

AGENDA TRANSMITTAL FORM

To: Board of Supervisors
Date: 11/02/2016

From: John Plasse, Chairman
(Department Head - please type)

Phone Ext. _____

<input checked="" type="radio"/> Regular Agenda
<input type="radio"/> Consent Agenda
<input type="radio"/> Blue Slip
<input type="radio"/> Closed Session
Meeting Date Requested: <u>11/08/2016</u>

Department Head Signature _____

Agenda Title: Amador Community Foundation Proclaiming November 29, 2016 as Giving Tuesday

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)
Presentation of a resolution proclaiming Tuesday, November 29, 2016 as Giving Tuesday in Amador County to Kathleen Harmon of the Amador Community Foundation.

Recommendation/Requested Action:
Approve Resolution

Fiscal Impacts (attach budget transfer form if appropriate) _____
Staffing Impacts _____

Is a 4/5ths vote required? Yes No

Committee Review? Name _____ N/A
Committee Recommendation: _____

Contract Attached: Yes No N/A
Resolution Attached: Yes No N/A
Ordinance Attached: Yes No N/A
Comments: _____

Request Reviewed by:
Chairman _____ Counsel GG
Auditor _____ GSA Director _____
CAO [Signature] Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

FOR CLERK USE ONLY

Meeting Date 11-8-16 Time _____ Item # 6
Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___
Ayes: _____ Resolution _____ Ordinance _____ Other: _____
Noes _____ Resolution _____ Ordinance _____
Absent: _____ Comments: _____

Distributed on _____
Completed by _____
A new ATF is required from _____ Department For meeting of _____

I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors.
ATTEST: _____
Clerk or Deputy Board Clerk

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Print Form

**BEFORE THE BOARD OF SUPERVISORS OF THE
COUNTY OF AMADOR, STATE OF CALIFORNIA**

IN THE MATTER OF:

RESOLUTION PROCLAIMING TUESDAY,
NOVEMBER 29, 2016 AS GIVING TUESDAY
IN AMADOR COUNTY

RESOLUTION NO. 16-130

WHEREAS, Giving Tuesday started with a simple idea to be a counterpoint to the consumerism of Black Friday and Cyber Monday; and

WHEREAS, this year will mark the fifth anniversary of Giving Tuesday and has moved from an idea to a movement; and

WHEREAS, Amador Community Foundation participated in Giving Tuesday last year but due to the Butte Fire they did not have a lot of lead time for promotion, however there were a few nonprofits that were able to get on board at the last minute; and

WHEREAS, Giving Tuesday has become one of only three days of the year where DONORS are looking for nonprofits to support, therefore, skipping Giving Tuesday is like skipping the last two days of the year in the fundraising cycle, something no savvy fundraiser wishes to do.

THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Amador, State of California that said Board does hereby proclaim Tuesday, November 29, 2016 as Giving Tuesday.

The foregoing resolution was duly passed and adopted by the Board of Supervisors of the County of Amador at a regular meeting thereof, held on the 8th day of November 2016, by the following vote:

AYES: John Plasse, Louis D. Boitano, Richard M. Forster, Lynn A. Morgan and
 Brian Oneto

NOES: None

John Plasse, Chairman, Board of Supervisors

ATTEST:

JENNIFER BURNS, Clerk of the
Board of Supervisors, Amador County,
California

Deputy

AGENDA TRANSMITTAL FORM

To: Board of Supervisors

Date: October 26, 2016

From: Jon Hopkins, Director
(Department Head - please type)

Phone Ext. X759

Department Head Signature [Signature]

<input checked="" type="checkbox"/>	Regular Agenda
<input type="checkbox"/>	Consent Agenda
<input type="checkbox"/>	Blue Slip
<input type="checkbox"/>	Closed Session
Meeting Date Requested:	
<u>11/08/16</u>	

Agenda Title: Jail Project Staff Report and Information for Discussion and Possible Action

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)

Delivery of Staff progress report for the Jail Project with discussion and possible action relative to approving Schematic Design and providing a Notice to Proceed to Nacht & Lewis for Design Development phase , information and funding. Please see the attached memorandum dated October 26, 2016

Recommendation: 1) Approve Schematic Design and; 2) Authorize the General Services Director to provide the written Notice to Proceed for Phase 4 Design Development.

Recommendation/Requested Action:
Discussion and Possible Action

Fiscal Impacts (attach budget transfer form if appropriate) _____ Staffing Impacts Unknown

Undetermined _____

Is a 4/5ths vote required? Yes No

Committee Review? Name Jail Committee N/A

Committee Recommendation:
Approve

Contract Attached: Yes No N/A
 Resolution Attached: Yes No N/A
 Ordinance Attached: Yes No N/A
 Comments: Memo and Drawings are attached

Request Reviewed by:

Chairman _____ Counsel GS
 Auditor _____ GSA Director [Signature]
 CAO [Signature] Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)
GSA Director -Jon Hopkins

FOR CLERK USE ONLY

Meeting Date 11-8-16 Time _____ Item # 7

Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___
 Ayes: _____ Resolution _____ Ordinance _____ Other: _____
 Noes _____ Resolution _____ Ordinance _____
 Absent: _____ Comments: _____

Distributed on _____
 Completed by _____
 A new ATF is required from _____ Department For meeting of _____

I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors.
 ATTEST: _____
 Clerk or Deputy Board Clerk

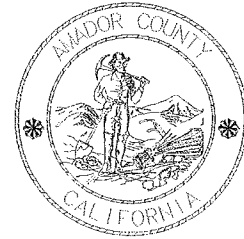
Save

GENERAL SERVICES ADMINISTRATION

MAIL: 12200-B Airport Road, Jackson, CA 95642

LOCATION: 12200-B Airport Road, Martell, CA

PHONE: (209) 223-6759 FAX: (209) 223-0749 E-MAIL: jhopkins@amadorgov.org



MEMORANDUM

TO: Board of Supervisors
FROM: Jon Hopkins, GSA Director *hop*
DATE: October 26, 2016
RE: Jail Expansion Progress Report and Information for Discussion and Possible Action

Our last Jail Expansion Project agenda item included an update on the project, summary of costs and approval of the architectural agreement with Nacht & Lewis which was held on March 8, 2016. Since then staff has been working with various State departments and Nacht & Lewis to complete the Schematic Design Phase. Throughout this process the Sheriff and Jail Committee have been actively participating and support the scheme Nacht & Lewis have developed. In addition, on Tuesday October 25, 2016 the City of Jackson's Design Review Committee approved the scheme (see attachment) which satisfies the design review mitigation obligation.

Project establishment occurred on July 15, 2016. This is the first step in beginning the process of securing lease revenue bonds for the project and begins a divide where allowable expenses are now tracked for future reimbursement by the State. Dollars spent today, and in the future, will not be reimbursed until the first invoice for construction is submitted; as noted in the past, the County will have a significant up-front expenditure until approximately April 2018. For this fiscal year the Board approved \$1,209,000.00 for expenses. The matters listed below are meant for discussion and to validate the Jail Project team's understanding of ministerial processes.

1. Approval of Schematic Design.
2. Authorization for the General Services Director and/or his designee, to issue a Notice to Proceed with Design Development to Nacht & Lewis (see attached plans).
3. Consideration of identifying a replacement Jail Committee member upon Supervisor Plasse's departure from service.
4. Accounting Update.

To date, milestone deliverables include:

1. 2/14/15 Board approved contract with Nacht & Lewis for phases 1 & 2.
2. 3/10/15 Board approved method of project delivery – Design/Bid/Build
3. 5/12/15 Board sent letter to BSCC requesting special factors points for AB 900 funding.
4. 7/20/15 Board approved project Mitigated Negative Declaration.
5. 8/25/15 Board approved SB863 application.
6. 11/12/15 BSCC took action approving Amador County's application and award.
7. 12/17/15 County received conditional award letter from BSCC.
8. 3/8/16 Board approved Nacht & Lewis agreement for phases 3 through 9.
9. 3/16/16 Staff submits project establishment documents to BSCC.
10. 7/16/16 County received project establishment from BSCC.
11. 8/9/16 Board approved Notice to Proceed for Schematic Design.

