

The Planning Commission of the County of Amador met at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:00 p.m. by Chairman Ryan.

**THOSE PRESENT WERE:**

Planning Commissioners: Dave Wardall, District II  
Ray Lindstrom, District I, Vice Chairman  
Caryl Callsen, District III  
Andy Byrne, District IV  
Ray Ryan, District V, Chairman

Staff: Susan C. Grijalva, Planning Director  
Chuck Beatty, Planner III  
Heidi Jacobs, Recording Secretary

**NOTE:** The Staff Report packet prepared for the Planning Commission is hereby incorporated into these minutes by reference as though set forth in full. Any Staff Report, recommended findings, mitigation measures, conditions or recommendations which are referred to by Commissioners in their action motions on project decisions which are contained in the Staff Reports are part of these minutes. Any written material, petitions, packets, or comments received at the hearing also become a part of these minutes. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the Amador County Planning Department.

- A. Pledge of Allegiance.**
- B. Approval of Agenda:** It was moved by Commissioner Byrne, seconded by Commissioner Lindstrom and unanimously carried to approve the agenda as presented.
- C. Minutes:**  
It was moved by Commissioner Callsen, seconded by Commissioner Byrne and carried to approve the minutes of April 14, 2015 with a correction to the date of the meeting in the header to March 10, 2015.  
Abstain: Commissioner Wardall (absent)
- D. Correspondence:** Item 4: letter from Marilyn K. Hoopes and Todd Pickens dated May 11, 2015; memo from Amador Fire Protection District dated May 11, 2015; email from Dave Moser dated May 12, 2015.
- E. Public Matters not on the Agenda:** None
- F. Recent Board Actions:** None

**Consent Agenda**

**Item 1 – Review and possible approval of Interim Management Plan submitted for the North Buckeye Mine pursuant to County Code Section 7.36.185 and Public Resources Code Section 2770.**

**Mine Operator:** Industrial Minerals Co.

**Property Owner:** Bonnie M. Brown DuFrene Family Trust

**Supervisory District:** II

**Location:** Off Pony Brown Rd. in Sacramento County and Clay Pit Rd. in Amador County, about 4 miles northwest of Ione.

**Item 2 – Review and possible approval of Interim Management Plan submitted for the South Arkansas Creek Mine pursuant to County Code Section 7.36.185 and Public Resources Code Section 2770.**

**Mine Operator:** Crosspointe 2, LLC (Jason Smith, representative)

**Property Owners:** Sandra Ballard and Crosspointe 2, LLC

**Supervisory District:** V

**Location:** On the south side of Hwy 16 approximately 1.5 miles east of the

Sacramento/Amador County line.

Susan Grijalva reviewed the staff report for each item.

Jason Smith, representing South Arkansas Creek Mine, thanked staff for the effort and the commission for their consideration.

**MOTION:** It was moved by Commissioner Byrne, seconded by Commissioner Lindstrom and unanimously carried to close the public hearing.

Commissioner Wardall stated both projects are near Eagle's Nest Airport and the mining is a compatible use.

**MOTION:** It was moved by Commissioner Byrne, seconded by Commissioner Wardall and unanimously carried to find the Interim Management Plans for the North Buckeye Mine and the South Arkansas Creek Mine meet the requirements of SMARA and County Code Chapter 7.36 and to approve the IMP for a period of 5 years

**MOTION:** It was moved by Commissioner Byrne, seconded by Commissioner Wardall and unanimously carried to find the approval of the IMP is not a project as defined by CEQA and adopt a Categorical Exemption for each Interim Management Plan.

### **Public Hearings**

**Item 3- Public Hearing - Request for a Use Permit (UP-15;4-1) to allow a 20-foot extension, 12 panel antennae, and associated ground equipment to the existing 41-foot-tall communication tower located behind Volcano Communications office in Pine Grove (APN 030-200-076).**

**Applicant: Epic Wireless on behalf of Verizon Wireless  
Supervisorial District IV**

**Location: 20000 Highway 88, approximately 400 feet west of the intersection with Pine Grove - Volcano Road.**

Chuck Beatty, Planner, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

Karen Leinert, Epic Wireless on behalf of Verizon Wireless, was available for questions. Ms. Leinert asked if they are currently in compliance with Proposed Condition 2b. Mr. Beatty stated based on the photo-simulations provided it is in compliance.

Chairman Ryan asked if coverage and performance would be improved. Ms. Leinert stated the increase in height will expand coverage.

