockyards for livestock, small animals, poultry, and fowl;
  9. Rendering plants, fertilizer plants and yards;
  10. Oil and gas wells, drilling, mining, and excavation of natural minerals;
  11. Any structure, building, use, or equipment incidental and necessary to any of the above uses, located on the same site, and included in the use permit.

**19.24.045 R1 District--Single-family Residential-Agricultural district.**

Uses Permitted

1. Single-family dwellings
2. Home occupations
3. Guest houses, servants' quarters
4. Crop and tree farming

# Affidavit

- |   | Initial   |
|---|-----------|
| 1. Notice of Intent (NOI).  | <u>—</u>  |
| 2. GIS List. <u>300</u> ft. Plus <u>email</u><br><small>(Distance) (Special Instructions: e.g. to end of access road)</small> | <u>RS</u> |
| 3. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or<br>a. "SPECIAL INSTRUCTIONS."               | <u>RS</u> |
| 4. Project Applicant and Representative(s), if applicable.  | <u>RS</u> |
| 5. Checked Project file cover for agency distribution.  | <u>RS</u> |
| 6. Checked inside file for special requests for notification.   | <u>RS</u> |
| 7. Checked old notification list for additional notification.   | <u>RS</u> |
| 8. Other – Specify:<br>_____<br>_____<br>_____  |           |

**AFFIDAVIT OF SERVICE BY MAIL**

I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding ZC-24;6-3, X to RIA (Dist. 2) by placing copies in 260 envelopes addressed to: (see attached list).

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on August 22, 2024 at Jackson, California.

I declare under penalty of perjury the foregoing is true and correct.

Executed at Jackson, California on August 22, 2024

Signed 

Witness 



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 223-6254  
WEBSITE: [www.amadorgov.org](http://www.amadorgov.org)  
E-MAIL: [planning@amadorgov.org](mailto:planning@amadorgov.org)

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

### NOTICE OF PUBLIC HEARING

**NOTICE:** The County of Amador is initiating a zone change for properties currently zoned X, Special Use, to the R1A, Single-family Residential and Agricultural zoning district. This change aligns with the County's General Plan designation and aims to ensure consistency and compliance with state and local regulations.

**PROJECT NAME AND DESCRIPTION:** 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.

**PROPERTY OWNERS:** Affected property owners with land zoned X with an incompatible General Plan land use designation within Supervisorial District 2.

**SUPERVISORIAL DISTRICTS:** 2

*Staff Report will be available online (typically the Tuesday prior to the meeting) for viewing at <http://www.amadorgov.org> in the "Agendas and Minutes" section.*

**ENVIRONMENTAL REVIEW PROCESS:** In accordance with the California Environmental Quality Act (CEQA), the lead agency, Amador County, intends to consider a Notice of Exemption pursuant to Section 15183 of State CEQA Guidelines for projects that are consistent with the development density of existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified and Section 15061(b)(3) common sense exemption.

This project is categorically exempt from CEQA per 15183(a):

"CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies."

The zone change is consistent with Government Code Section 65860, which requires that zoning ordinances shall be consistent with the General Plan. Government Code Section 65860(c) states:

- "in the event that a zoning ordinance becomes inconsistent with a general plan by reason of amendment to the plan, or to any element of the plan, the zoning ordinance shall be amended within a reasonable time so that it is consistent with the general plan as amended."

**PUBLIC HEARING:** Notice is hereby given said Planning Commission will hold a public hearing on this project at the County Administration Center, Board of Supervisors Chambers, 810 Court Street, Jackson, California, on **September 10, 2024** at **7:00 p.m.** or as soon thereafter as can be heard. Anyone having comments on the project may attend and be heard.

The meeting may be attended in person or via teleconference by dialing **669-900-6833** and using **meeting ID 537-512-8983**, or by using the following link: <https://us02web.zoom.us/j/5375128983>

The Chairperson will invite the public to comment via phone/online. 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 of the meeting. Emails received after those already included in the meeting materials will be printed and distributed to the Commissioners and available to the public, and shall be subject to the same rules as would otherwise govern speaker comments at the Commission meeting.