An updated accounting of work for Component 1 & II is listed below:

<u>Component I (FINAL ACCOUNTING)</u>	<u>Total Funds approved</u>	<u>\$168,205.00</u>
Total expenditures		<u>\$160,127.35</u>
Unexpended funds for Component I		\$ 8,077.65
<u>Component II Non-reimbursable</u>	<u>Total Funds approved</u>	<u>\$500,000.00</u>
Real Estate Due Diligence (updated the preliminary report to include the entire County parcel and to adjust boundaries removing the past COP obligations)		\$ 600.00
Storm water prevention materials (waddles, straw, stakes screening)		\$ 1,066.14
Surveying – updated easement exhibit map to match updated preliminary report		\$ 300.00
Postage for contract mailing		<u>\$ 1.36</u>
Total expenditures		<u>\$ 1,967.50</u>
Funds remaining to complete County work for Component II		\$498,032.50

<u>Component II Reimbursable Architectural Cost</u>	<u>Total Funds approved</u>	<u>\$1,564,455.00</u>
Nacht & Lewis Invoice #1		\$27,641.00
Nacht & Lewis Invoice #2		\$30,405.10
Nacht & Lewis Invoice #3		<u>\$76,012.75</u>
Total expenditures		<u>\$134,058.85</u>
Remaining Schematic Design Phase balance		<u>\$142,351.15</u>
Remaining contract balance		\$1,430,396.15
Note: amount budgeted for FY 16/17 was \$1,209,000.00		

CFF:

Total CFF remaining as of October 31, 2016 (less the \$168,205.00 & \$500,000.00 partially expended and transferred for the jail project)	Total	\$ 87,526.29
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Notable Costs: (No Changes to Date)

After award in December 2015 estimated reimbursable costs needed to carry forward approximately 2 months after NTP		\$3,315,381.00
Estimated out-of-pocket costs for the project		\$614,634.00
Projected additional Jail staffing and operational cost FY18/19		\$945,972.00

Recommendation: 1) Approve Schematic Design and; 2) Authorize the General Services Director to provide the written Notice to Proceed for Phase 4 Design Development.

Design Review Committee
Minutes
Special Meeting of October 25, 2016

COMMITTEE MEMBERS PRESENT:

Phillip Giurlani
Sharon Hewitt
Lucy Hackett
Laura Mattley
Ron Regan

CITY STAFF PRESENT:

Susan Peters, City Planner
Michael Hooper, Building Official

COMMITTEE MEMBERS ABSENT:

None

1. Public Matters Not on the Agenda.

None.

2. 700 Court Street

City Planner Peters reported that this project is an expansion of the existing Amador County Jail. Sherriff Martin Ryan explained the need for the expansion and the building and site design. Jon Hopkins, Director of General Services reviewed the design materials. There was some discussion regarding the design however no changes were recommended.

Moved by Committee Member Mattley, seconded by Committee Member Hackett, and carried by a 5 to 0 vote to approve the design plans for the Amador County Jail Expansion at 700 Court Street as presented. Motion passed with the following vote:

AYES: Hackett, Giurlani, Hewitt, Mattley,
Regan

NOES: None

ABSENT: None

ABSTAIN: None

3. 35 Main Street

City Planner Peters reported that this project is an expansion to the rear of the building to accommodate a larger kitchen and to construct an outdoor seating area. There was discussion regarding the continuation of the existing T-1 11 siding, the paint colors, and the design of the wall surrounding the patio and future arbor to be utilized for outdoor seating. Property owner, Stan Lukowicz and restaurant manager, Frank Manzano were present to answer questions. No changes to the design were recommended.

Moved by Committee Member Hackett, seconded by Committee Member Mattley, and carried by a 5 to 0 vote to approve the design plans for the 35 Main Street as presented. Motion passed with the following vote:

**AYES: Hackett, Giurlani, Hewitt, Mattley,
Regan**
NOES: None
ABSENT: None
ABSTAIN: None

Attest:

Susan M. Peters, City Planner

Date Approved:

AGENDA TRANSMITTAL FORM

To: Board of Supervisors

Date: 11/01/2016

From: John Plasse, Chairman
(Department Head - please type)

Phone Ext. x470

<input checked="" type="radio"/>	Regular Agenda
<input type="radio"/>	Consent Agenda
<input type="radio"/>	Blue Slip
<input type="radio"/>	Closed Session
Meeting Date Requested:	
<u>11/08/2016</u>	

Department Head Signature _____

Agenda Title: Amador County Museum

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)

Discussion and possible action relative to approval of a structural addition to the County owned Museum property and possible use of the Wakefield endowment monies bestowed to the Amador County Museum.

Recommendation/Requested Action:

Fiscal Impacts (attach budget transfer form if appropriate)

Staffing Impacts

Is a 4/5ths vote required?

Yes

No

Committee Review?

N/A

Name _____

Committee Recommendation: _____

Contract Attached:

Yes

No

N/A

Resolution Attached:

Yes

No

N/A

Ordinance Attached:

Yes

No

N/A

Comments: _____

Request Reviewed by:

Chairman _____

Counsel GG

Auditor _____

GSA Director _____

CAO [Signature]

Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

FOR CLERK USE ONLY

Meeting Date

11-8-16

Time _____

Item #

8

Board Action: Approved Yes ___ No ___

Unanimous Vote: Yes ___ No ___

Ayes: _____

Resolution _____

Ordinance _____

Other: _____

Noes: _____

Resolution _____

Ordinance _____

Absent: _____

Comments: _____

Distributed on _____

A new ATF is required from _____

Department _____

Completed by _____

For meeting _____

of _____

I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors.

ATTEST: _____

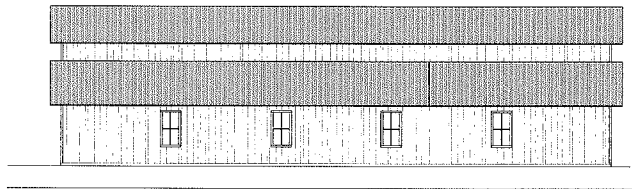
Clerk or Deputy Board Clerk

Save

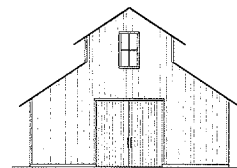
Print Form

AMADOR COUNTY MUSEUM
LIVERY STABLE PROJECT

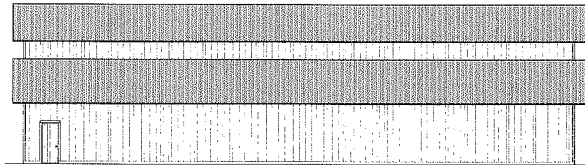
225 CHURCH STREET, JACKSON CALIFORNIA
OCTOBER, 2016



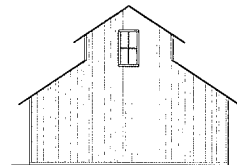
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

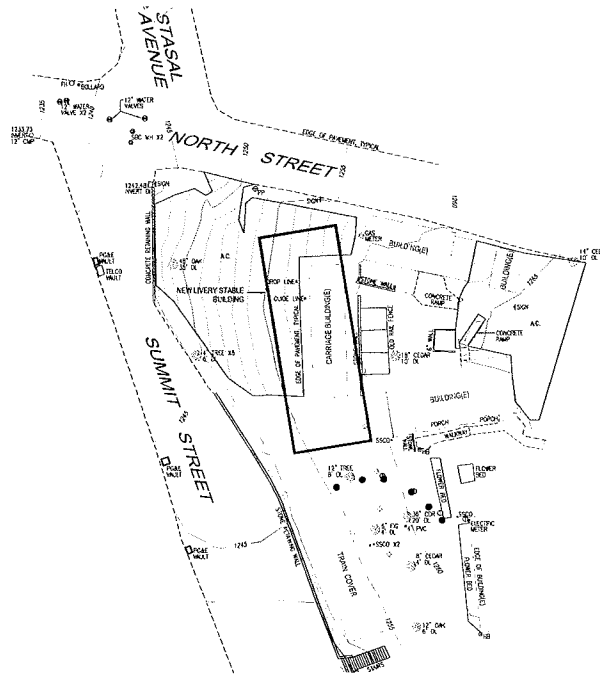
PRELIMINARY BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"



AMADOR COUNTY MUSEUM LIVERY STABLE PROJECT

225 CHURCH STREET, JACKSON CALIFORNIA
OCTOBER, 2016



PRELIMINARY SITE PLAN
SCALE: 1" = 20'



CAL STATE
ENGINEERING
INCORPORATED
1515 BROADWAY
SACRAMENTO, CA 95818
PHONE 916-333-1511
WWW.CALENGR.COM

TOPOGRAPHIC SURVEY AND BASE SITE PLAN BY
TOMA & ASSOCIATES, INC. 02-12-16

AGENDA TRANSMITTAL FORM

<input checked="" type="checkbox"/>	Regular Agenda
<input type="checkbox"/>	Consent Agenda
<input type="checkbox"/>	Blue Slip
<input type="checkbox"/>	Closed Session
Meeting Date Requested: _____	

To: Board of Supervisors

Date: November 2, 2016

From: Chuck Iley, CAO
(Department Head - please type)

Phone Ext. _____

Department Head Signature *CAI*

Agenda Title: Update regarding Amador County's PERS liabilities and costs

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)

The CAO will update the Board of Supervisors on the most recent actuarial report for the PERS liabilities and how the costs are projected to change into the future.

