



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
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E-MAIL: planning@amadorgov.org

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

NOTICE OF PUBLIC HEARING

Notice is hereby given the Planning Commission of the County of Amador, State of California, has received an application for the project described in this notice.

PROJECT NAME AND DESCRIPTION: Zone Change (ZC-24;7-1 Lyman) from the R1A, Single-family Residential and Agriculture zoning district to the AG, Exclusive Agriculture zoning district for approximately ±174.25 acres with the inclusion of that same property in a California Land Conservation Act (CLCA) AKA Williamson Act Contract. APNs: 044-010-091, -092, -093, -096.

Applicant: Travis and Karen Lyman (Property Owners)

Supervisory District: 1

Location: North of Jackson Gate Rd., between Jackson City Limits and Depot Rd. in Martell, CA

NOTE: SEE MAP ON REVERSE. *The 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, the Amador County Planning Commission, intends to consider the project exempt from CEQA. The project is consistent with the Amador County General Plan and zoning codes. The environmental assessment and application materials appear to be complete and indicate there are no extraordinary or unique environmental issues not normally mitigated for with the County's standard conditions which would be applied to this type of project. If, during the processing of this application, it is determined that there are state or local issues which cannot be found to be insignificant or adequately mitigated through standard conditions, it may be found by the Planning Commission or Board of Supervisors an CEQA Initial Study shall be prepared. The Technical Advisory Committee (TAC) has reviewed this project and has found no technical objection to the approval of this project and finding the project Exempt under CEQA.

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 24, 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. 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.

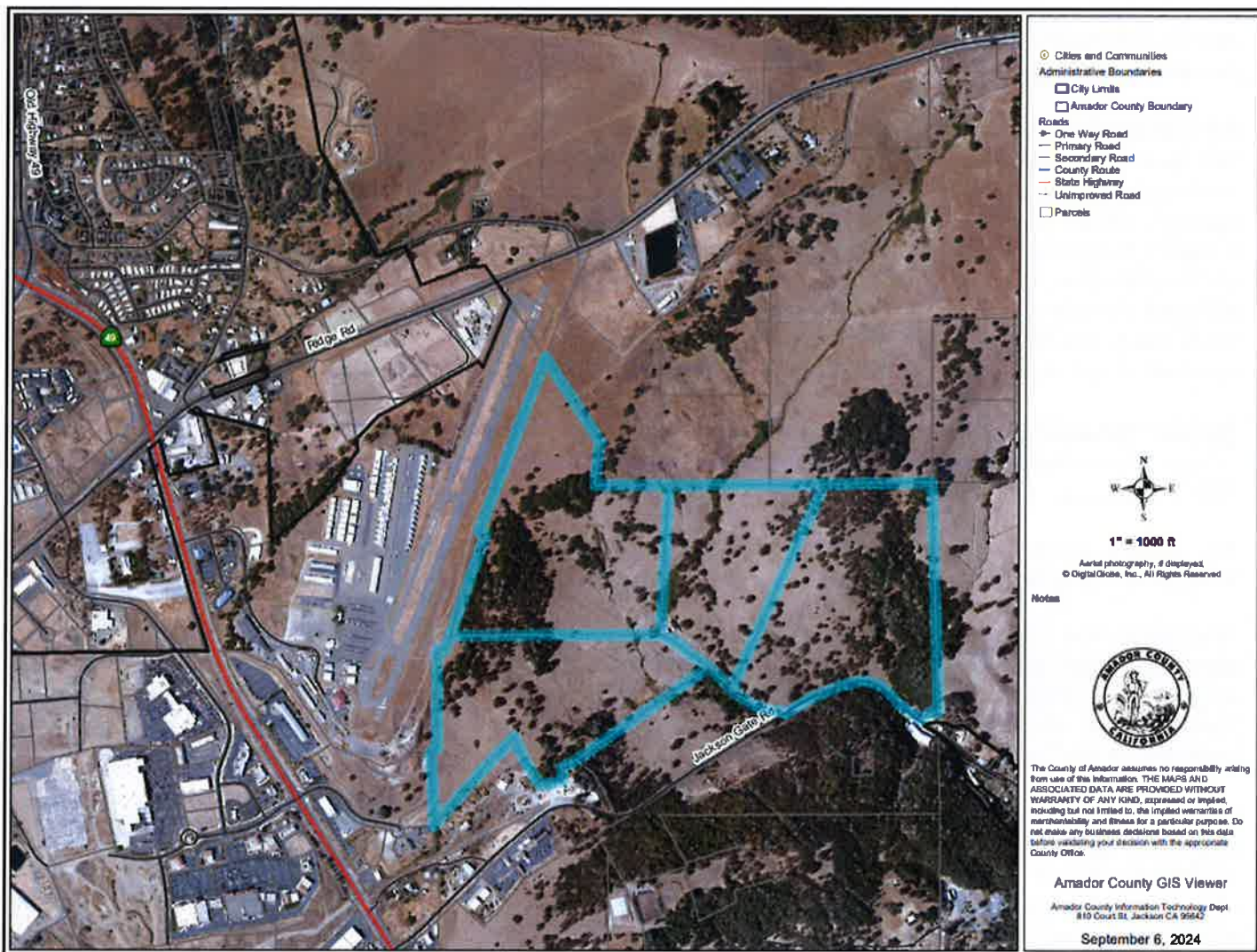
In compliance with the Americans with Disabilities Act, if you are a person with a disability and require special modification or accommodation to participate in this meeting, please contact the Amador County Planning Department, at (209) 223-6380, by email to planning@amadorgov.org. Requests must be 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.

