

AMADOR COUNTY PLANNING COMMISSION

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

PLEASE NOTE: All Planning Commission meetings are tape recorded.

- Anyone who wishes to address the Planning Commission must speak from the podium and should print their name on the speaker list located on the podium and identify themselves for the record.
- 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 disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the Planning Department at (209) 223-6380 or (209) 223-6228 (fax). Requests must be made as early as possible and at least one-full business day before the start of the meeting.

AGENDA – Amended - Revised

DATE: Tuesday, December 8, 2009
TIME: 7:00 p.m.
LOCATION: County Administration Center, 810 Court St., Jackson, CA

- A. Pledge of Allegiance**
- B. Approval of Agenda**
- C. Minutes:** Approval of November 11, 2009 Planning Commission minutes; review and recommendation to Board of Supervisors of the November 24, 2009 CMX Presentation Minutes.
- D. Correspondence:**
- E. 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.
- F. Recent Board Actions:** Amendment of Title 19 (zoning) of the Amador County Code, Chapter 19.48 General Provisions and Exceptions, Section 19.48.055, Temporary Uses.

Meeting materials are available for public review at the Planning Department, 810 Court St, Jackson and posted to the County's website at www.co.amador.ca.us under the Agendas and Minutes section (generally the Thursday prior to the Planning Commission meeting). The staff report will denote staff's recommendations and list proposed conditions for the project if the project is approved.

Public Hearings

- Item 1 – Use Permit to allow wine tasting room, in conjunction with a winery, in the “R1A,” Single-Family Residential and Agricultural Zone District, with: winery tours; retail sales of wine winery-related promotional items, gifts, and other grape related products (not to exceed 650 sq. ft.); outdoor picnic area; participation in all Vintner Assoc. events; two vintage release parties per year; plus, up to 13 additional events annually (such as weddings & 1 anniversary party) with a maximum of 150 persons in attendance. (APN 007-120-009-000).**

Applicant: Andrew Friedlander and Janis Akuna
Supervisorial District V

Location: On the east side of Shenandoah Rd. immediately north of the Dickson Road/Shenandoah Road junction, being 11000 Shenandoah Road in the Plymouth area.

Item 2 - Public review and comment on Draft Environmental Impact Report (DEIR) prepared for Pine Acres North: the project proposes a general plan amendment *from* C, Commercial, R-L, Residential Low Density, and R-S, Residential Suburban *to* R-L, Residential Low Density, R-M, Residential Medium Density, and P-S, Public Service for proposed Parcels A-E; a zone change *from* Planned Development Retail Commercial and Office District with a Special Use Combining District (PD-C1X); Planned Development Low Density Multiple Family Residential District (PD-R2); and Planned Development Single Family Residential and Agricultural District (PD-R1A) *to* “R1,” Single Family Residential District, “R2,” Low Density Multiple Family Residential Dist., “R3,” High Density Multiple Family Residential District, and “X,” Special Use District for proposed Parcels A-E; *and* vesting Tentative Subdivision Map No. 147 proposing the division of 44.2 acres into 66 single family residential lots (46 estate lots and 20 lots 6,000 sq. ft. min.), 3 low density multiple family lots (up to 4 units) and a 12 unit apartment complex. Two sewage disposal lots consisting of a 9.8-acre lot (Parcel A) and 2.3-acre lot (Parcel B), a 1.2-acre open space lot (Parcel C), a wastewater treatment area lot (Parcel D), and a propane area lot (Parcel E). (APNs 038-170-014-000; 038-180-040-000; 038-180-042-000; 038-180-054-000)

Applicant: Thomas Martin and Associates

Supervisorial District IV

Location: At the southeast corner of Hwy 88 and Tabeaud Road in Pine Grove.