Commissioner Lindstrom asked if surrounding property owners were notified. Mr. Beatty stated the notification was all property owners within 600' of the subject property line.

Commissioner Byrne asked about the color of the tower and if the panels were non-glare.

Ms. Leinert stated it will be galvanized steel; it is non-glare and non-reflective. They are not proposing to paint the tower.

Steve Dollens asked if the additional height would keep the fall radius in the property boundaries. Chairman Ryan stated in previous Planning Commission meetings he has learned the towers are designed to collapse within themselves. Mr. Beatty agreed with Chairman Ryan and stated that even if the tower were to tip over on its side it would still be within the property lines.

**MOTION:** It was moved by Commissioner Byrne, seconded by Commissioner Lindstrom and unanimously carried to close the public hearing.

Commissioner Byrne stated in general he likes to see towers camouflaged as best as possible to reduce skyline clutter.

**MOTION:** It was moved by Commissioner Lindstrom, seconded by Commissioner Wardall and unanimously carried to adopt a Categorical Exemption.

**MOTION:** It was moved by Commissioner Lindstrom, seconded by Commissioner Wardall and unanimously carried to approve the use permit subject to the findings and conditions contained in the staff report.

*NOTE: Mr. Beatty advised the Commission approved the Use Permit. If anyone wished to appeal the decision of the Commission they could do so by submitting in writing to the Board of Supervisors a request for appeal prior to May 22, 2015, at 5:00 p.m. along with the appropriate appeal fee.*

**ITEM 4- Public Hearing - Request by Helwig Vineyards for a Use Permit (UP-15;2-2) to allow for seven (7) one-day outdoor events annually, between the hours of 5:00 pm & 11 :00 pm, including wine tasting and sales, food, and live music for approximately 750 attendees plus an additional 50 staff (APN 014-110-059).**

**Applicant: David Helwig  
Supervisorial District V**

**Location: 11555 Shenandoah Road, approximately one-half mile west of the intersection with Shenandoah School Road, in the Shenandoah Valley.**

Chuck Beatty, Planner, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

Dave Helwig, owner, stated they opened in 2011 and decided to do concerts to help attract visitors to Amador County. At least half of the people who had attended told him they had no idea there were wineries in this area. They are currently holding 6 events each year: 4 main concerts, a charity concert; and their round-up event which ends before dark. Each year the tickets sales have increased and they anticipate exceeding the 450 attendees. Based on the number of people who have been attending he felt 750 people is about the maximum they could handle for parking and seating. He stated based on past experience, typically everyone is gone within half an hour; there is an average of four people per vehicle. They have worked with lodging establishments to provide shuttle service as well. The concerts are a great way to get people introduced to the Shenandoah Valley.

Commissioner Lindstrom asked if Mr. Helwig had considered increasing the number events but staying within the 450 attendees; you would actually have more people doing that. Mr. by having more events with less people (within code limits) there are more people in attendance. Mr. Helwig stated it is more cost-effective to do fewer events with more people.

Commissioner Byrne asked how this would affect the number of events allowed per year. Mr. Beatty stated these 7 events would be included in the allowed 12 events per year; Mr. Helwig would be allowed 12 total events and of the 12, 7 events could have 750 attendees.

Chairman Ryan asked why the events couldn't start earlier, like at 4:00 p.m. and then end so that everyone is gone and the lights are out by 11:00 p.m. Mr. Helwig stated he did not want to close the tasting room too early. In the summer it's very hot and the heat can be unbearable and there is no shade.

Chairman Ryan stated he has received many calls and the concerns are the ambient noise and light pollution.

Ted Akulian, area resident, stated the neighborhoods are changing because of the venues are filling the night with noise and light that prevents him from using his home. The rock bands, amplified music, and generators are not consistent with an agricultural setting. He stated he is unable sit on his deck and have a conversation during

an event because the sound is so pervasive. His principle concern is traffic because of approximately 400 cars leaving within 30 minutes. There are no shoulders or left turn lanes on the road; approval of the project would be building in a traffic danger. He stated the criteria to judge the use is that it will “not be detrimental to the health, safety, peace, comfort or general welfare of the persons residing in the neighborhood” or that the proposed use would be detrimental and by California law he would have to disclose “loud rock concerts on weekends” if he chose to sell his property; that is detrimental. He asked what happens when the next person wants to have events with 750 people because if this is approved a precedent would be set.