Letters of comment regarding this matter received by the County prior to the publication of the Staff Report will be sent to each Planning Commissioner as part of the agenda packet (generally the Tuesday prior to the meeting). Letters received after the Staff Report has been published will be copied and circulated to each Commissioner just prior to the public hearing. Be advised that due to time constraints, the Commissioners may not be able to give letters submitted after the Staff Report is published, as detailed a review as those received earlier. Therefore, it may be to your benefit to attend the hearing and summarize your concerns orally. Letters will not be read aloud at the public hearing. If you have any questions or desire more information, please contact this office.

In compliance with the Americans with Disabilities Act, if you require special modification or accommodation to participate in this meeting, please contact the Amador County Planning Department, at (209) 223- 6380, by email to [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.

**NOTE:** If you do not comment at the public hearing or send in written comments and later decide to challenge the nature of this proposed action in court, you may be limited to raising only those issues you raised at the public hearing or have given in written correspondence delivered to the public entity conducting the hearing at, or prior to, the Public Hearing.

**AFFECTED PARCELS ZONED X, PROPOSED TO BE CHANGED TO R1A, SINGLE-FAMILY RESIDENTIAL:**

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003420075000	003420127000	003830008000	005230017000	012070069501	012280016000
003420076000	003420130000	003830009000	005240002000	012070088501	012280017000

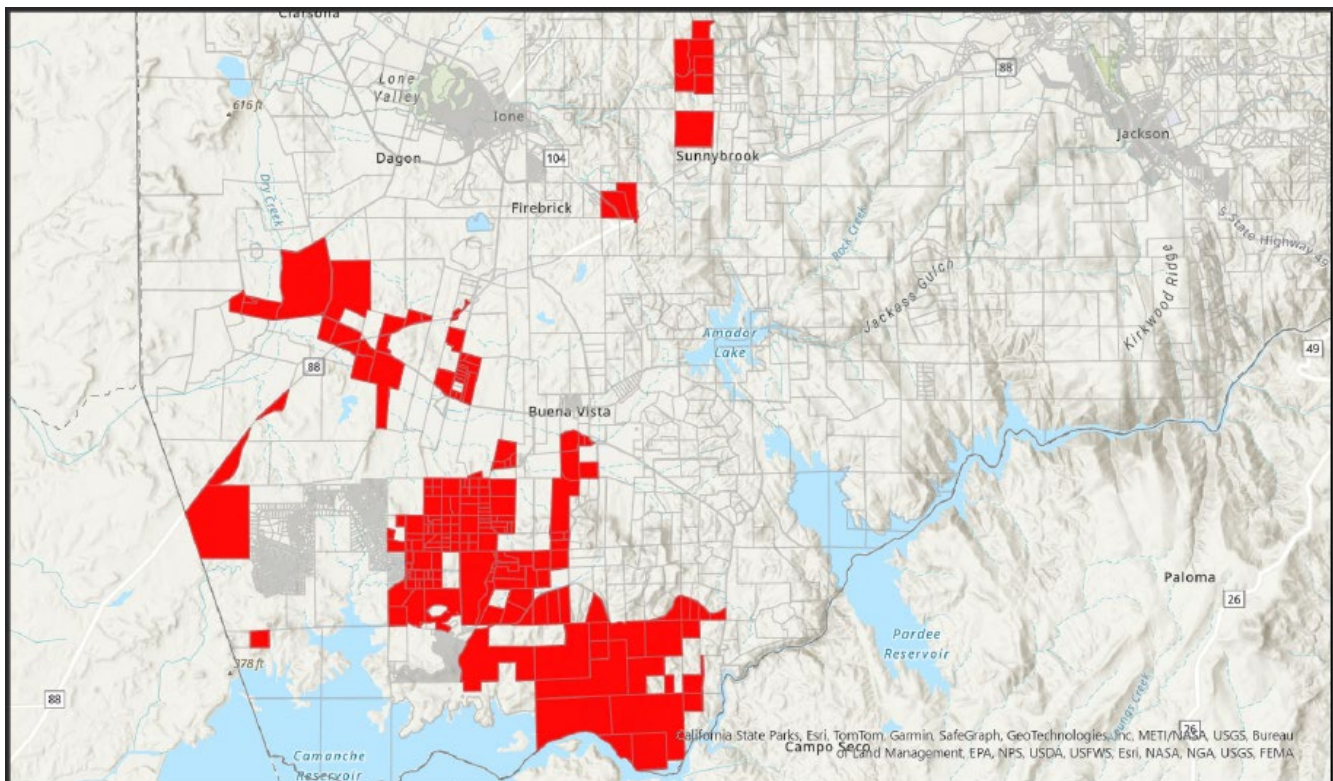
**PERMITTED AND CONDITIONAL USES FOR THE EXISTING ZONE X AND THE PROPOSED ZONE R1A:**

