AGENDA

DATE: Tuesday, September 8, 2020
TIME: 7:00 p.m.
LOCATION: County Administration Center, 810 Court St., Jackson, CA, 95642

A. Pledge of Allegiance
B. Approval of Agenda
C. Minutes: July 14, 2020
D. Correspondence: Any correspondence received prior to publication of the Agenda Packet has been included with the corresponding Item.
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
G. Agenda Items:

**Public Hearings**

**Item 1:** Request for Variance (V-20;7-1 Benson) from County Code Section 19.24.040, PDR1, District Regulations which requires a 25 foot front yard building setback, to allow construction of an entryway roof. The applicant proposes to construct an entryway roof encroaching approximately 4 feet into the front setback with uncovered stairs encroaching approximately 15 feet into the front setback. (APN: 026-174-003)

**Applicant:** Edward and Brandi Benson  
**Supervisory Districts:** 3  
**Location:** 33800 Danburg Drive, Kirkwood, CA

**Item 2:** Request for a Zone Change (ZC-20;3-1) from the A, Agricultural zoning district to the AG, Exclusive Agriculture zoning district for a ±85-acre parcel in conjunction with the establishment of an amended Agricultural Preserve. The request proposes the addition of the ±85-acre parcel to an existing 100-acre preserve enrolled in California Land Conservation Act (Williamson Act) contract No. 446. The resulting Amended Preserve would total ±185 acres. (APNs: 014-150-038, -039, and - 040)

**Applicant:** Michael Collier  
**Supervisory Districts:** 5  
**Location:** 16427 Tyler Rd., Fiddletown, CA

**Item 3** - Request for Tentative Parcel Map No. 2893, proposing the division of a ±484 acre legal parcel into three parcels ±219 acres, ±190 acres, and ± 74 acres in size. The property is currently zoned AG, Exclusive Agriculture and has a General Plan land use designation of AG, Agricultural-General. The application includes a request for each proposed parcel to be enrolled in a separate CLCA Contract and simultaneously removed from Contract #412. (APNs: 005-240-007 and 005-250-004)

**Applicant:** Jess Family Trust, Representative: Connie Jess  
**Supervisory District:** 2  
**Location:** 4459 and 4600 Jackson Valley Rd., Ione, CA

**Item 4** - Request for Use Permit (UP-19;4-4) for a Wine Tasting Room in the R1A, Single-family Residential and Agricultural Zoning District, with AG, Agricultural-General, General Plan designation. The tasting room will be located within a new 3,600± sq. ft. structure. The tasting room will be open daily from 9:00 a.m. to 5:00 p.m. The site will host a maximum of twelve special events per year, including six events with a limit of 125 guests, and six events with a limit of 75 guests. (APN: 007-070-051)

**Applicant:** Jim Merryman; Representative: Robin Peters  
**Supervisory District:** 5  
**Location:** 10690 Shenandoah Rd., Plymouth, CA
Item 5: Request for a Zone Change (ZC-20;3-2) from the R1A, Single-family Residential & Agricultural zoning district to the M-X, Manufacturing zoning district with Special Use combining district, for 1,150+/- acres which are congruent with the Industrial General Plan classification. (portions of APNs 005-080-022, 005-020-024, 005-030-005, 005-050-010, and 005-060-015)

Applicant: Edwin Lands, LLC  
Supervisiorial Districts: 2  
Location: West of the Ione City Limits, lying east and west of Michigan Bar Road between Highway 104 and the Amador County line

H. Adjourn