Jim Conklin, Amador County Business Council and Amador Economic Development Partnership, supported the use permit request. One of their goals is to increase revenue production of Amador County; one way to do this is through the wine industry. Supporting the project makes economic sense. Mr. Conklin stated the amount of money spent on tourism promotion for Calaveras is 300k, Tuolumne is 500k; and Amador is less than 200k. Mr. Conklin provided a study of the wine industry called “Economic Analysis Model for Amador County - Report 3: Demonstration Economic Impact Analysis of a Hypothetical Winery Project.”

Mr. Helwig stated carpooling and the shuttle service is highly encouraged.

Steve Dollens stated he has attended concerts and was surprised at how quickly the traffic dissipated; as a guest the traffic was a non-issue.

Mr. Akulian asked the Commission to give specific numbers of shuttles/buses to be used rather than just “encourage carpooling” if they were to approve the use permit.

Chairman Ryan asked for clarification; you are increasing from 450 people to 800 total people. How many people were at the last event? Mr. Helwig felt the last concert was probably close to 700 people.

Commissioner Callsen asked about start times, dinner and when parking is opened. Mr. Helwig stated there is a dinner at 5 p.m. available for up to 145 people who come in early. We do not want any cars backed up on Shenandoah Road.

Cheryl Speed, Helwig Winery, has been part of the concerts from day one. She stated they are always working to improve the events. She appreciated Mr. Akulian’s concerns. They have worked hard to bring in music from the 60/70/80s and always make sure the music is done and off by 10:00 p.m. and often it is over by 9:45. Last year they had a shuttle bus from Sutter Hotel which made multiple trips for the events. The 49er Village in Plymouth is providing a shuttle this year. People also arrive in limousine and bus groups. She stated generators are generally not used except for a light tower which is used at the end of the event to provide lighting to the parking lot. Attendees provide great feedback that the events are nice, personal, relaxed and low-key. The events also provide a lot of extra jobs.

Commissioner Lindstrom asked about the day of the event. Ms. Speed stated the events are always on a Saturday night.

**MOTION:** It was moved by Commissioner Wardall, seconded by Commissioner Byrne and unanimously carried to close the public hearing.

Commissioner Byrne stated it sounds like a great event but could see the problem of cumulative effects if and when other locations increase their events. The roads and infrastructure are not there to handle multiple cumulative effects and he is not sure how to address it.

Commissioner Callsen agreed. She stated during the Agricultural Advisory Committee there was concern about setting precedence for other projects. The other Committee members assured her each application is reviewed individually; will this set a precedent for other wineries?

Mr. Gillott stated each use permit is evaluated on its own and if the Commission approves the request he did not think it would set a precedent. A project can be denied if the Commission cannot make the findings to approve a use permit.

Chairman Ryan stated there has been a lot of communication in the Shenandoah Valley about this project and asked if the notification range was larger than typical. Mr. Beatty stated it was a one mile radius; which is similar to the Barbera Festival notification. Ms. Grijalva stated the minimum notification distance is 300 feet or potentially affected property owners; we evaluate each project and come up with a distance that is reasonable based on the project and surrounding parcel size. Chairman Ryan appreciated the notification because it can impact a lot of people.

Mr. Beatty recommended adding a condition that states the 7 events are inclusive of the 12 allowed by right events.

Chairman Ryan stated if the use permit is approved it allows the County the ability to define parameters for the project to operate. If the use permit is denied, Mr. Helwig is still allowed to have the 12 events with up to 450 people with no additional regulations. Chairman Ryan is more inclined to grant the use permit in order to place restrictions to help minimize the effects of noise, lighting and traffic.

Commissioner Byrne asked about noise level requirements.

Ms. Grijalva stated noise limits are set out in the general plan and apply to projects that have discretionary approvals. In her opinion, it would be unusual for the decibels to exceed the limits. It's viewed as an average of the noise levels over 24 hours, not just for the event. Noise limits can be included in the conditions and they would be in place in case of complaints.

Chairman Ryan stated he would like to see a noise requirement that is linked to the event rather than over 24 hours. There are noise control measures that can be adopted and put in place; leaving it unchecked could lead to problems. It's a cumulative effect in the valley with noise and light pollution. He stated having conditions and mitigations in place will help alleviate concerns. Chairman Ryan reviewed changes he would like to see to the proposed conditions of approval.

Commissioner Byrne agreed with Chairman Ryan's concerns. He stated it may not legally set a precedent but the perception may be there is precedent. He agreed having controls in place to help mitigate concerns will be a help.