<b>19.24.030</b>	<b>X district regulations.</b>
A. Uses permitted include all uses not otherwise prohibited by law, subject to securing a use permit as specified in this title; provided, however, that agricultural uses as defined in this title, shall not be subject to a use permit.	
<b>19.24.045</b>	<b>R1A District--Single-family Residential-Agricultural district.</b>
C. Uses Permitted.	
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2. Home occupations as defined by Section 19.08.335;	
3. Crop and tree farming;	
4. General farming, including but not limited to the raising, growing, and harvesting of vegetable, field orchard, bush, and berry crops; vineyards; silviculture;	
5. Wholesale operation of nurseries; greenhouses; mushroom rooms; floriculture; and uses of a similar nature;	
6. Pasture for grazing (including supplemental feeding), raising, maintaining, breeding, and training of horses, cattle, sheep, goats, hogs, and similar livestock, provided there is no feeding of garbage, sewage, refuse, or offal, and subject to any limitations in number of animals in Chapter 19.48 of this code, General Provisions and Exceptions;	
7. Feed lots, feed yards, provided there is no feeding of refuse, garbage, sewage, or offal;	
8. Poultry farms;	
9. Dairies;	

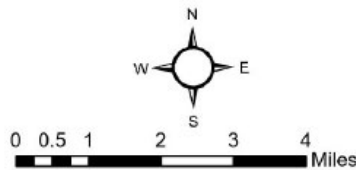


10. The raising, feeding, maintaining, breeding, and slaughtering of livestock, chickens, turkeys, rabbits, pigeons, ducks, geese, fish, frogs, and small animals or fowl;
  11. Processing, packing, selling, shipping of agricultural products not done on an on-site retail sales basis; wells, water storage and reservoirs, including on-site excavation or removal of materials for construction thereof;
  12. Storage of petroleum products for use by the occupants of the premises;
  13. Any structure, building, equipment, or use incidental and necessary to any of the foregoing uses.
- D. Uses Permitted Subject to First Securing an Approved Use Permit.
1. Farm and forestry labor camps;
  2. Recreation uses;
  3.
    - a. Processing, packing, selling, shipping of agricultural products for on-site retail purposes. This includes but is not limited to tasting rooms in conjunction with an on-site winery as defined in Section 19.08.687.
    - b. Wine tasting rooms operated subject to a duplicate 02 license from the California Department of Alcohol Beverage Control may also be permitted subject to at least meeting the standards outlined in Section 19.24.040, District regulations--Generally, subsections (27)(a) through (f) of the "A" agricultural zone district;
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  5. Auction and sales yards;
  6. Turkey farms, provided there is a cover crop or other dust control;
  7. Any garbage, sewage, refuse, or offal feeding;
  8. Commercial slaughterhouses and stockyards for livestock, small animals, poultry, and fowl;
  9. Rendering plants, fertilizer plants and yards;
  10. Oil and gas wells, drilling, mining, and excavation of natural minerals;
  11. Any structure, building, use, or equipment incidental and necessary to any of the above uses, located on the same site, and included in the use permit.