Recommendation/Requested Action:
None - for information only

Fiscal Impacts (attach budget transfer form if appropriate) None Staffing Impacts None

Is a 4/5ths vote required? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Contract Attached: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Committee Review? Name _____ N/A <input checked="" type="checkbox"/>	Resolution Attached: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Committee Recommendation: _____	Ordinance Attached: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
	Comments: _____

Request Reviewed by:

Chairman _____	Counsel <u>GG</u>
Auditor _____	GSA Director _____
CAO <u><i>CAI</i></u>	Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

FOR CLERK USE ONLY

Meeting Date 11-8-16 Time _____ Item # 9

Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___

Ayes: _____ Resolution _____ Ordinance _____ Other: _____

Noes: _____ Resolution _____ Ordinance _____

Absent: _____ Comments: _____

Distributed on _____	A new ATF is required from _____ Department	I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors.
Completed by _____	For meeting of _____	ATTEST: _____ Clerk or Deputy Board Clerk

Save

AGENDA TRANSMITTAL FORM

<input checked="" type="checkbox"/>	Regular Agenda
<input type="checkbox"/>	Consent Agenda
<input type="checkbox"/>	Blue Slip
<input type="checkbox"/>	Closed Session
Meeting Date Requested:	
November 8, 2016	

To: **Board of Supervisors**

Date: October 28, 2016

From: Susan C. Grijalva
(Department Head - please type)

Phone Ext. X 380

Department Head Signature *Susan C. Grijalva*

Agenda Title: Planning Department - Response to State Board of Forestry and Fire Protection's Safety Element recommendations pursuant to Govt. Code 65302.5(b)(4)

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)

Pursuant to direction given at the Board of Supervisor's October 4, 2016 meeting at which the County's General Plan Update was approved, review and authorize Chairman to sign the letter drafted by staff (attached) responding to the State Board of Forestry and Fire Protection's letter dated August 23, 2016 containing recommendations on the County's draft Safety Element as required by Government Code Section 65302.5 (b)(4).

Recommendation/Requested Action:

Authorize Board Chairman to sign response letter and send to State Board of Forestry and Fire Protection.

Fiscal Impacts (attach budget transfer form if appropriate)

Staffing Impacts

Is a 4/5ths vote required? Yes No

Contract Attached: Yes No N/A
 Resolution Attached: Yes No N/A
 Ordinance Attached: Yes No N/A

Committee Review? N/A

Name _____

Committee Recommendation: _____

Comments: _____

Request Reviewed by:

Chairman _____ Counsel GG

Auditor _____ GSA Director _____

CAO *[Signature]* Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

Planning Dept. and all cc:'s listed on letter

FOR CLERK USE ONLY

Meeting Date 11-8-16 Time _____ Item # 10

Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___

Ayes: _____ Resolution _____ Ordinance _____ Other: _____

Noes _____ Resolution _____ Ordinance _____

Absent: _____ Comments: _____

Distributed on _____

A new ATF is required from _____

I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors.

Completed by _____

Department _____

ATTEST: _____

For meeting _____

Clerk or Deputy Board Clerk

of _____



November 8, 2016

J. Keith Gilles, Chair
Board of Forestry and Fire Protection
P.O. Box 944246
Sacramento, CA 94244-2460

RE: Response to comments on the Amador County Safety Element

Dear Mr. Gilles:

The County of Amador received the Board of Forestry's (BOF's) recommendations from their review of the County's Draft Safety Element pursuant to Government Code Section 65302.5 on August 23, 2016. On October 4, 2016 the Board of Supervisors reviewed and considered those recommendations prior to approving the update to the County General Plan, including the Safety Element. As required by Government Code 65302.5 (b)(4), the County provides the following responses to those comments:

- A. Comments contained in the BOF's cover letter dated August 23, 2016 and the General Recommendations section on page 1 of the Tier 1 General Plan Safety Element Recommendations review sheet:
1. Strongly encourages the County prioritize data collection and mapping to improve fire protection planning, or coordinating with partners with mapping and data capabilities that could support Amador County's fire protection planning.
Response: An additional policy was added to the Safety Element (page S-20) which reads as follows:

Policy S-7.5: Implement the following recommendation of the State Board of Forestry and Fire Protection, consistent with availability of County resources:

- Prioritize data collection and mapping to improve fire protection planning, or coordinate with partners with mapping and data capabilities that could support Amador County planning;
 - Look ahead to recovery planning and pre-planning for post-disaster which will provide further protection for County residents from wildfire;
 - Identify the assets at risk relating to the wildfire threat;
 - Develop the recovery plan for the County for all disasters; and
 - Develop the disaster recovery plan specific to Amador County necessity by priority in the future to meet the goals and policies of the plan.
2. Look ahead to recovery planning and pre-planning for post-disaster to provide further protection for Amador County residents from wildfire.
Response: See Response to 1., above.

3. Provide reference (links) to any Fire Department Mutual Aid and Automatic Aid Agreements throughout the County.

Response: The Emergency Preparedness section starting on Page S-12 of the Safety Element under the paragraph listing other emergency preparedness and response resources, an additional bullet point was added which states: “Fire Department Mutual Aid and Automatic Aid Agreements.”

4. Provide reference and policy identifying the assets at risk relating to the wildfire threat within the Safety Element.

Response: See Response to 1., above.

5. Recommend utilizing as a reference the following website when preparing all types of fire plans (e.g., planning, recovery, disaster preparedness (pre-disaster), post-disaster) for the County with all other plans.

<http://www.caloes.ca.gov/PlanningPreparednessSite/Documents/14%20Recovery%20Executive%20Summary%2010-30-13.pdf>.

Response: The Emergency Preparedness section starting on Page S-12 of the Safety Element under the paragraph listing other emergency preparedness and response resources, an additional bullet point was added which states: “When preparing all types of fire plans (e.g., planning, recovery, disaster preparedness [pre-disaster], post-disaster, etc.) for the County, use as a reference the following website:

<http://www.caloes.ca.gov/PlanningPreparednessSite/Documents/14%20Recovery%20Executive%20Summary%2010-30-13.pdf>.”

B. Remaining Tier 1 Recommendations:

1. Sections 2.0 through 5.4 and 7.0 through 9.2 (No recommendations made for 1.0 and 6.0)

Response: Due to the level of detail necessary to incorporate revisions to the Safety Element these remaining recommendations would require, the extensive inter-agency coordination, the commitment of County time and resources needed, and in some cases due to the recommendations being perceived to be an overreach of governmental oversight, the County declines to include these recommendations at this time. In the future the County may, as opportunities arise and as time and resources allow, endeavor to incorporate as many of the remaining BOF’s recommendations as deemed feasible and appropriate.

If you have any questions, please feel free to contact Susan Grijalva, Planning Director, at (209) 223-6380.

Sincerely,

John Plasse
Chairman, Amador County Board of Supervisors

cc: Chief Pete Muñoa, pete.munoa@fire.ca.gov
Battalion Chief Chad Moxley, chad.moxley@fire.ca.gov
Edith Hannigan, edith.hannigan@bof.ca.gov
Captain Carmel Mitchell, carmel.mitchell@fire.ca.gov
Susan C. Grijalva, Planning Director

AGENDA TRANSMITTAL FORM

To: **Board of Supervisors**
 Date: 11/02/2016
 From: A. Brusatori
(Department Head - please type)

Phone Ext. 248

<input checked="" type="radio"/>	Regular Agenda
<input type="radio"/>	Consent Agenda
<input type="radio"/>	Blue Slip
<input type="radio"/>	Closed Session
Meeting Date Requested:	
<u>11/08/2016</u>	

Department Head Signature *A. Brusatori*

Agenda Title: Bunker Hill Bridge - Continued Road Closure

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)

The Bunker Hill Bridge continues to move forward. Due to miscellaneous construction and weather related items the full road closure will continue to November 18, 2016.

On November 1, 2016, Contractor Wayne Vinciguerra and Director Brusatori went door to door to notify the neighbors of the continued road closure. Direct contact was made with 7 of the 11 homes in the area. All the people contacted did not take exception to the continued closure.

Recommendation/Requested Action:
Approve Continued Road closure.

Fiscal Impacts (attach budget transfer form if appropriate)
NA

Staffing Impacts
NA

Is a 4/5ths vote required? Yes No

Contract Attached: Yes No N/A
 Resolution Attached: Yes No N/A
 Ordinance Attached: Yes No N/A

Committee Review? Name _____ N/A

Committee Recommendation: _____

Comments: _____

Request Reviewed by:

Chairman _____ Counsel _____
 Auditor _____ GSA Director _____
 CAO _____ Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

FOR CLERK USE ONLY

Meeting Date 11-8-16 Time _____ Item # 11

Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___
 Ayes: _____ Resolution _____ Ordinance _____ Other: _____
 Noes: _____ Resolution _____ Ordinance _____
 Absent: _____ Comments: _____

Distributed on _____
 Completed by _____
 A new ATF is required from _____ Department For meeting of _____

I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors.
 ATTEST: _____
 Clerk or Deputy Board Clerk

AGENDA TRANSMITTAL FORM

To: Board of Supervisors

Date: November 2, 2016

From: Chuck Iley, CAO
(Department Head - please type)

Phone Ext. _____

<input checked="" type="checkbox"/>	Regular Agenda
<input type="checkbox"/>	Consent Agenda
<input type="checkbox"/>	Blue Slip
<input type="checkbox"/>	Closed Session
Meeting Date Requested:	
<u>11/08/16</u>	

Department Head Signature _____

Agenda Title: Board of Supervisors

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)

Discussion and possible action relative to the proposed 2017 Amador County Board of Supervisors Meeting Schedule.