Marilyn Hoopes, neighbor, reiterated concerns regarding the effects of noise.

Commissioner Lindstrom stated his primary concern is County Code Section 19.56.040 and the project not being detrimental to the neighborhood; he agreed that having limitations in place will help protect the neighborhood.

Chairman Ryan asked if "shall" would be the word to make conditions mandatory. Mr. Gillott confirmed "shall" is the appropriate word. He proposed a maximum noise level of 95dBA.

**MOTION:** It was moved by Commissioner Wardall, seconded by Commissioner Callsen to approve the use permit with the conditions contained in the staff report, incorporating the changes from the Amador Fire Protection District and the following changes:

- NEW CONDITION: The events authorized by this Use Permit shall be inclusive of the 12 by-right events with up to 450 attendees permitted by County Code Section 19.24.036(G)(32)(j). THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
- REVISE CONDITION: This use permit shall be posted in a conspicuous place on the premises and shall not be transferable or assignable to another location without the consent of the Planning Commission. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
- REVISE CONDITION: The events are considered an "A-5" occupancy and the following are requirements any time an event will have in excess of 450 attendees:
  - ~~Applicant shall obtain an Amador Fire Protection District operational permit in accordance with Sections 105.1.2 and 105.6.4 of the California Fire Code. This permit shall be issued for one calendar year and shall be applied for each year such events are scheduled to take place.~~
  - ~~The applicant shall arrange for onsite emergency personnel with the Amador Fire Protection District for any event that will have in excess of 450 attendees. On-site emergency personnel~~

- shall be provided during all times of the event and a minimum of one hour prior to the event to allow for life safety inspection and corrections. ~~Section 403 of the California Fire Code~~
- Due to possible congestion of the primary fire apparatus access road, the secondary all-weather fire apparatus road at Helwig Winery is to have the gate unlocked during all events and a temporary sign placed adjacent to Shenandoah Road that is legible from both directions indicating emergency access. This secondary access shall be maintained 20 feet in width for the entire length and no parking shall be allowed that would reduce this width. *Section 503 of the California Fire Code*
  - Access to lower event parking area shall be maintained as emergency apparatus access road and be temporarily marked as “NO PARKING FIRE LANE.” *Section 503 of the California Fire Code*
  - The three drafting hydrants shall be upgraded as follows: Each hydrant/fire valve shall be permanently identified by a reflectorized blue marker of tape or other reflective device, with a minimum dimension of 3 inches. This reflective device shall be mounted on a fire retardant post visible from the driveway. The post used may be the existing bollards for said hydrant/fire valve. In addition, a sign shall be provided at each hydrant, on one of the bollards or other sign post, stating “DRAFTING HYDRANT, FIREFIGHTING USE ONLY, NO PARKING WITHIN 15 FEET.” *Section 507 of the California Fire Code and NFPA Standard 24*
  - It is understood that the wine cave will not be occupied by event audience. *Section 436.4 California Building Code*
  - Small tents and canopies used for cooking shall be a minimum of 20 feet apart and not block emergency responder access lanes. *Sections 3103.8 & 3104.15 of the California Fire Code*
  - All tents or canopies shall be anchored to prevent moving or damage due to weather. *Section 3103.9 of the California Fire Code*
  - ~~Applicant shall obtain a separate Amador Fire Protection District permit prior to events for tents or canopies that are 400 square feet or more in area. All tents and canopies shall be in accordance with California Fire Code Chapter 31.~~
  - **All tents and canopies shall be in accordance with California Fire Code Chapter 31.**
  - An emergency plan shall be made to instruct security and event personnel in the safe evacuation of patrons and vehicles without obstructing incoming emergency first responders. *Section 403 of the California Fire Code*
- REVISE CONDITION: The permittee shall not cause vehicle queuing onto Shenandoah Road for any reason prior to, during, or after any special event allowed under this Use Permit. If traffic begins to queue near the intersection of the main entrance (or alternate entrance) of the property with Shenandoah Road, the permittee shall immediately open entrance gates or deploy event staff to handle traffic as needed to prevent queuing on to Shenandoah Road. **The use of shuttle service to and from lodging facilities used by attendees shall be employed whenever possible.** (See MM 16.2) THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
  - REVISE CONDITION: The following conditions are required by the Amador County Agricultural Advisory Committee to ensure compatibility with California Land Conservation Act contract #407: A maximum of 7 events shall be allowed annually with 451 to 750 attendees (plus 50 staff), subject to the following conditions:
    - The current overflow parking area shall not be paved or have permanent structures
    - Alcohol sales shall end by 9:30 p.m.
    - Music shall end by 9:45 p.m.
    - Events shall end by 10:00 p.m.
    - Traffic management shall be provided for parking
    - Entry times shall be at least ~~one hour~~ **90 minutes** prior to beginning of events
    - No alcohol shall be brought on the premises by attendees
    - Temporary parking lot lighting shall be provided, **and shall be off by 11:00 p.m.**
    - Events shall be permitted only during June, July, August, and September
    - First responder medical care shall be on-site during events
    - Litter on-site shall be properly disposed of with 24 hours of events.
- NEW CONDITION: **All events are to be held on Saturday evenings only. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**

