

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 teleconference. 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@amadorcounty.gov. 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@amadorcounty.gov. 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, June 9, 2026

TIME: 6:00 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: May 12, 2026

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 - Subdivision Map 189 and Zone Change ZC-26;1-2, submitted by Civitas Development LLC., proposing the division of two (2) parcels totaling 2.35 acres into ten (10) lots ranging from 5,260 sq. ft. to ±1.04-acres in size. Nine lots are proposed for single-family dwellings, and one lot is proposed for a clubhouse, pool, and 3 employee housing units, and snow storage. The current zoning designation is PD (MF-C), Planned Development (Multi-family and Commercial), proposed to be changed to PD (R1), Planned Development (Single-family Residential). (APNs 026-270-021 and 026-270-022)

Applicant: Civitas Development, LLC

Supervisory District: 3

Location: 2 parcels located directly southwest of the intersection of Kirkwood Meadows Dr. and Loop Rd. in Kirkwood, CA 94666

Proposed Planning Commission Action(s):

- 1) Determination of the adequacy of the proposed Categorical Exemption;**
- 2) Decision to approve or deny the Amended Use Permit (with the recommended conditions of approval and findings included in the staff report)**

Item 2 - Request for Zone Change ZC-26;4-1 Williamson Act Contract #462 Robertson for one parcel ±465.98 acres in size. This project proposes a zone change from R1A, Single-family Residential and Agriculture to AG, Exclusive Agriculture and establishment of a new California Land Conservation Act (CLCA)/Williamson Act Contract. The property includes a dwelling and residential uses accessory to the primary agricultural use of grazing land and agricultural improvements. (APN: 008-210-028)

Applicant: Robertson Family Trust

Representative: Mary Robertson

Supervisory District: 5

Location: 15455 State Highway 124, Plymouth, CA 95669

Proposed Planning Commission Action(s):

- 1) Recommendation to the Board of Supervisors regarding the adequacy of the proposed Categorical Exemption; and**
- 2) Recommendation to the Board of Supervisors to approve or deny amended CLCA Contract and Zone Change (with the recommended findings included in the staff report)**

Item 3 - Request to amend California Land Conservation Act Contract #341 Cuneo (Jones), amended to add an additional 133 acres (APNs: 007-070-002, -004, and -007) to the existing ±390-acre preserve (APN: 007-070-062). The existing preserve and proposed additions are vacant, with the primary agricultural use of grazing land and with some agricultural improvements.

Applicant: Joses Family Living Trust

Supervisorial District: 5

Location: East of State Highway 49, POR SEC26 T8N R10E POR E1/2 OF W1/2

Proposed Planning Commission Action(s):

1) Recommendation to the Board of Supervisors regarding the adequacy of the proposed Categorical Exemption; and;

2) Recommendation to the Board of Supervisors to approve or deny amended CLCA Contract and Zone Change (with the recommended findings included in the staff report)

Item 4 - Review of amendments to County code Section 19.72.050, Accessory Dwelling Units, to incorporate changes required by State housing statutes, specifically, Government Code Title 7, Division 1, Chapter 13, Accessory Dwelling Units.

Applicant: County of Amador

Supervisorial Districts: All

Location: Amendments would be applicable to the unincorporated area of Amador County

Proposed Planning Commission Action(s):

1) Determination of the adequacy of the proposed Categorical Exemption;

2) Recommendation to the Board of Supervisors to approve or deny the Zoning Ordinance Amendment subject to the recommended findings included in the staff report.

I. Adjournment until the next regularly scheduled meeting July 14, 2026.