AMADOR COUNTY PLANNING COMMISSION Date of this notice: August 22, 2024



Zone Change (ZC-24;6-3)  
X to R1A, Single-family  
Residential & Agricultural  
(Subject parcels in red)



**Legend**

-  Amador Boundary
-  Assessor Parcels
-  Project Parcels

- |   | Initial   |
|---|-----------|
| 1. Notice of Intent (NOI).  | <u>—</u>  |
| 2. GIS List. <u>300</u> ft. Plus <u>email</u><br><small>(Distance) (Special Instructions: e.g. to end of access road)</small> | <u>NS</u> |
| 3. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or<br>a. "SPECIAL INSTRUCTIONS."               | <u>NS</u> |
| 4. Project Applicant and Representative(s), if applicable.  | <u>NS</u> |
| 5. Checked Project file cover for agency distribution.  | <u>NS</u> |
| 6. Checked inside file for special requests for notification.   | <u>NS</u> |
| 7. Checked old notification list for additional notification.   | <u>NS</u> |
| 8. Other – Specify:<br>_____<br>_____<br>_____  |           |

**AFFIDAVIT OF SERVICE BY MAIL**


I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding 7C-24; 6-3 x to R1 (Dist. 2) by placing copies in 20 envelopes addressed to: (see attached list).

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on August 22, 2024 at Jackson, California.

I declare under penalty of perjury the foregoing is true and correct.

Executed at Jackson, California on August 22, 2024

Signed 

Witness 



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 223-6254  
WEBSITE: [www.amadorgov.org](http://www.amadorgov.org)  
E-MAIL: [planning@amadorgov.org](mailto:planning@amadorgov.org)

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

### NOTICE OF PUBLIC HEARING

**NOTICE:** The County of Amador is initiating a zone change for properties currently zoned X, Special Use, to the R1, Single-family Residential zoning district. This change aligns with the County's General Plan designation and aims to ensure consistency and compliance with state and local regulations.

**PROJECT NAME AND DESCRIPTION:** Request for a Zone Change (ZC-24;6-3) from the X Special Use district to the R1 Single-family Residential zoning district for properties that are incompatible with the General Plan designation.

**PROPERTY OWNERS:** Affected property owners with land zoned X with an incompatible General Plan land use designation within Supervisorial District 2.

**PROPERTY LOCATIONS:** 3370 Camanche Pkwy N., Ione, CA 95640 (APN: 003-662-018) & 3292 Camanche Pkwy N., Ione, CA 95640 (APN: 003-662-017)

**SUPERVISORIAL DISTRICTS:** 2

*Staff Report will be available online (typically the Tuesday prior to the meeting) for viewing at <http://www.amadorgov.org> in the "Agendas and Minutes" section.*

**ENVIRONMENTAL REVIEW PROCESS:** In accordance with the California Environmental Quality Act (CEQA), the lead agency, Amador County, intends to consider a Notice of Exemption pursuant to Section 15183 of State CEQA Guidelines for projects that are consistent with the development density of existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified and Section 15061(b)(3) common sense exemption.

This project is categorically exempt from CEQA per 15183(a):

"CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies."

The zone change is consistent with Government Code Section 65860, which requires that zoning ordinances shall be consistent with the General Plan. Government Code Section 65860(c) states:

- "in the event that a zoning ordinance becomes inconsistent with a general plan by reason of amendment to the plan, or to any element of the plan, the zoning ordinance shall be amended within a reasonable time so that it is consistent with the general plan as amended."

**PUBLIC HEARING:** Notice is hereby given said Planning Commission will hold a public hearing on this project at the County Administration Center, Board of Supervisors Chambers, 810 Court Street, Jackson, California, on **September 10, 2024** at **7:00 p.m.** or as soon thereafter as can be heard. Anyone having comments on the project may attend and be heard.

The meeting may be attended in person or via teleconference by dialing **669-900-6833** and using **meeting ID 537-512-8983**, or by using the following link: <https://us02web.zoom.us/j/5375128983>

The Chairperson will invite the public to comment via phone/online. 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 of the meeting. Emails received after those already included in the meeting materials will be printed and distributed to the Commissioners and available to the public, and shall be subject to the same rules as would otherwise govern speaker comments at the Commission meeting.

