



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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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: Request for Tentative Parcel Map 2936 and General Plan Amendment GP-26;7-1 Meza Vargas, Meza, proposing the division of one parcel ± 40 acres in size into two parcels ± 20 acres in size, and a General Plan Amendment from the AG, Agricultural General (40-acre minimum) to AT, Agricultural Transition (20-acre minimum). The parcel is zoned R1A, Single-family Residential and Agricultural. APN: 003-420-117.

OWNER/APPLICANT: Juventino Meza Vargas and Tamy Meza

SUPERVISORIAL DISTRICT: 2

LOCATION: 3750 Camanche Rd., Ione, CA 95640

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 adoption of a Mitigated Negative Declaration, as 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 and which are not otherwise addressed in the proposed mitigations for the 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 that an Environmental Impact Report (EIR) shall be prepared. The Technical Advisory Committee (TAC) has reviewed this project and has found no technical objection to the approval of this project with the adoption of a Mitigated Negative Declaration. The required environmental review and comment period for this project will commence on September 23, 2026 and ends on October 13, 2026.

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 October 13, 2026 at 6:00 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@amadorcounty.gov. All emails must be received prior to 5:00 p.m. on the meeting date 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 accommodation(s) to participate in this meeting, please contact the Amador County Planning Department, at (209) 223- 6380, or by email at planning@amadorcounty.gov. 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 23, 2026

PROJECT AREA OUTLINED IN BLUE



9/22/2026, 4:49:56 PM

Roads and Streets	U.S. Forest Service Road	Other (See Comment)
State Highway	Public Utility Road	Current Tax Parcels
County Road	Tribal Road	Amador County Border
City Road	Unmaintained Private Road	
Private Road	California State Park Road	

1:9,538

0 0.07 0.15 0.3 mi
0 0.15 0.3 0.6 km



- | | Initial |
|---|-----------|
| 1. Notice of Intent (NOI). | <u>VR</u> |
| 2. GIS List. <u>250</u> ft. Plus _____
(Distance) (Special Instructions: e.g. to end of access road) | <u>VR</u> |
| 3. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or
a. "SPECIAL INSTRUCTIONS." | <u>VR</u> |
| 4. Project Applicant and Representative(s), if applicable. | <u>VR</u> |
| 5. Checked Project file cover for agency distribution. - email | <u>VR</u> |
| 6. Checked inside file for special requests for notification. | <u>VR</u> |
| 7. Checked old notification list for additional notification. | <u>WA</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 PM 2936 + GPA 26, 7-1 Wera Cages by placing copies in 10 envelopes addressed to: (see attached list). Wera

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on 9/23/2026 at Jackson, California.

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

Executed at Jackson, California on 9/23/2026

Signed _____

Witness _____