Recommendation/Requested Action: _____

Fiscal Impacts (attach budget transfer form if appropriate)	Staffing Impacts
_____	_____

Is a 4/5ths vote required? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Contract Attached: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Resolution Attached: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Ordinance Attached: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Comments: _____
Committee Review? N/A <input checked="" type="checkbox"/> Name _____ Committee Recommendation: _____	

Request Reviewed by:

Chairman _____	Counsel _____
Auditor _____	GSA Director _____
CAO _____	Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

FOR CLERK USE ONLY

Meeting Date <u>11-8-16</u>	Time _____	Item # <u>12</u>
Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___		
Ayes: _____	Resolution _____	Ordinance _____
Noes _____	Resolution _____	Ordinance _____
Absent: _____	Comments: _____	

Distributed on _____	A new ATF is required from _____	I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors. ATTEST: _____ Clerk or Deputy Board Clerk
Completed by _____	Department _____ For meeting of _____	

Save

AGENDA TRANSMITTAL FORM

<input checked="" type="radio"/> Regular Agenda <input type="radio"/> Consent Agenda <input type="radio"/> Blue Slip <input type="radio"/> Closed Session Meeting Date Requested: 11/08/2016

To: **Board of Supervisors**

Date: 11/02/2016

From: Jennifer Burns, Clerk of the Board
 (Department Head - please type)

Phone Ext. x470

Department Head Signature _____

Agenda Title: **Minutes**

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)

Review and possible approval of the October 25, 2016 Board of Supervisors Meeting Minutes and approval of a correction to the May 13, 2014 Minutes, specific to the following matter:
Planning Department-Page Family Trust: Discussion and possible action relative to a public hearing to consider adoption of an ordinance for a Zone Change from the "R1A," Single Family Residential and Agricultural District to the "C-1," Retail, Commercial & Office District (APNs 014-053-004 & 014-053-005)-Minutes incorrectly reflect approval of the zone change for APN 014-053-005. After confirming via audio recording, the motion was clear to approve the zone change for APN 053-004 only.

Recommendation/Requested Action:

Fiscal Impacts (attach budget transfer form if appropriate)

Staffing Impacts


Is a 4/5ths vote required? Yes No

Contract Attached: Yes No N/A
 Resolution Attached: Yes No N/A
 Ordinance Attached: Yes No N/A

Committee Review? Name _____ N/A
 Committee Recommendation: _____

Comments: _____

Request Reviewed by:

Chairman _____ Counsel _____
 Auditor _____ GSA Director _____
 CAO  Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

FOR CLERK USE ONLY

Meeting Date 11-8-16 Time _____ Item # 13

Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___

Ayes: _____ Resolution _____ Ordinance _____ Other: _____
 Noes _____ Resolution _____ Ordinance _____
 Absent: _____ Comments: _____

Distributed on _____ Completed by _____	A new ATF is required from _____ Department _____ For meeting _____ of _____	I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors. ATTEST: _____ Clerk or Deputy Board Clerk
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Save

Print Form

MOTION #1: It was moved by Supervisor Plasse, seconded by Supervisor Boitano and unanimously carried to close the public hearing.

ACTION #2: Direction given pursuant to the following motion.

MOTION #2: It was moved by Supervisor Forster, seconded by Supervisor Plasse to adopt the ordinance amending Title 19 (Zoning) of the Amador County Code by adding definitions and zoning provision for child day care centers, child day care facilities and special needs housing, including the following findings:

Ayes: Supervisors Forster, Plasse

Noes: Supervisor Boitano

1. The proposed Zoning Code Amendment is consistent with the General Plan.
2. The proposed Zoning Code Amendment is consistent with other provisions of the Zoning Code and County Code.
3. This text amendment to the Zoning Code is exempt from the California Environmental Quality Act pursuant to Section 15183, Projects Consistent with a Community Plan or Zoning.

ORDINANCE NO. 1739

Ordinance amending Title 19 (Zoning) of the Amador County Code by adding definitions and zoning provision for child day care centers, child day care facilities and special needs housing,

Planning Department-Page Family Trust: Discussion and possible action relative to a public hearing to consider adoption of an ordinance for a Zone Change from the "R1A," Single Family Residential and Agricultural District to the "C-1," Retail, Commercial & Office District (APNs 014-053-004 & 014-053-005)

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

Chairman Novelli opened the public hearing at this time. Hearing no comment the following action was taken.

ACTION: #1: Public Hearing closed pursuant to the following motion.

MOTION: #1: It was moved by Supervisor Boitano, seconded by Supervisor Oneto and unanimously carried to close the public hearing.

ACTION #2: Direction given pursuant to the following motion.

MOTION #2: It was moved by Supervisor Boitano, seconded by Supervisor Oneto and unanimously carried to uphold the Planning Commission's recommendation and approve adoption of an ordinance for a Zone Change from the "R1A," Single Family

Residential and Agricultural District to the “C-1,” Retail, Commercial & Office District for APNs 014-053-004 including the following findings; and deny the zone change for APN 014-053-005:

1. The Zone Change for APN 014-053-004 is consistent with the surrounding land uses and the Amador County General Plan, Land Use Element at this location; and
2. A review of the proposal was conducted by staff who, through their own research, found that the Zone Change will not have a significant effect on the environment and is Categorically Exempt from CEQA per Section 15183. Therefore, a Notice of Exemption will be adopted and filed with the County Recorder.

ORDINANCE NO. 1740

Ordinance for a Zone Change from the “R1A,” Single Family Residential and Agricultural District to the “C-1,” Retail, Commercial & Office District (APNs 014-053-004)

Planning Department-Runquist Family Trust: Discussion and possible action relative to a public hearing to consider adoption of an ordinance for a Zone Change from the “R1A,” Single Family Residential and Agricultural District to the “A,” Agricultural District to allow expanded winery uses. (APN: 007-070-060).

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

Chairman Novelli opened the public hearing at this time. Hearing no comment the following action was taken.

ACTION #1: Direction given pursuant to the following motion.

MOTION #1: It was moved by Supervisor Forster, seconded by Supervisor Oneto and unanimously carried to close the public hearing.

ACTION #2: Direction given pursuant to the following motion.

MOTION #2: It was moved by Supervisor Oneto, seconded by Supervisor Forster and unanimously carried to adopt an ordinance for a Zone Change from the “R1A,” Single Family Residential and Agricultural District to the “A,” Agricultural District to allow expanded winery uses, including the following findings.

1. The Zone Change is consistent with the surrounding land uses and the Amador County General Plan, Land Use Element at this location; and
2. A review of the proposal was conducted by staff who, through their own research, found that the Zone Change will not have a significant effect on the environment and is Categorically Exempt from CEQA per Section 15183. Therefore, a Notice of Exemption will be adopted and filed with the County Recorder.

AGENDA TRANSMITTAL FORM

<input checked="" type="checkbox"/>	Regular Agenda
<input type="checkbox"/>	Consent Agenda
<input type="checkbox"/>	Blue Slip
<input type="checkbox"/>	Closed Session
Meeting Date Requested:	
11/08/16	

To: Board of Supervisors
 Date: November 1, 2016

From: Susan Grijalva, Planning Director Phone Ext. 380
 (Department Head - please type)

Department Head Signature Susan Grijalva

Agenda Title: Public Hearing to consider the Planning Commission's recommendation to adopt a Scenic Highway Corridor Overlay Zone

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)

The County has opted to implement the Scenic Highway Corridor regulations through the adoption of an Overlay Zone instead of including them in the new General Plan. Implementation of the overlay zone requires the adoption of two ordinances. The proposed Scenic Highway Corridor District Ordinance replaces the regulations contained in the former General Plan Scenic Highway Element into the County Code. The proposed Scenic Highway Corridor Overlay Zone Ordinance applies the regulations to the same properties previously affected by the Scenic Highway Element. There are no changes to the specific development rules.

Recommendation/Requested Action:

Adoption of the Scenic Highway Corridor District Ordinance and Scenic Highway Corridor Overlay Zone Ordinance, as presented.

