

**AMADOR COUNTY PLANNING COMMISSION MINUTES  
SUMMARY MINUTES OF TAPE RECORDED MEETING  
AUGUST 9, 2016 – 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 Vice Chairman Byrne.

**THOSE PRESENT WERE:**

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

Staff: Grace Pak, Deputy County Counsel  
Susan C. Grijalva, Planning Director  
Chuck Beatty, Planner  
Heidi Jacobs, Recording Secretary

**THOSE ABSENT WERE:**

Planning Commissioners: Ray Lindstrom, District I, Chairman

**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 Ryan, seconded by Commissioner Callsen and unanimously carried to approve the agenda the agenda as presented.

Absent: Chairman Lindstrom

**C. Minutes: July 19, 2016**

**MOTION:** It was moved by Commissioner Ryan seconded by Commission Callsen and unanimously carried to approve the July 19, 2016 Planning Commission minutes correcting the date of Sean Kriletich's letter from July 29 to July 19 on page 4.

Abstain: Commissioner Wardall (absent).

Absent: Chairman Lindstrom

**D. Correspondence:**

- Letter from Wendell G. Peart, DVM received on July 27, 2016.
- Table from Cecily Smith, Foothill Conservancy

**E. Public Matters Not on the Agenda:**

Cecily Smith, Foothill Conservancy's Executive Director, provided the Commission with a table, attached, which has the vision statement on one side and on the other side it notes elements that Foothill Conservancy believes are inconsistent with the vision.

**F. Recent Board Actions: None.**

AGENDA ITEMS

Item 1 – Request for a one-year extension of Tentative Subdivision Map No. 104, Martell Business Park, proposing the division of 375+/- acres into 56 parcels ranging in size from 1.87+/- acres to 101+/- acres.

**Applicant:** Sierra Pacific Industries

**Supervisory District:** 2

**Location:** Amador Business Park, bordered by CA Highways 49, 88, and 104 (APN 033-740-004).

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

Commissioner Ryan stated the request seemed reasonable.

**MOTION:** It was moved by Commissioner Ryan, seconded by Commissioner Wardall and unanimously carried to grant the one-year extension of Tentative Subdivision Map No. 104 for Martell Business Park.

Absent: Chairman Lindstrom

*NOTE: Mr. Beatty advised the Planning Commission approved the one year extension of Tentative Subdivision Map Number 104 Martell Business Park. 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 August 19, 2016, at 5:00 p.m. along with the appropriate appeal fee.*

Item 2 – Request for a one-year extension of Amended Tentative Parcel Map No. 2775 proposing the division of 7.85 acres into two parcels consisting of 2.78 and 5.07 acres.

**Applicant:** Golden Eagle Resource, LLC

**Supervisory District:** 3

**Location:** 16375 Suncatcher Lane, at the SW intersection with Tiger Creek Road in the Pioneer area (APN 033-740-004).

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

Commissioner Ryan stated the request seemed reasonable.

**MOTION:** It was moved by Commissioner Ryan, seconded by Commissioner Callsen and unanimously carried to grant a one-year extension of Tentative Parcel Map Number 2775.

Absent: Chairman Lindstrom

*NOTE: Mr. Beatty advised the Planning Commission approved the one year extension of Tentative Parcel Map No. 2775. 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 August 19, 2016, at 5:00 p.m. along with the appropriate appeal fee.*

**PUBLIC HEARINGS**

**Item 3 – Request to amend the Conditions of Approval for Tentative Parcel Map #2775, proposing the division of 7.85 acres into two parcels consisting of 2.78 and 5.07 acres. The request seeks the elimination of Condition #12, which required the destruction of a well on proposed Parcel #1 (2.78 acre parcel).**

**Applicant:** Golden Eagle Resource, LLC

**Supervisory District:** 3

**Location:** 16375 Suncatcher Lane, at the SW intersection with Tiger Creek Road in the Pioneer area (APN 033-740-004).

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

Vice Chairman Byrne opened the public hearing.

Doug Ketron, representative, stated the owners have demonstrated the septic tank has been proven to be water-tight and it is advantageous to keep the well for irrigation purposes.

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

Absent: Chairman Lindstrom

Vice Chairman Byrne asked when it is required for a parcel to connect to public water. Mr. Beatty stated the General Plan designation is “RS,” Residential Suburban which allows parcels to be created as small as an acre if a public water connection is available.

Ms. Grijalva further explained wells require a 100’ setback to any part of a septic system regardless of property lines; parcels less than 5 acres make it difficult to have wells and septic systems and meet the required setbacks. It does not have anything to do with availability of groundwater.

**MOTION:** It was moved by Commissioner Ryan, seconded by Commissioner Callsen and unanimously carried to find the condition amendment is consistent with the previously adopted Mitigated Negative Declaration and to approve the condition amendment for Tentative Parcel Map Number 2775 eliminating Condition Number 12 which required the destruction of a well on proposed Parcel Number 1.

Absent: Chairman Lindstrom

**NOTE:** *Mr. Beatty advised the Planning Commission approved the condition amendment to Tentative Parcel Map No. 2775. 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 August 19, 2016, at 5:00 p.m. along with the appropriate appeal fee.*

**Item 4 – Request for a Zone Change from “X,” Special Use District to “AG,” Exclusive Agriculture District in conjunction with a request for inclusion of a 110.54 acre parcel into a California Land Conservation Act Contract.**

**Applicant:** Jackson Valley Property, LLC (Martin Gardner, applicant)

**Supervisory District:** 2

**Location:** 4488 Buena Vista Road, on the north side of Buena Vista Road approximately 0.70 miles west of Stony Creek Road (APN 012-110-024).

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

Vice Chairman Byrne noted there was no public comment.

Commissioner Ryan asked if the property were to be split into two parcels if both parcels could remain under the Williamson Act contract. Mr. Beatty stated both parcels could remain under contract if they qualified individually.

Commissioner Callsen stated that was not a question addressed at the Agriculture Advisory Committee meeting.

Vice Chairman Byrne asked about the history of the "X," Special Use District zoning in this area.

Ms. Grijalva stated in her research she found the "X" zoning was put in place about 1965 and was possibly coterminous with the Jackson Valley Irrigation District boundaries and was the first zoning area in the County.

**MOTION:** It was moved by Commissioner Callsen, seconded by Commissioner Ryan and unanimously carried recommend approval of the zone change from Zone Change from "X," Special Use District to "AG," Exclusive Agriculture District in conjunction with a request for inclusion of a 110.54 acre parcel into a California Land Conservation Act Contract.

Absent: Chairman Lindstrom

*NOTE: Mr. Beatty announced the Planning Commission recommended approval of the zone change; this item will be scheduled for a future Board of Supervisors meeting and notices will be mailed out.*

**Adjournment:** At 7:17 p.m. Vice Chairman Byrne adjourned this meeting of the Planning Commission, to meet again on August 23, 2016 or thereafter.

\_\_\_\_\_/s/\_\_\_\_\_  
Andy Byrne, Vice Chairman  
Amador County Planning Commission

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

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