

**AMADOR COUNTY PLANNING COMMISSION MINUTES
SUMMARY MINUTES OF TAPE RECORDED MEETING
SEPTEMBER 8, 2015 – 7:00 P.M.**

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: Ray Lindstrom, District I, Vice Chairman
Dave Wardall, District II
Caryl Callsen, District III
Ray Ryan, District V, Chairman

Staff: Grace Pak, Deputy County Counsel
Susan C. Grijalva, Planning Director

THOSE ABSENT WERE: Andy Byrne, District IV

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:**
Commissioner Callsen requested Item 1 be pulled from the Consent Agenda for discussion.
MOTION: It was moved by Commissioner Lindstrom, seconded by Commissioner Wardall and unanimously carried to approve the order of the agenda as presented.
Absent: Commissioner Byrne
- C. Minutes:** Postponed to October 13, 2015.
- D. Correspondence:** Item 1: email from Cecily Smith, Foothill Conservancy; Item 2: letter from Eric Yochheim; Item 3; letter from Jenae Plasse, Andis Wines.
- E. Public Matters not on the Agenda:** None
- F. Recent Board Actions:** None

Consent Agenda Item

Item 1 - Request for an additional one-year extension of Tentative Subdivision Map No. 102 proposing the division of 141.22 acres into 58 single family residential parcels ranging in size from 1.0 to 10.0 acres (averaging 2.43 acres).

Applicant: Bank of Stockton

Supervisory District: IV

Location: On the west side of Hwy 88 between Climax Road and Ridge Road in the Pine Grove area of Amador County (APN 038-010-134).

Susan C. Grijalva, Planning Director, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

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

Commissioner Callsen expressed concern about granting the extension based on environmental analysis that is 23 years old. She stated there have been a lot of changes, especially in traffic, in the 13 years she has been here.

In response to Commissioner Wardall, Ms. Grijalva stated the Zoning is "Single Family Residential" and the General Plan is Residential-Suburban which is a one acre minimum.

In response to Chairman Ryan, Ms. Grijalva stated the Bank of Stockton is the owner of the property. She further explained the first two units of the project have been recorded; the parcels in the first unit have been sold. The map has been recorded in phases; there are approximately 33 acres left to be developed out of the 141 acres. She understands there is a buyer who is interested in the property.

In response to Commissioner Callsen, Ms. Grijalva estimated there are 20 lots in Unit 3 that would be developed.

Chairman Ryan stated based on the work that has been done and the lots that have been created it would not make sense to deny the extension; it would be different if the project had never been started.

Commissioner Wardall agreed and asked if there were any other extensions available. Ms. Grijalva stated at this time there are no other extensions but the legislature may consider future extensions as it has done in the past.

Commissioner Lindstrom stated the environmental document is old but considering that two-thirds of the project has been completed it makes sense to approve the extension.

Chairman Ryan agreed and stated the applicant only has one year to complete the project unless the State legislature grants another extension.

MOTION: It was moved by Commissioner Wardall, seconded by Commissioner Lindstrom and carried to grant the one-year extension of Tentative Subdivision Map No. 102.

Ayes: Commissioner Wardall, Commissioner Lindstrom, Chairman Ryan

Noes: Commissioner Callsen

Absent: Commissioner Byrne

Public Hearings

Item 2 - Review of revised Tentative Parcel Map No. 2654, proposing a reconfiguration of the previously approved two lot parcel map. The revised map proposes the division of 126.15 acres into two parcels 56± and 70± acres in size.

Applicants: Eric and Cathleen Yochheim

Supervisorial District II

Location: East side of Coal Mine Road approximately one mile from the Buena Vista Rd./Coal Mine Rd. intersection in the Buena Vista area (APN 012-100-042).

Susan Grijalva, Planning Director, stated the applicant has requested this item be postponed.

Item 3- Request by Andis Wines, LLC to their current Use Permit to allow a food preparation facility for the purpose of catering events permitted by the Use Permit (i.e., all Amador Vintner Association events, 2 vintage release parties and 13 weddings/social events for up to 150 attendees).

Applicant: Jenae Plasse, agent for Andis Wines

Supervisorial District V

Location: 11000 Shenandoah Road, immediately north of the Dickson Rd./Shenandoah Rd. intersection, in the Shenandoah Valley (APN 007-120-009).