Fiscal Impacts (attach budget transfer form if appropriate)

Staffing Impacts

Is a 4/5ths vote required? Yes No

Contract Attached: Yes No N/A
 Resolution Attached: Yes No N/A
 Ordinance Attached: Yes No N/A

Committee Review? N/A

Name Planning Commission

Committee Recommendation:
Recommend adoption

Comments: _____

Request Reviewed by:

Chairman _____ Counsel GS

Auditor _____ GSA Director _____

CAO de Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

Planning

FOR CLERK USE ONLY

Meeting Date 11-8-16 Time _____ Item # 14

Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___

Ayes: _____ Resolution _____ Ordinance _____ Other: _____

Noes _____ Resolution _____ Ordinance _____

Absent: _____ Comments: _____

Distributed on _____	A new ATF is required from _____ Department _____ For meeting _____ of _____	I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors. ATTEST: _____ Clerk or Deputy Board Clerk
Completed by _____		

STAFF REPORT TO: AMADOR COUNTY BOARD OF SUPERVISORS
FOR MEETING OF: NOVEMBER 8, 2016

Public Hearing—Consideration of the Planning Commission’s recommendation to the Board of Supervisors relative to an ordinance amending Chapter 19.24, District Regulations, by creating a Scenic Highway Corridor Overlay Zone District for the purpose of incorporating the existing Scenic Highway development standards and regulations which apply to property located within the Amador County Scenic Highway 88 Corridor into Title 19, Zoning, instead of in the Amador County General Plan.

Applicant: County of Amador
Supervisory District: III

Location: All that portion of those properties lying within 250 feet of the centerline of State Highway 88 between the Dew Drop Fire Station and the Amador/Alpine County line.

In 1985, when the County adopted the Scenic Hwy designation along that portion of State Highway 88 between the Dew Drop Fire Station and the Amador/Alpine County line, one of the requirements was to have implemented a plan and program meeting the criteria found in Section 261 of the State Streets and Highways Code. Those regulations were incorporated into the former General Plan Scenic Highways Element (see attached) for the purpose of providing the land use controls and regulatory safeguards to preserve and enhance this section of the highway corridor which has been identified as being a basic resource in the economy of the County.

During preparation of the new General Plan, the County opted to implement these regulations through the adoption of an Overlay Zone instead of including them in the General Plan. The proposed ordinance has merely rewritten the regulations contained in the former General Plan into an ordinance that will become part of the County’s Zoning Code and applied to the affected properties as an overlay zone district.

No changes in the existing regulations are proposed. A minor clarification in the description of the definition of the boundary of the overlay zone is proposed to provide clarity as well as some other non-substantive changes/edits (see proposed ordinance).

Because this action is only changing the mechanism through which the scenic highway regulations are imposed, that is through zoning instead of the General Plan, there is no environmental impact and the project is Categorical Exempt from CEQA pursuant to Section 15061(b)(3) the “general rule” exemption.

PLANNING COMMISSION ACTION: The Planning Commission, during their meeting of October 11, 2016, recommended adoption of the proposed Scenic Highway Corridor District Regulations to the Board of Supervisors, as presented.

PROPOSED BOARD ACTION: Recommend adoption of the proposed Scenic Highway Regulations Ordinances, as presented.

PROPOSED FINDINGS:

1. Adoption of the Scenic Highway Corridor District Ordinance and Scenic Highway Corridor Overlay Zone are consistent with the Amador County General Plan and the Land Use designations for the affected properties;
2. Adoption of the Scenic Highway Corridor District Ordinance and Scenic Highway Corridor Overlay Zone are categorically exempt according to Section 15061(b)(3) of the State CEQA Guidelines (General Rule) and a Notice of Exemption will be adopted and filed with the County Recorder.

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING CHAPTER 19.24 DISTRICT REGULATIONS BY CREATING A SCENIC HIGHWAY CORRIDOR OVERLAY ZONE DISTRICT FOR THE PURPOSE OF INCORPORATING THE EXISTING SCENIC HIGHWAY DEVELOPMENT STANDARDS AND REGULATIONS WHICH APPLY TO PROPERTY LOCATED WITHIN THE AMADOR COUNTY SCENIC HIGHWAY 88 CORRIDOR INTO TITLE 19 ZONING INSTEAD OF IN THE AMADOR COUNTY GENERAL PLAN.

The Board of Supervisors of the County of Amador, State of California, ordains as follows:

SECTION 1. Recitals of Fact.

WHEREAS, the California Streets and Highways Code allows for the designation of Scenic Highway Corridors; and

WHEREAS, Section 261 of the California Streets and Highways Code states, in part,

“The standards for official scenic highways shall... require that local governmental agencies have taken such action as may be necessary to protect the scenic appearance of the scenic corridor... including, but not limited to, (1) regulation of land use and intensity (density) of development; (2) detailed land and site planning; (3) control of outdoor advertising; (4) careful attention to and control of earthmoving and landscaping; and (5) the design and appearance of structures and equipment.”; and

WHEREAS, in 1985 the County adopted a Scenic Highway Corridor designation for a portion of State Highway 88; and

WHEREAS, the standards and regulations for the scenic highway corridor were, at that time, incorporated into the County’s General Plan Scenic Highways Element; and

WHEREAS, the County desires to transfer the scenic highway standards and regulations from the General Plan to Title 19 Zoning by establishing an Overlay District with the same standards and regulations presently found in the General Plan Scenic Highway Element.

SECTION 2. Chapter 19.24 District Regulations of the Amador County Code is hereby amended by adding the following new Section 19.24.049:

19.24.049 Scenic Highway Corridor Overlay District

A. Goal and Intent of the District Element

The generalized goal of ~~the this~~ Scenic Highway Corridor Overlay District Element is to provide land use controls as regulatory safeguards to preserve and enhance an area of special and unique natural beauty and aesthetic interest in Amador County which has been identified as being a basic resource in the economy of the County. In order to accomplish this goal, this district element establishes design review

controls which go beyond those possible under normal zoning-general plan review procedures. This is to ensure that future development within this corridor will attract rather than detract from the

aesthetics and the County will consequently retain the overall scenic value as well as economic resource value of State Highway 88. The general and special regulations listed below are to be utilized by County staff as guidelines and criteria when reviewing projects. They are not meant to preclude nor replace the usual permit and CEQA review process and are meant to supplement the public hearing process. The intent is to satisfy the state requirements for a scenic highway and promote tourism.

B. Implementation – Policies and Regulations.

1. Scenic Highway Corridor Overlay District – Definition of Boundary.

A Scenic Highway Corridor Overlay District 500 feet in width is hereby declared to exist ~~on~~ along State Highway 88 between Dew Drop Fire Station and the Alpine County line ~~(refer to land use element map)~~. This 500-foot Scenic Highway Corridor Overlay District shall be measured two hundred and fifty (250) feet at right angles from the centerline of the paved section of the ~~road sides of the~~ highway except where the 500-foot corridor has already been obtained by fee title or easement by the United States Forest Service ~~as~~. ~~That 500 feet is described in a record of survey recorded in Book 19 of Maps and Plats at Page 1, and described in a deed to the United States of America recorded in Book 36 at Page 295 and Book 39 at Page 391 of the Official Records of Amador County.~~ The new two hundred fifty feet shall be considered as a straight line dimension without regard to terrain features. The Scenic Highway Corridor Overlay District boundary shall be considered as an “overlay” of ~~other land use, open space or conservation element classification within the corridor~~ the underlying zoning designation of that portion of each property within the Scenic Highway Corridor Overlay District boundary.

2. Regulations – Generally.

- a. Notwithstanding the provisions of any ~~other~~ general plan element classification which may be within the scenic highway corridor, the following zone districts are the only ones which may be found to be consistent with the scenic highway corridor overlay district: “R1A,” “TPZ,” “AG,” “X,” “PD.”
- b. All development projects submitted to Amador County which are proposed to be located partially or wholly within the Scenic Highway Corridor Overlay District shall be submitted for review and comment to the Tri-County Technical Advisory Committee so long as it may be in existence. These projects shall include but not be limited to building permits, commercial recreation, ~~or other~~ use permits, land divisions, rezones, variances, grading permits, and advertising signs and structures, ~~etc.~~
- c. Timber Harvest Plans submitted to the California Department of Forestry which are located partially or wholly within the scenic highway corridor and referred to Amador County for review and comment shall be reviewed with regard to any adverse impact on the scenic highway corridor. Amador County will take whatever measures are available to mitigate any significant adverse impacts to scenic values which might result from a Timber Harvest Plan which has not, in the opinion of the County, adequately considered these scenic values.

- d. The California Public Utilities Commission requires undergrounding of utilities “within 1,000 feet from each edge of the right-of-way of designated State Scenic Highways” and “...which would be visible from such scenic highways if erected above ground...”. This State requirement will protect scenic highways from the intrusion of unsightly utility uses, such as poles, lines, etc.
- e. ~~In conjunction with existing policies 13 and 16 of the Land Use Element,~~ Non-appurtenant outdoor advertising structures (billboards) shall not be permitted in the scenic highway corridor. Appurtenant, or on-site adverting structures, shall be considered as projects requiring County review and approval prior to erection.