Letters of comment regarding this matter received by the County prior to the publication of the Staff Report will be sent to each Planning Commissioner as part of the agenda packet (generally the Tuesday prior to the meeting). Letters received after the Staff Report has been published will be copied and circulated to each Commissioner just prior to the public hearing. Be advised that due to time constraints, the Commissioners may not be able to give letters submitted after the Staff Report is published, as detailed a review as those received earlier. Therefore, it may be to your benefit to attend the hearing and summarize your concerns orally. Letters will not be read aloud at the public hearing. If you have any questions or desire more information, please contact this office.

In compliance with the Americans with Disabilities Act, if you require special modification or accommodation to participate in this meeting, please contact the Amador County Planning Department, at (209) 223- 6380, by email to [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.

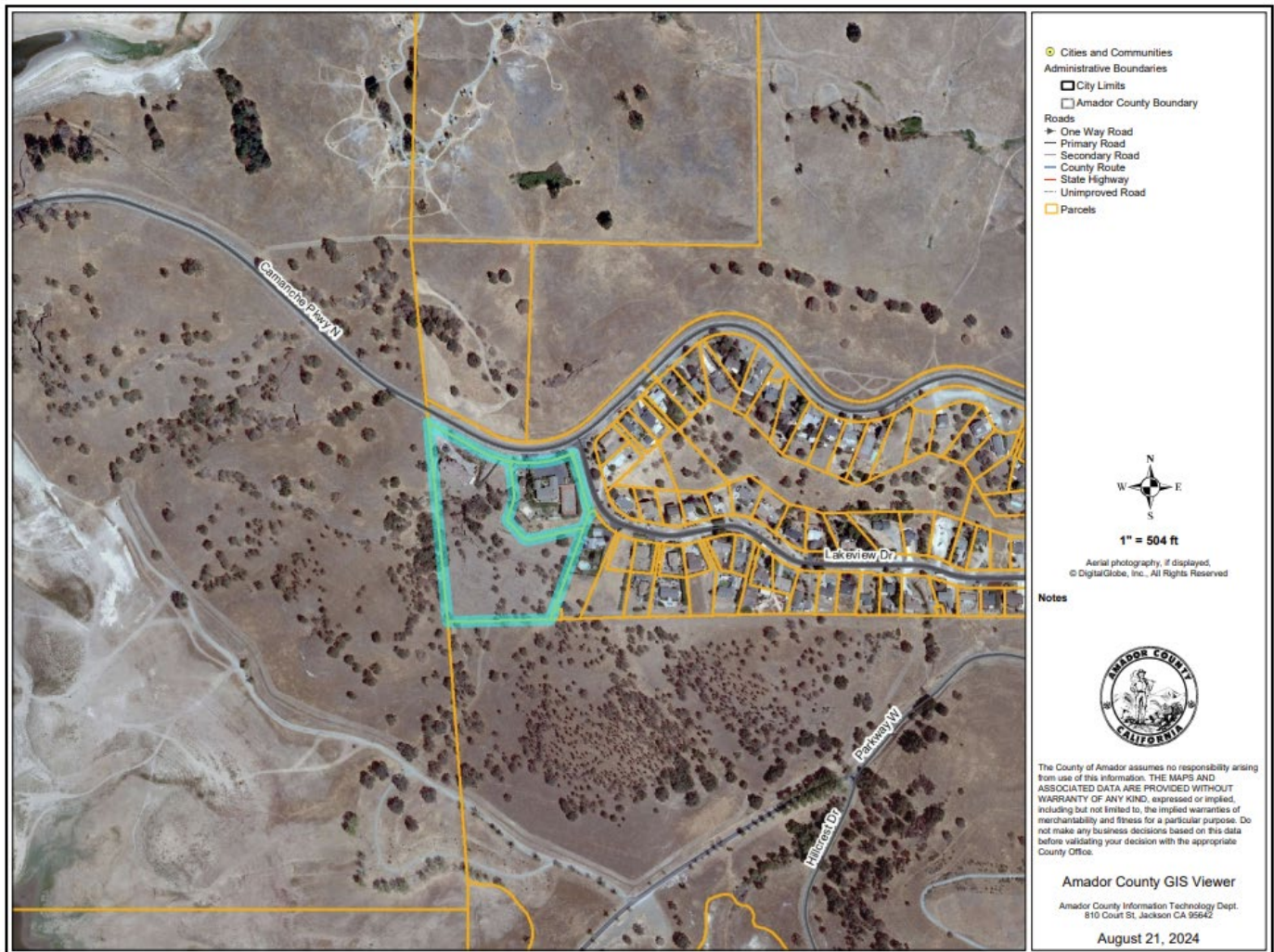
**NOTE:** If you do not comment at the public hearing or send in written comments and later decide to challenge the nature of this proposed action in court, you may be limited to raising only those issues you raised at the public hearing or have given in written correspondence delivered to the public entity conducting the hearing at, or prior to, the Public Hearing.

