

**AMADOR COUNTY PLANNING COMMISSION MINUTES  
SUMMARY MINUTES OF TAPE RECORDED MEETING  
JULY 14, 2015 – 7:00 P.M.**

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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: Caryl Callsen, District III  
Andy Byrne, District IV  
Ray Ryan, District V, Chairman

Staff: Jennifer Magee, Deputy County Counsel  
Susan C. Grijalva, Planning Director  
Chuck Beatty, Planner III  
Heidi Jacobs, Recording Secretary

**THOSE ABSENT WERE:**

Planning Commissioners: Ray Lindstrom, District I, Vice Chairman  
Dave Wardall, District II

**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 Callsen and carried to approve the agenda as presented.

**C. Minutes:**

It was moved by Commissioner Byrne, seconded by Commissioner Callsen and carried to approve the minutes of June 9, 2015 as presented.

**D. Correspondence:** For Item 2:

- letter dated 7/8/15 from Central Valley Regional Water Quality Control Board
- letter dated 7/9/15 from Department of Toxic Substances Control
- letter dated 7/10/15 from Eagle's Nest Owners Association
- updated Draft Mitigated Negative Declaration/Initial Environmental Study (the boxes have been marked on various pages)

**E. Public Matters not on the Agenda:** None

**F. Recent Board Actions:** Chuck Beatty, Planner III, announced the Board of Supervisors adopted the 2014 – 2019 Housing Element and approved the Schabram and Deaver zone change requests.

**Public Hearings**

**Item 1- Use Permit request to allow the construction of a 6,360 square foot dwelling to be used as a bed and breakfast inn with five guest rooms and a manager's quarters. The facility would be permitted to conduct up to 12 commercial weddings annually with up to 125 attendees per wedding.**

**Applicant:** Jay Wilderotter

**Supervisorial District:** V

**Location:** 19890 Shenandoah School Road, approximately one-quarter mile east of the intersection with Shenandoah Road in the Shenandoah Valley (APN 008-030- 033).

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

Colleen Bastkowski, representative, provided a PowerPoint presentation, attached.

Commissioner Ryan asked where parking for the events would be located. Ms. Bastkowski stated the parking area is located midway between the tasting room and the bed and breakfast.

Commissioner Callsen asked where the events will be held. Ms. Bastkowski stated the events would be outside the back doors and behind the bed and breakfast.

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

Commissioner Callsen referred to page 38 of 58 of the staff report and stated under Emergency Access, Mitigation Measure 16.5 is referenced but did not see where it was in the document. Mr. Beatty stated that should actually be 16.4 not 16.5.

Chairman Ryan asked about the by-right events because of the winery and the permitted events at the bed and breakfast. Mr. Beatty stated the use permit permitted events do not supersede the by-right events but it allows the bed and breakfast to be a location for up to 12 events. Ms. Grijalva added that any other special events would have to be held at the winery or tasting room.

Commissioner Byrne asked if it would allow all the rights at the winery and in addition there would be the 12 events at the bed and breakfast. Mr. Beatty stated that was correct. Ms. Grijalva clarified as a function of the winery he is allowed more events; under the bed and breakfast code, commercial weddings at the bed and breakfast must be included in the use permit.

Commissioner Byrne asked if cumulative effects would have to be considered if there are concurrent events at the winery and at the bed and breakfast. Chairman Ryan did not see that as an issue because of the location of the structures on this property; it becomes a self-management issue based on the amount of space. Commissioner Byrne stated the off-site impacts may need to be considered for future projects. Chairman Ryan agreed and after the General Plan has been updated the allowable uses will need to be addressed.

Chairman Ryan suggested Condition No. 5 be revised to read "owner or manager shall be required to occupy the property **when there are guests**" and Condition No. 9 should be "prior **to**".

**MOTION:** It was moved by Commissioner Byrne, seconded by Commissioner Callsen and carried to find the mitigated negative declaration is the appropriate environmental document and approve the use permit subject to the findings and conditions contained in the staff report with the following changes:

- change Mitigation Measure 16.5 to 16.4 under Emergency Access on page 38 of 58 of the staff report;
- Condition No. 5 revise to read "owner or manager shall be required to occupy the property **when there are guests**";
- Condition No. 9 revise to read "prior **to**".

***NOTE:** Mr. Beatty advised the Planning Commission approved the use permit for the bed and breakfast. If anyone wishes 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 July 24, 2015, at 5:00 p.m. along with the appropriate appeal fee.*

**Item 2- Use Permit request to allow the construction of a 4,800 square foot exercise building/gymnasium for the Whispering Pines Christian School.**

**Applicant:** Hope Foundation

**Supervisorial District:** V

**Location:** 240 Hwy 16, approximately ½ mile south of the intersection of Hwy 16 and Moriah Heights Road near the Amador-Sacramento county line (APN 001-100-005).

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

Art Schendel, representative and contractor, was available for any questions.

Tom McCleary, representing the Eagle's Nest Homeowners Association, stated the Association had no issue with the request but would like the conditions to stipulate there is an airport approximately 2 miles south of the school.

Chairman Ryan asked for staff to comment on the request. Susan Grijalva, Planning Director, stated the school predates the airport and it was not an issue when the airport was approved. Ms. Grijalva explained the student population is staying the same, the request is to add another building to the infrastructure.

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

Commissioner Byrne asked for clarification about what request; there is also a request for a 7,400 square foot multi-purpose building and will this building be in addition to or instead of the larger building. Mr. Beatty stated this is a separate use permit for this building; the school will be able to build the 7,400 square foot building when they choose to.

Commissioner Callsen asked if the correspondence from the State agencies will require additional conditions. Mr. Beatty stated the correspondence was reviewed by staff and the proposed conditions are adequate.

**MOTION:** It was moved by Commissioner Callsen, seconded by Commissioner Byrne and carried to adopt the mitigated negative declaration as the appropriate environmental document.

**MOTION:** It was moved by Commissioner Callsen, seconded by Commissioner Byrne and 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 for the 4,800 square foot exercise building/gymnasium. If anyone wishes 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 July 24, 2015, at 5:00 p.m. along with the appropriate appeal fee.*

**Adjournment:** At 7:45 p.m. Chairman Ryan adjourned this meeting of the Planning Commission, to meet again on August 11, 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