For the purposes of this section, the advertising structures used as directional and informational aids approved by the U.S. Forest Service and Caltrans for Pacific Gas and Electric concessionaires, private commercial recreation facilities, and public recreational facilities shall be considered as appurtenant on-site advertising structures if located within a reasonable distance of the access road to these facilities. These recreational facilities specifically include but are not exclusively limited to the Bear River Lake Resort, Kit Carson Lodge, Plasse’s Resort, Iron Mountain ~~Ski Resort~~ Sno-Park, Kirkwood Ski Mountain Resort, etc. Alterations or replacement of appurtenant advertising signs shall require an approved permit which shall be ~~treated~~ processed the same as a new permit. Signs advertising the sale or lease of property shall be exempt as long as they are a maximum of two (2) square feet in size.

3. Regulations – Site Specific.

- a. Development or other project applications shall be accompanied by the following if found pertinent by County staff:
 - 1. A detailed, full property ~~plot~~ site plan indicating the proposed location and nature of improvements in relation to parcel boundaries.
 - 2. A statement describing the purpose and scope of the project, including both short and long term plans for the project site.
 - 3. If necessary, an environmental impact assessment form (supplied by the County from the “State CEQA Guidelines”).
 - 4. Applications for building permits and use permits shall contain architectural and/or artist’s renderings of all structures which show the location of all structures in relation to lot lines; driveways; encroachment design onto State Highway 88; the front, side and rear views of any structures; a detailed description of the types of materials to be used for exterior siding, foundations, roofing, balconies, porches, etc. Incomplete plans will be returned with a specific list of deficiencies. The use of wood or wood façade exteriors and fireproof shake or composition shingle roofing materials shall be required unless “as good or better” materials or design, in the opinion of the County, are proposed by the applicant. These alternative materials may include certain types of metal roofing and sidings if found equivalent in aesthetic appearance to natural materials.

- b. The exterior colors of the sides and roofs of structures and sign supports shall not contrast with the natural colors in the area. Colors of stains, paints or finished building materials shall be shown to harmonize with the forest setting or they shall be denied. In general, natural “earth tones” and soft shades that will blend with the surroundings shall be required to achieve this harmony. Stains are preferable to paints and natural wood colors are encouraged. Examples of earth tone colors may include but are not limited to neutral or soft browns, redwood, weathered gray or gray-green, and dark greens. Artist’s renderings of the proposed colors or actual paint samples shall be submitted as part of the project or permit plans. Roofs and outside trim shall not have colors which sharply contrast with the remainder of the structure. The County may deny incompatible proposed structural coloring and the County may deny colors found to be inconsistent with the objectives of the Scenic Highway ~~Element~~ Corridor Overlay District.

Owners or tenants shall not remodel, repaint or otherwise alter the appearances of approved structures unless the improvements are found to be substantially in conformance with the originally approved plans or the improvements are processed in accordance with the procedures required elsewhere in ~~this element~~ the Scenic Highway Corridor Overlay District.

- c. Commercial structures shall be restricted to having only two occupancy floor levels. Subsurface basement levels or underground parking shall not be considered an occupancy level. Any requested use permits for excessive building or sign height above the 35 foot building height limitation in the Amador County Code, “R1A” District, will be recommended for denial unless the use permit can be found to be in conformance with the objectives of the Scenic Highway ~~Element~~ Corridor Overlay District.
- d. Proposals to cut, fill or otherwise move more than fifty cubic yards of earth shall require an engineered grading plan to be filed with the ~~Building~~ Department of Transportation and Public Works prior to any work taking place. This grading plan shall include a statement as to the effects on off-site drainage. Radical cuts or fills which, in the opinion of the County, are contrary to the Goals and Intent for which the Scenic Highway Corridor was adopted may be denied by the County.
- e. A landscaping plan shall be submitted as part of the application for any project or permit within the scenic highway corridor. The plans shall include a ~~plot~~ site plan showing the locations of existing mature trees and shall indicate their ultimate disposition at the completion of the project. The landscaping plan shall also indicate where the applicant is proposing to plant vegetation and the type of vegetation. Following review by the Tri-County Technical Advisory Committee the County may require landscaping as a condition of project or permit approval. The County may require the retention of mature trees where it can be found that their removal is not essential to construction of the project or permit. Attempts by a property owner to circumvent this requirement by removing trees prior to a project application could result in a much more stringent and expensive landscaping plan being required.

As a condition of the approval of a landscaping plan the County may require the planting of native species of trees and shrubs to ensure high survival rates and low maintenance. “As

good or better” landscaping proposals submitted by the applicant may be approved in lieu of native species.

- f. Project or permit plans shall include any on-site advertising sign plans proposed by the applicant. These sign plans shall show the location of sign(s), the design and construction materials, the colors, and a drawing of the advertising display. Signs shall not have flashing lights and any sign illumination shall be shielded to prevent glare. Signs attached to commercial structures shall not project above the roof line or cornice line of the commercial structure. Free standing signs shall have a minimum setback of twenty five (25) feet from the edge of pavement of any County Road or State Highway 88.

All proposals shall be reviewed and recommendations made by the Tri-County Technical Advisory Committee. Signs that are not found by the County to be compatible with the Goal and Intent of the scenic highway corridor may be denied by the County.

- g. A parking plan shall be submitted with all commercial use applications to the County. Minimum parking requirements shall be one space per two hundred square feet of floor area for all commercial uses. Parking spaces and access driveways shall be paved or concreted prior to the issuance of a certificate of occupancy or an acceptable bonding agreement made with the County. Minimum setback areas may be used for parking if approved by the County but said spaces shall not be used in computing the total number of required spaces. Parking areas shall not be used for any other purpose than parking vehicles. Unless shown to be unfeasible, loading bays and delivery parking shall be located to the rear of a commercial structure. The Tri-County Technical Advisory Committee may recommend to the County denial of a poorly designed parking plan and the County may deny said plan if it is found that the submitted parking plan design will conflict with the stated Goal and Intent of the scenic highway corridor.

4. County Action On Permits.

~~Applicants shall file their project or permit plans with the County Planning Department which shall forward the project to the Tri-County Technical Advisory Committee and affected agencies for review. has authority over the particular project or permit being submitted for approval. For example, use permits, zonings, subdivisions, land divisions, and variances are filed with the Planning Department. Building permits, sewage disposal permits and grading plans are filed with the Building Department.~~

~~The County Planning Department may deny permits which are found not to conform to the general and site specific regulations contained in the Scenic Highway Corridor Overlay District, this element.~~

Any interested person including but not limited to the applicant may ultimately appeal the decision of any County department or advisory agency to the Amador County Board of Supervisors pursuant to Chapter 19.64 (Appeals) of the Amador County Code.

C. Severability.

If any part or subsection of this chapter is for any reason held to be invalid, unlawful, or unconstitutional, such invalidity, unlawfulness, or unconstitutionality shall not affect the validity, lawfulness, or constitutionality of any other part of this chapter.

SECTION 3. This ordinance or a summary thereof shall be published in the manner prescribed in Government Code Section 25124 and shall become effective thirty days after the date hereof.

The foregoing ordinance was duly passed and adopted at a regular session of the Board of Supervisors of the County of Amador, held on the _____ day of _____, 2016, by the following vote:

AYES:

NOES:

ABSENT:

CHAIRMAN, Board of Supervisors

ATTEST:

JENNIFER BURNS, Clerk of the
Board of Supervisors, Amador County,
California

By _____

(ORDINANCE NO. XXXX)

(XX/XX/XX)

ORDINANCE NO. XXXX

AN ORDINANCE CREATING A SCENIC HIGHWAY CORRIDOR OVERLAY ZONE AMENDING SECTIONAL ZONING DISTRICT MAPS S-11, U-7, AND V-11 PURSUANT TO SECTION 19.20.020 OF THE AMADOR COUNTY CODE BY ESTABLISHING SPECIFIC DEVELOPMENT STANDARDS FOR PROPERTY LOCATED WITHIN THE AMADOR COUNTY SCENIC HIGHWAY 88 CORRIDOR.

The Board of Supervisors of the County of Amador, State of California, does ordain:

SECTION I. Recitals of Fact.