AMADOR COUNTY PLANNING COMMISSION

Date of this notice: September 6, 2024

SUBJECT AREA HIGHLIGHTED IN BLUE



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

_____ | |

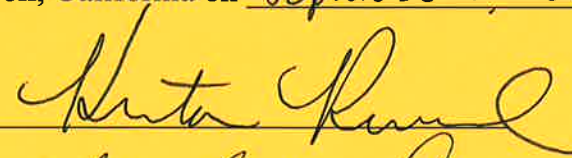
AFFIDAVIT OF SERVICE BY MAIL

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 20-24, 7-1 Lyman by placing copies in 13 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 September 6, 2024 at Jackson, California.

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

Executed at Jackson, California on September 6, 2024

Signed 

Witness 

C G DI ARIE VINEYARD & WINERY LLC
PO BOX 589
MOUNT AUKUM, CA 95656

PERANO FAMILY TRUST
PERANO KENNETH J & SUSAN L
TRUSTEES
11373 RAGGIO RD
JACKSON, CA 95642-9330

PERANO FAMILY TRUST
PERANO KENNETH & SUSAN TRUSTEES
11373 RAGGIO RD
JACKSON, CA 95642

KENNEDY MINE THE
PO BOX 684
JACKSON, CA 95642

FOOTHILL PROPERTY VENTURES LLC
5731 VENTURE VALLEY RD
SHINGLE SPRINGS, CA 95682-9738

LOW BARK HONG & YING YI YANG
REVOCABLE TRUST
PO BOX 518
ISLETON, CA 95641

AMADOR WATER AGENCY
12800 RIDGE RD
SUTTER CREEK, CA 95685

COUNTY OF AMADOR
810 COURT ST
JACKSON, CA 956422132

ONETO MARY LOU ESTATE OF
PO BOX 694
JACKSON, CA 95642

LYMAN TRAVIS PATRICK & KAREN
ELIZABETH
65 HYGRADE RD
SUTTER CREEK, CA 95685-4416

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65 HYGRADE RD
SUTTER CREEK, CA 95685-4416

LYMAN TRAVIS PATRICK & KAREN
ELIZABETH
65 HYGRADE RD
SUTTER CREEK, CA 95685-4416

BEATON RONALD F & ROBERT L
C/O BEATON ROBERT
33 CAZNEAU AVE
SAUSALITO, CA 94965

LYMAN TRAVIS PATRICK & KAREN
ELIZABETH
65 HYGRADE RD
SUTTER CREEK, CA 95685-4416

LYMAN TRAVIS PATRICK & KAREN
ELIZABETH
65 HYGRADE RD
SUTTER CREEK, CA 95685-4416

VINCIGUERRA REAL ESTATE
INVESTMENT LLC
330 BODEGA CT
EL DORADO HILLS, CA 957623991

COUNTY OF AMADOR
AMADOR COUNTY AIRPORT
810 COURT ST
JACKSON, CA 956422132

PG&E
12626 JACKSON GATE RD
JACKSON, CA 95642

COUNTY OF AMADOR
810 COURT ST
JACKSON, CA 956422132

YACK JOHN R & HILF LISA E
5257 KELLY PARK LN
EL DORADO, CA 956234412