

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  
Andy Byrne, District IV  
Ray Ryan, District V, Chairman

Staff: Grace Pak, Deputy County Counsel  
Susan C. Grijalva, Planning Director  
Chuck Beatty, Planner  
Jered Reinking, Public Works  
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:**  
**MOTION:** It was moved by Commissioner Byrne, seconded by Commissioner Callsen and unanimously carried to approve the order of the agenda as presented.
- C. Minutes:** October 13, 2015  
**MOTION:** It was moved by Commissioner Lindstrom, seconded by Commissioner Byrne and carried to approve the minutes of August 25, 2015 as follows:  
**MOTION:** It was moved by Commissioner Callsen, seconded by Commissioner Lindstrom and unanimously carried to approve the minutes of September 8, 2015 as presented.  
Abstain: Commissioner Wardall
- D. Correspondence:** Item 2: letter from Central Valley Regional Water Quality Control Board, CalTrans, and an email from Will Schuur with a request to change the Conditions of Approval.
- E. Public Matters not on the Agenda:** None
- F. Recent Board Actions:** Chuck Beatty reported the Board of Supervisors denied the Malone and Andis Zone Change requests and approved the Arditto Zone Change in conjunction with the Williamson Act Contract.

**Public Hearings**

- Item 1 - Request for a Zone Change from “R1A,” Single Family Residential & Agricultural District to “AG,” Exclusive Agriculture District in conjunction with a request for inclusion into a California Land Conservation Act Contract (APN 044-470-018).**

**Applicants:** William P. & Carol A. Bassett  
**Supervisorial District 1**

**Location:** 15012 Butte Mountain Road, approximately 0.60 miles east of Clinton Road.

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

Chairman Ryan opened the public hearing. There was no public comment.

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

Commissioner Byrne asked for clarification about which portions would be in the contract. Mr. Beatty stated approximately one half of the proposed new contract includes a parcel that was in Contract #105 under another owner. Contract #105 was put into non-renewal. The applicant bought the portion and is requesting the zone change and contract.

**MOTION:** It was moved by Commissioner Callsen, seconded by Commissioner Lindstrom and unanimously carried to recommend adoption of the findings contained in the staff report and approval of the zone change to the Board of Supervisors.

*NOTE: Mr. Beatty advised the Commission recommended approval of the Bassett Zone Change. This item will be scheduled for a future Board of Supervisors meeting and notices will be mailed out.*

**Item 2 - Request for a Use Permit to allow the construction of an Arco/AM-PM Convenience Store and Car Wash (APNs 044-030-004 & 044-030-005).**

**Applicant:** Strauch Brother, Inc.

**Supervisory District 1**

**Location:** 10923 Highway 49, at the intersection with Martell Road.

Chuck Beatty, Planner, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full, and noted that the applicant had requested a change to Condition of Approval #30 regarding the construction and location of public sidewalks and access ways. Mr. Beatty noted that staff had no objection to the proposed change as submitted to the Planning Commission.

Chairman Ryan opened the public hearing.

Dan Golwyn with Barghausen Consulting Engineers representing Strauch Brother, Inc., was available for questions

There was no other public comment.

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

Commissioner Byrne asked if the letter from the Central Valley Regional Water Quality Control Board would change the proposed conditions. Mr. Beatty stated the letter would not change the proposed conditions.

Chairman Ryan asked what the difference was between the preliminary and ultimate site plans contained in the staff report. Mr. Beatty explained the preliminary is the actual proposed site plan and the ultimate is the ultimate intersection design.

Chairman Ryan asked if any other alignment of Hwy 49 would occur. He stated the stretch of Hwy 49 from Jackson Gate to Hwy 88/49 creates problems with merging to continue east on Hwy 88 and adding additional traffic from this facility will make traffic even more congested.

Jered Reinking, Public Works, stated the concern is peak time traffic; Public Works does not have control over CalTrans and the right-in/right-out. He understood the concerns Chairman Ryan expressed and stated the design is the best they can do.

Chairman Ryan asked if there is any plan to restripe the lanes. Mr. Reinking stated he tries to get as much feedback as possible from CalTrans; he stated he can convey the concerns during the encroachment application process.

Commissioner Byrne asked if ACTC commented. Mr. Reinking stated yes, it is consistent with the CMX.

Commissioner Byrne asked if it is possible for CalTrans to enforce stricter requirements upon review of the encroachment permit. Mr. Reinking stated CalTrans has final approval of the encroachment permit.

**MOTION:** It was moved by Commissioner Wardall, seconded by Commissioner Byrne and unanimously carried to find the mitigated negative declaration is the appropriate environmental document.

Commissioner Byrne asked if the proposed language for the condition change is acceptable to staff. Mr. Beatty and Mr. Reinking indicated staff accepts the proposed wording.

**MOTION:** It was moved by Commissioner Wardall, seconded by Commissioner Byrne and unanimously carried to adopt the findings and approve the use permit with the following revision and to renumber the conditions to fix the numbering errors:

The project shall include a concrete sidewalk with a minimum width of five feet from the intersection of Martell Road from the to the proposed north access onto SR-49. ~~driveway access to the eastern driveway access along Martell Road.~~ The project shall also construct an ADA accessible paths within the public right-of-way or on private property that connects the proposed building to the proposed ADA ramp at the intersection of SR-49 and Martell Road. ~~of travel shall connect the sidewalk termini to the project property lines along SR-49 and Martell Road.~~ THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

*NOTE: Mr. Beatty advised the Commission approved the Use Permit. If anyone wishes to appeal the decision of the Commission they can do so by submitting in writing to the Board of Supervisors a request for appeal prior to November 20, 2015, at 5:00 p.m. along with the appropriate appeal fee.*

**Adjournment:** At 7:30 p.m. Chairman Ryan adjourned this meeting of the Planning Commission, to meet again on December 8, 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