**PERMITTED AND CONDITIONAL USES FOR THE EXISTING ZONE X AND THE PROPOSED ZONE R1:**

<b>19.24.030</b>	<b>X district regulations.</b>
A. Uses permitted include all uses not otherwise prohibited by law, subject to securing a use permit as specified in this title; provided, however, that agricultural uses as defined in this title, shall not be subject to a use permit.	
<b>19.24.045</b>	<b>R1 District--Single-family Residential district.</b>
Uses Permitted	
<ol style="list-style-type: none"> <li>1. Single-family dwellings</li> <li>2. Home occupations</li> <li>3. Guest houses, servants' quarters</li> <li>4. Crop and tree farming</li> </ol>	

AMADOR COUNTY PLANNING COMMISSION Date of this notice: August 22, 2024

**PROJECT PARCELS HIGHLIGHTED IN BLUE:**



# Comments



**Notice of Public Hearing dated August 22, 2024, Proposed Zone Change in District 2**

2 messages

Tue, Sep 3, 2024 at 1:55 PM

To: "planning@amadorgov.org" <planning@amadorgov.org>  
Cc: "rforster@amadorgov.org" <rforster@amadorgov.org>

Dear Ms. Sheppard,

We are in receipt of your Notice of Public Hearing proposing a zoning change for our property located at [redacted] [Acre 95640](#). The parcel number is reflected as [redacted] in the Notice; however, the actual parcel number for [redacted] is [redacted]. Notice also references the zoning change from X to R1A. After my conversation with you today I was also made aware that the Notice should have stated the rezone to R1 rather than R1A. While we have been given notice of the Proposed changes, it is unclear what the changes are as the Notice of Public Hearing document appears to be incorrect.

If the September 10, 2024, meeting is to proceed without providing a corrected Notice of Public Hearing with the accurate proposed zoning change for our property, we ask that the following consideration be given:

1. No action be taken on the proposal until such time as we have been provided a Notice with the accurate zoning proposal and adequate time given for community input;
2. If action is to be taken, we ask that as our property is bordered on three sides by EBMUD, that no action be taken on rezoning our parcel until such time as the parcels owned by EBMUD are rezoned; and,
3. Attention be given to the fact that our parcel's zoning has always been treated similarly with parcels owned by EBMUD as we enjoy none of the public utilities such as City Water, Sewer, Fiber Optic Cable, etc. that are enjoyed by other parcels on the Zone Change Request.

Thank you, in advance, for your consideration in this matter.

Best Regards,

[redacted]  
Affected Property Owners

**Amador County Planning Department** <planning@amadorgov.org>

Tue, Sep 3, 2024 at 2:03 PM

Draft To: [redacted]

Received, thank you.

Amador County Planning Department  
810 Court Street  
Jackson, CA 95642  
(209) 223-6380  
[planning@amadorgov.org](mailto:planning@amadorgov.org)

[Quoted text hidden]