- NEW CONDITION: To verify that events do not exceed 750 attendees, the applicant shall provide monthly ticket sales totals to the County. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
- NEW CONDITION: In an effort to minimize light pollution, all non-emergency lighting must be turned off by 11:00 p.m. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
- NEW CONDITION: Noise levels are not to exceed 95 dBA at the applicant's furthest property line from the event. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

Chairman Ryan asked about the decision on the environmental document.

**AMENDED MOTION:** It was moved by Commissioner Wardall, seconded by Commissioner Callsen and carried to find the mitigated negative declaration is the appropriate environmental document, and to approve the use permit with the conditions contained in the staff report, incorporating the changes from the Amador Fire Protection District and the following changes:

- NEW CONDITION: The events authorized by this Use Permit shall be inclusive of the 12 by-right events with up to 450 attendees permitted by County Code Section 19.24.036(G)(32)(j). THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
- REVISE CONDITION: This use permit shall be posted in a conspicuous place on the premises and shall not be transferable or assignable to another location without the consent of the Planning Commission. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
- REVISE CONDITION: The events are considered an "A-5" occupancy and the following are requirements any time an event will have in excess of 450 attendees:
  - ~~Applicant shall obtain an Amador Fire Protection District operational permit in accordance with Sections 105.1.2 and 105.6.4 of the California Fire Code. This permit shall be issued for one calendar year and shall be applied for each year such events are scheduled to take place.~~
  - ~~The applicant shall arrange for onsite emergency personnel with the Amador Fire Protection District for any event that will have in excess of 450 attendees. On-site emergency personnel shall be provided during all times of the event and a minimum of one hour prior to the event to allow for life safety inspection and corrections. Section 403 of the California Fire Code~~
  - Due to possible congestion of the primary fire apparatus access road, the secondary all-weather fire apparatus road at Helwig Winery is to have the gate unlocked during all events and a temporary sign placed adjacent to Shenandoah Road that is legible from both directions indicating emergency access. This secondary access shall be maintained 20 feet in width for the entire length and no parking shall be allowed that would reduce this width. Section 503 of the California Fire Code
  - Access to lower event parking area shall be maintained as emergency apparatus access road and be temporarily marked as "NO PARKING FIRE LANE." Section 503 of the California Fire Code
  - The three drafting hydrants shall be upgraded as follows: Each hydrant/fire valve shall be permanently identified by a reflectorized blue marker of tape or other reflective device, with a minimum dimension of 3 inches. This reflective device shall be mounted on a fire retardant post visible from the driveway. The post used may be the existing bollards for said hydrant/fire valve. In addition, a sign shall be provided at each hydrant, on one of the bollards or other sign post, stating "DRAFTING HYDRANT, FIREFIGHTING USE ONLY, NO PARKING WITHIN 15 FEET." Section 507 of the California Fire Code and NFPA Standard 24
  - It is understood that the wine cave will not be occupied by event audience. Section 436.4 California Building Code
  - Small tents and canopies used for cooking shall be a minimum of 20 feet apart and not block emergency responder access lanes. Sections 3103.8 & 3104.15 of the California Fire Code
  - All tents or canopies shall be anchored to prevent moving or damage due to weather. Section 3103.9 of the California Fire Code
  - ~~Applicant shall obtain a separate Amador Fire Protection District permit prior to events for tents or canopies that are 400 square feet or more in area. All tents and canopies shall be in accordance with California Fire Code Chapter 31.~~
  - **All tents and canopies shall be in accordance with California Fire Code Chapter 31.**