WHEREAS, the California Streets and Highways Code allows for the designation of Scenic Highway Corridors; and

WHEREAS, Section 261 of the California Streets and Highways Code states, in part,

“The standards for official scenic highways shall... require that local governmental agencies have taken such action as may be necessary to protect the scenic appearance of the scenic corridor... including, but not limited to, (1) regulation of land use and intensity (density) of development; (2) detailed land and site planning; (3) control of outdoor advertising; (4) careful attention to and control of earthmoving and landscaping; and (5) the design and appearance of structures and equipment.”; and

WHEREAS, Section 6, Scenic Highways Element of the former Amador County General Plan Land Use Element, established a Scenic Highway Corridor along CA Highway 88 from the Dew Drop Fire Station to the Alpine County line; and

WHEREAS, the boundary of the Scenic Highway Corridor is defined as a 500-foot corridor measured 250 feet at right angles from the centerline of the paved section of the highway, except where the 500-foot corridor has already been obtained by fee title or easement by the United States Forest Service; and

WHEREAS, Chapter 19.68 (Amendments) of the Amador County Code provides for a procedure to amend Title 19 (Zoning) or to rezone property in Amador County; and

WHEREAS, rezoning requires an ordinance amending Sectional Zoning District Maps established in accordance with Section 19.20.020 of Title 19 (Zoning); and

WHEREAS, all notices and public hearings mandated by the State Planning Law and Title 19 (Zoning) of the Amador County Code have been adhered to by the Amador County Planning Commission and Board of Supervisors; and

WHEREAS, the Board of Supervisors adopts this ordinance with the findings contained in the pertinent Board minutes and because the public necessity, convenience, and general welfare require such an amendment.

SECTION II. Section 19.20.020 of the Amador County Code is amended by amending Sectional Zoning District Maps S-11, U-7, and V-11 (**Z.C. No. 16;10-1**) to establish a Scenic Highway Overlay District as described above, and specifically described in Exhibit A, which is attached hereto.

SECTION III. This ordinance or a summary thereof shall be published in the manner prescribed in Government Code Section 25124 and shall become effective thirty days after the date hereof.

The foregoing ordinance was duly passed and adopted at a regular session of the Board of Supervisors of the County of Amador, held on the _____ day of _____, 2016, by the following vote:

AYES:

NOES:

ABSENT:

CHAIRMAN, Board of Supervisors

ATTEST:

JENNIFER BURNS, Clerk of the
Board of Supervisors, Amador County,
California

By _____

(XX/XX/XX)

(ORDINANCE NO. XXXX)

EXHIBIT A

All of that property recorded in Book 19 of Maps and Plats at Page 1 through 8 of the Official records of Amador County, and all of that property described in a deed to the United States of America recorded in Book 36 at Page 295, and Book 39 at Page 391, of the Official Records of Amador County.

**STAFF REPORT TO AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF TUESDAY, OCTOBER 11, 2016**

ITEM 4 – REVIEW AND RECOMMENDATION TO THE BOARD OF SUPERVISORS RELATIVE TO AN ORDINANCE AMENDING CHAPTER 19.24 DISTRICT REGULATIONS BY CREATING A SCENIC HIGHWAY CORRIDOR OVERLAY ZONE DISTRICT FOR THE PURPOSE OF INCORPORATING THE EXISTING SCENIC HIGHWAY DEVELOPMENT STANDARDS AND REGULATIONS WHICH APPLY TO PROPERTY LOCATED WITHIN THE AMADOR COUNTY SCENIC HIGHWAY 88 CORRIDOR INTO TITLE 19 ZONING, INSTEAD OF IN THE AMADOR COUNTY GENERAL PLAN.

Applicant: County of Amador

Supervisory District: III

Location: All that portion of those properties lying within 250 feet of the centerline of State Highway 88 between the Dew Drop Fire Station and the Amador/Alpine County line.

In 1985 when the County adopted the Scenic Hwy designation along that portion of State Highway 88 between the Dew Drop Fire Station and the Amador/Alpine County line one of the requirements was to have implemented a plan and program meeting the criteria found in Section 261 of the State Streets and Highways Code. Those regulations were incorporated into the County's General Plan Scenic Highways Element (see attached) for the purpose of providing the land use controls and regulatory safeguards to preserve and enhance this section of the highway corridor which has been identified as being a basic resource in the economy of the County.

The County is now updating the General Plan and has elected to implement these regulations through the adoption of an Overlay Zone instead of including them in the General Plan. The proposed ordinance has merely rewritten the regulations contained in the current General Plan into an ordinance that will become part of the County's Zoning Code and applied to the affected properties as an overlay zone district. If this action is not taken and the proposed Final General Plan is adopted as proposed, there would no longer be any scenic highway regulations and the County would be out of compliance with the State Scenic Highways regulations, jeopardizing the scenic status of this section of Highway 88.

No changes in the existing regulations are proposed. A minor clarification in the description of the definition of the boundary of the overlay zone is proposed to provide clarity as well as some other non-substantive changes/edits (see proposed ordinance).

Because this action is only changing the mechanism through which the existing scenic highway regulations are imposed, that is through zoning instead of the General Plan, there is no environmental impact and the project is Categorical Exempt from CEQA pursuant to Section 15061(b)(3) the "general rule" exemption.

PROPOSED ACTION: Recommend adoption of the proposed Scenic Highway Regulations Ordinance to the Board of Supervisors as presented.

**July 19, 2016
Planning Commission
Staff Report**

**STAFF REPORT TO AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF TUESDAY, JULY 19, 2016**

ITEM NO. 2 – REVIEW AND RECOMMENDATION TO THE BOARD OF SUPERVISORS RELATIVE TO AN ORDINANCE AMENDING CHAPTER 19.24 DISTRICT REGULATIONS BY CREATING A SCENIC HIGHWAY CORRIDOR OVERLAY ZONE DISTRICT FOR THE PURPOSE OF INCORPORATING THE EXISTING SCENIC HIGHWAY DEVELOPMENT STANDARDS AND REGULATIONS WHICH APPLY TO PROPERTY LOCATED WITHIN THE AMADOR COUNTY SCENIC HIGHWAY 88 CORRIDOR INTO TITLE 19 ZONING, INSTEAD OF IN THE AMADOR COUNTY GENERAL PLAN.

Applicant: County of Amador

Supervisory District: III

Location: All that portion of those properties lying within 250 feet of the centerline of State Highway 88 between the Dew Drop Fire Station and the Amador/Alpine County line.

In 1985 when the County adopted the Scenic Hwy designation along that portion of State Highway 88 between the Dew Drop Fire Station and the Amador/Alpine County line one of the requirements was to have implemented a plan and program meeting the criteria found in Section 261 of the State Streets and Highways Code. Those regulations were incorporated into the County's General Plan Scenic Highways Element (see attached) for the purpose of providing the land use controls and regulatory safeguards to preserve and enhance this section of the highway corridor which has been identified as being a basic resource in the economy of the County.

The County is now updating the General Plan and has elected to implement these regulations through the adoption of an Overlay Zone instead of including them in the General Plan. The proposed ordinance has merely rewritten the regulations contained in the current General Plan into an ordinance that will become part of the County's Zoning Code and applied to the affected properties as an overlay zone district. If this action is not taken and the proposed Final General Plan is adopted as proposed, there would no longer be any scenic highway regulations and the County would be out of compliance with the State Scenic Highways regulations, jeopardizing the scenic status of this section of Highway 88.

No changes in the existing regulations are proposed. A minor clarification in the description of the definition of the boundary of the overlay zone is proposed to provide clarity as well as some other non-substantive changes/edits (see proposed ordinance).

Because this action is only changing the mechanism through which the existing scenic highway regulations are imposed, that is through zoning instead of the General Plan, there is no environmental impact and the project is Categorical Exempt from CEQA pursuant to Section 15061(b)(3) the "general rule" exemption.

PROPOSED ACTION: Recommend adoption of the proposed Scenic Highway Regulations Ordinance to the Board of Supervisors as presented.

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING CHAPTER 19.24 DISTRICT REGULATIONS BY CREATING A SCENIC HIGHWAY CORRIDOR OVERLAY ZONE DISTRICT FOR THE PURPOSE OF INCORPORATING THE EXISTING SCENIC HIGHWAY DEVELOPMENT STANDARDS AND REGULATIONS WHICH APPLY TO PROPERTY LOCATED WITHIN THE AMADOR COUNTY SCENIC HIGHWAY 88 CORRIDOR INTO TITLE 19 ZONING INSTEAD OF IN THE AMDOR COUNTY GENERAL PLAN.

The Board of Supervisors of the County of Amador, State of California, ordains as follows:

SECTION 1. Recitals of Fact.

WHEREAS, the California Streets and Highways Code allows for the designation of Scenic Highway Corridors; and

WHEREAS, Section 261 of the California Streets and Highways Code states, in part,

“The standards for official scenic highways shall... require that local governmental agencies have taken such action as may be necessary to protect the scenic appearance of the scenic corridor... including, but not limited to, (1) regulation of land use and intensity (density) of development; (2) detailed land and site planning; (3) control of outdoor advertising; (4) careful attention to and control of earthmoving and landscaping; and (5) the design and appearance of structures and equipment.”; and

WHEREAS, in 1985 the County adopted a Scenic Highway Corridor designation for a portion of State Highway 88; and

WHEREAS, the standards and regulations for the scenic highway corridor were, at that time, incorporated into the County’s General Plan Scenic Highways Element; and

WHEREAS, the County is now updating the General Plan and desires to transfer the scenic highway standards and regulations from the General Plan to Title 19 Zoning by establishing an Overlay District with the same standards and regulations presently found in the General Plan Scenic Highway Element.