Susan Grijalva, Planning Director, stated the applicant has withdrawn the use permit request and requested a zone change instead; the zone change will be scheduled for a future Planning Commission meeting.

Adjournment: At 7:16 p.m. Chairman Ryan adjourned this meeting of the Planning Commission, to meet again on October 13, 2015.

/s/

Ray Ryan, Chairman
Amador County Planning Commission

/s/

Heidi Jacobs, Recording Secretary
Amador County Planning Department

/s/

Susan C. Grijalva, Planning Director
Amador County Planning Department



Consent Agenda Item 1, Extension of time, Tentative Subdivision Map No. 102

1 message

Cecily Smith <[REDACTED]>

Tue, Sep 8, 2015 at 4:25 PM

To: Planning Department <planning@amadorgov.org>

Cc: cecily foothill <[REDACTED]>, Katherine Evatt <[REDACTED]>, tom infusino <[REDACTED]>, susan bragstad <[REDACTED]>, bob leitzell <[REDACTED]>

Dear Chairman Ryan and Members of the Commission,

Attached is a letter from Foothill Conservancy related to Consent Agenda Item 1 on this evening's meeting agenda. We will not have a representative at the meeting, but wanted to provide comments on the proposed approval of Bank of Stockton's request for an extension of time for Tentative Subdivision Map No. 102.

Please feel free to contact me if you have any questions.

Thank you.

Cecily Smith

Cecily Smith

Executive Director

Foothill Conservancy

35 Court Street, Suite 1

Jackson, California 95642

209.223.3508

www.foothillconservancy.org

The Foothill Conservancy's mission is to protect, restore, and sustain the natural and human environment in Amador and Calaveras counties for the benefit of current and future generations.



FC Am Plan Comm ltr_request for extension_tent sub map 102_09.08.15.docx

766K



1990-2015

RECEIVED
Amador County
SEP - 8 2015
PLANNING DEPARTMENT

Mr. Ray Ryan, Chairman
Amador County Planning Commission
810 Court St
Jackson, CA 95642

Re: Peterson Ranch tentative map extension

September 8, 2015

Dear Chairman Ryan and Members of the Commission:

We are writing in regard to the request for a one-year extension of the vesting tentative map for the Peterson Ranch project outside Pine Grove. We strongly urge you to remove the item from the consent agenda for discussion and to vote to deny the extension because it relies on 23 year-old, outdated environmental analysis.

When the tentative map in question was approved in 2003, the county approved a mitigated negative declaration for it that relies heavily on the factual information contained in the EIR for the original Peterson Ranch project, which dates from 1992. The negative declaration refers throughout to content and conclusions in that 23 year-old document as well as conditions placed on the project in 1992.

It's pretty clear that conditions in the Pine Grove area have changed in the last 12 to 23 years. Environmental factors including traffic levels of service, parks, wildland fire requirements, rare wildlife species and more have changed in that time.

We urge you to reject the Peterson Ranch map extension request.

Very truly yours,

A handwritten signature in black ink that reads "Cecily Smith". The signature is written in a cursive, flowing style.

Cecily Smith
Executive Director

RECEIVED
Amador County

SEP - 8 2015

PLANNING DEPARTMENT

To: Deborah Moya Conner
Sept. 8, 2015

Dear Sirs,

Per this letter we are requesting postponement of the hearing for Tentative Parcel Map No 2654. This is being done because the requirement of putting in a new road to proposed parcel # 2 is not within our present financial position.

We apologize for any inconvenience this may have caused.

Sincerely,
Eric D. Cochran



RECEIVED
Amador County

SEP - 4 2015

PLANNING DEPARTMENT

Friday, September 04, 2015

Amador County Administration Center
Planning Department
810 Court Street
Jackson, CA 95642

RE: Withdrawal of Use Permit Change Request
APN: 007-120-009-000

To Whom it May Concern,

Andis Wines, LLC would like to withdraw our request for a Use Permit change, and instead request a zoning change of Parcel Number 007-120-009-000 to Agricultural.

We understand our prior request will be removed from the agenda for the meeting of September 8th, 2015, and the new zone change request will require re-review and re-notification. After review, the new request will be scheduled for a future Planning Commission meeting and other necessary meetings thereafter.

Thank you,

Jenae Plasse
Chief Operating Officer
Andis Wines, LLC
11000 Shenandoah Road
Plymouth, CA 95669
(209) 245-6177
[REDACTED]