- An emergency plan shall be made to instruct security and event personnel in the safe evacuation of patrons and vehicles without obstructing incoming emergency first responders.  
*Section 403 of the California Fire Code*
- REVISE CONDITION: The permittee shall not cause vehicle queuing onto Shenandoah Road for any reason prior to, during, or after any special event allowed under this Use Permit. If traffic begins to queue near the intersection of the main entrance (or alternate entrance) of the property with Shenandoah Road, the permittee shall immediately open entrance gates or deploy event staff to handle traffic as needed to prevent queuing on to Shenandoah Road. **The use of shuttle service to and from lodging facilities used by attendees shall be employed whenever possible.** (See MM 16.2) THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
- REVISE CONDITION: The following conditions are required by the Amador County Agricultural Advisory Committee to ensure compatibility with California Land Conservation Act contract #407: A maximum of 7 events shall be allowed annually with 451 to 750 attendees (plus 50 staff), subject to the following conditions:
  - The current overflow parking area shall not be paved or have permanent structures
  - Alcohol sales shall end by 9:30 p.m.
  - Music shall end by 9:45 p.m.
  - Events shall end by 10:00 p.m.
  - Traffic management shall be provided for parking
  - Entry times shall be at least ~~one hour~~ **90 minutes** prior to beginning of events
  - No alcohol shall be brought on the premises by attendees
  - Temporary parking lot lighting shall be provided, **and shall be off by 11:00 p.m.**
  - Events shall be permitted only during June, July, August, and September
  - First responder medical care shall be on-site during events
  - Litter on-site shall be properly disposed of with 24 hours of events.
- NEW CONDITION: **All events are to be held on Saturday evenings only. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
- NEW CONDITION: **To verify that events do not exceed 750 attendees, the applicant shall provide monthly ticket sales totals to the County. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
- NEW CONDITION: **In an effort to minimize light pollution, all non-emergency lighting must be turned off by 11:00 p.m. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
- NEW CONDITION: **Noise levels are not to exceed 95 dBA at the applicant's furthest property line from the event. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**

**VOTE:**

Ayes: Commissioners Wardall, Callsen, Lindstrom, Chairman Ryan

Noes: Commissioner Byrne

*NOTE: Mr. Beatty advised the Commission approved the Use Permit. If anyone wished to appeal the decision of the Commission they could do so by submitting in writing to the Board of Supervisors a request for appeal prior to May 22, 2015, at 5:00 p.m. along with the appropriate appeal fee.*

Chairman Ryan asked to forward a recommendation to the Board of Supervisors to update the Winery Ordinance make a determination how events can be tightened up. Commissioner Byrne and Commissioner Callsen agreed.

**MOTION:** It was moved by Commissioner Byrne, seconded by Commissioner Callsen and unanimously carried to recommend the Board of Supervisors direct staff to update the winery ordinance regarding allowed events after the general plan update.

Mr. Gillott stated the entire Zoning Code will get a comprehensive update after the General Plan Update is completed.



**Item 5- Public Hearing - Recommendation to the Board of Supervisors Regarding the Adoption of the 2014-2019 Housing Element Update to the Amador County General Plan**

Chuck Beatty, Planner, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

Mark Bennett, Pine Grove resident, stated much of the Housing Element is showing the need for adequate housing for low income people. He wanted to verify there is no housing planed in the mineral resource zones between Sutter Creek and Amador City. He was concerned there may be a conflict with mining, specifically gold mining, and housing.

Ms. Grijalva stated the mineral resource zone (MRZ) does not restrict housing. In the MRZ there is a minimum density of 10 acres and a minimum parcel size of 40 acres. The very low and low income sites are located in the Martell area. Ms. Grijalva stated there is no conflict.

**MOTION:** It was moved by Commissioner Byrne, seconded by Commissioner Wardall and unanimously carried to close the public hearing.

**MOTION:** It was moved by Commissioner Wardall, seconded by Commissioner Byrne and unanimously carried to recommend the Board of Supervisors adopt the Negative Declaration and adopt the 2014-2019 Housing Element.

*NOTE: Mr. Beatty advised the Planning Commission recommended approval of the 2014-2019 Housing Element. This will be scheduled for a future Board of Supervisors meeting.*

**Adjournment:** At 9:20 p.m. Chairman Ryan adjourned this meeting of the Planning Commission, to meet again on June 9, 2015.

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/s/  
Ray Ryan, Chairman  
Amador County Planning Commission

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/s/  
Heidi Jacobs, Recording Secretary  
Amador County Planning Department

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/s/  
Susan C. Grijalva, Planning Director  
Amador County Planning Department