SECTION 2. Chapter 19.24 District Regulations of the Amador County Code is hereby amended by adding the following new Section 19.24.049:

19.24.049 Scenic Highway Corridor Overlay District

A. Goal and Intent of the District. ~~Element~~

The generalized goal of ~~the this~~ Scenic Highway Corridor Overlay District ~~Element~~ is to provide land use controls as regulatory safeguards to preserve and enhance an area of special and unique natural beauty and aesthetic interest in Amador County which has been identified as being a basic resource in the economy of the County. In order to accomplish this goal, this district ~~element~~ establishes design review

controls which go beyond those possible under normal zoning-general plan review procedures. This is to ensure that future development within this corridor will attract rather than detract from the aesthetics and the County will consequently retain the overall scenic value as well as economic resource value of State Highway 88. The general and special regulations listed below are to be utilized by County staff as guidelines and criteria when reviewing projects. They are not meant to preclude nor replace the usual permit and CEQA review process and are meant to supplement the public hearing process. The intent is to satisfy the state requirements for a scenic highway and promote tourism.

B. Implementation – Policies and Regulations.

1. Scenic Highway Corridor Overlay District – Definition of Boundary.

A Scenic Highway Corridor Overlay District 500 feet in width is hereby declared to exist ~~on~~ along State Highway 88 between Dew Drop Fire Station and the Alpine County line ~~(refer to land use element map)~~. This 500-foot Scenic Highway Corridor Overlay District shall be measured two hundred and fifty (250) feet at right angles from the centerline of the paved section of the ~~road sides of the~~ highway except where the 500-foot corridor has already been obtained by fee title or easement by the United States Forest Service ~~as. That 500 feet is~~ described in a record of survey recorded in Book 19 of Maps and Plats at Page 1, and described in a deed to the United States of America recorded in Book 36 at Page 295 and Book 39 at Page 391 of the Official Records of Amador County. The new two hundred fifty feet shall be considered as a straight line dimension without regard to terrain features. The Scenic Highway Corridor Overlay District boundary shall be considered as an “overlay” of ~~other land use, open space or conservation element classification within the corridor~~ the underlying zoning designation of that portion of each property within the Scenic Highway Corridor Overlay District boundary.

2. Regulations – Generally.

- a. Notwithstanding the provisions of any ~~other~~ general plan element classification which may be within the scenic highway corridor, the following zone districts are the only ones which may be found to be consistent with the scenic highway corridor overlay district: “R1A,” “TPZ,” “AG,” “X,” “PD.”
- b. All development projects submitted to Amador County which are proposed to be located partially or wholly within the Scenic Highway Corridor Overlay District shall be submitted for review and comment to the Tri-County Technical Advisory Committee so long as it may be in existence. These projects shall include but not be limited to building permits, commercial recreation, ~~or other~~ use permits, land divisions, rezones, variances, grading permits, and advertising signs and structures, ~~etc.~~
- c. Timber Harvest Plans submitted to the California Department of Forestry which are located partially or wholly within the scenic highway corridor and referred to Amador County for review and comment shall be reviewed with regard to any adverse impact on the scenic highway corridor. Amador County will take whatever measures are available to mitigate any significant adverse impacts to scenic values which might result from a Timber Harvest Plan which has not, in the opinion of the County, adequately considered these scenic values.

- d. The California Public Utilities Commission requires undergrounding of utilities “within 1,000 feet from each edge of the right-of-way of designated State Scenic Highways” and “...which would be visible from such scenic highways if erected above ground...”. This State requirement will protect scenic highways from the intrusion of unsightly utility uses, such as poles, lines, etc.
- e. ~~In conjunction with existing policies 13 and 16 of the Land Use Element, n~~Non-appurtenant outdoor advertising structures (billboards) shall not be permitted in the scenic highway corridor. Appurtenant, or on-site adverting structures, shall be considered as projects requiring County review and approval prior to erection.

For the purposes of this section, the advertising structures used as directional and informational aids approved by the U.S. Forest Service and Caltrans for Pacific Gas and Electric concessionaires, private commercial recreation facilities, and public recreational facilities shall be considered as appurtenant on-site advertising structures if located within a reasonable distance of the access road to these facilities. These recreational facilities specifically include but are not exclusively limited to the Bear River Lake Resort, Kit Carson Lodge, Plasse’s Resort, Iron Mountain ~~Ski Resort~~ Sno-Park, Kirkwood Ski Mountain Resort, etc. Alterations or replacement of appurtenant advertising signs shall require an approved permit which shall be ~~treated~~ processed the same as a new permit. Signs advertising the sale or lease of property shall be exempt as long as they are a maximum of two (2) square feet in size.

3. Regulations – Site Specific.

- a. Development or other project applications shall be accompanied by the following if found pertinent by County staff:
 - 1. A detailed, full property ~~plot~~ site plan indicating the proposed location and nature of improvements in relation to parcel boundaries.
 - 2. A statement describing the purpose and scope of the project, including both short and long term plans for the project site.
 - 3. If necessary, an environmental impact assessment form (supplied by the County from the “State CEQA Guidelines”).
 - 4. Applications for building permits and use permits shall contain architectural and/or artist’s renderings of all structures which show the location of all structures in relation to lot lines; driveways; encroachment design onto State Highway 88; the front, side and rear views of any structures; a detailed description of the types of materials to be used for exterior siding, foundations, roofing, balconies, porches, etc. Incomplete plans will be returned with a specific list of deficiencies. The use of wood or wood façade exteriors and fireproof shake or composition shingle roofing materials shall be required unless “as good or better” materials or design, in the opinion of the County, are proposed by the applicant. These alternative materials may include certain types of metal roofing and sidings if found equivalent in aesthetic appearance to natural materials.

- b. The exterior colors of the sides and roofs of structures and sign supports shall not contrast with the natural colors in the area. Colors of stains, paints or finished building materials shall be shown to harmonize with the forest setting or they shall be denied. In general, natural "earth tones" and soft shades that will blend with the surroundings shall be required to achieve this harmony. Stains are preferable to paints and natural wood colors are encouraged. Examples of earth tone colors may include but are not limited to neutral or soft browns, redwood, weathered gray or gray-green, and dark greens. Artist's renderings of the proposed colors or actual paint samples shall be submitted as part of the project or permit plans. Roofs and outside trim shall not have colors which sharply contrast with the remainder of the structure. The County may deny incompatible proposed structural coloring and the County may deny colors found to be inconsistent with the objectives of the Scenic Highway ~~Element~~ Corridor Overlay District.

Owners or tenants shall not remodel, repaint or otherwise alter the appearances of approved structures unless the improvements are found to be substantially in conformance with the originally approved plans or the improvements are processed in accordance with the procedures required elsewhere in ~~this element~~ the Scenic Highway Corridor Overlay District.

- c. Commercial structures shall be restricted to having only two occupancy floor levels. Subsurface basement levels or underground parking shall not be considered an occupancy level. Any requested use permits for excessive building or sign height above the 35 foot building height limitation in the Amador County Code, "R1A" District, will be recommended for denial unless the use permit can be found to be in conformance with the objectives of the Scenic Highway ~~Element~~ Corridor Overlay District.
- d. Proposals to cut, fill or otherwise move more than fifty cubic yards of earth shall require an engineered grading plan to be filed with the ~~Building~~ Department of Transportation and Public Works prior to any work taking place. This grading plan shall include a statement as to the effects on off-site drainage. Radical cuts or fills which, in the opinion of the County, are contrary to the Goals and Intent for which the Scenic Highway Corridor was adopted may be denied by the County.
- e. A landscaping plan shall be submitted as part of the application for any project or permit within the scenic highway corridor. The plans shall include a ~~plot~~ site plan showing the locations of existing mature trees and shall indicate their ultimate disposition at the completion of the project. The landscaping plan shall also indicate where the applicant is proposing to plant vegetation and the type of vegetation. Following review by the Tri-County Technical Advisory Committee the County may require landscaping as a condition of project or permit approval. The County may require the retention of mature trees where it can be found that their removal is not essential to construction of the project or permit. Attempts by a property owner to circumvent this requirement by removing trees prior to a project application could result in a much more stringent and expensive landscaping plan being required.

As a condition of the approval of a landscaping plan the County may require the planting of native species of trees and shrubs to ensure high survival rates and low maintenance. "As

good or better" landscaping proposals submitted by the applicant may be approved in lieu of native species.

- f. Project or permit plans shall include any on-site advertising sign plans proposed by the applicant. These sign plans shall show the location of sign(s), the design and construction materials, the colors, and a drawing of the advertising display. Signs shall not have flashing lights and any sign illumination shall be shielded to prevent glare. Signs attached to commercial structures shall not project above the roof line or cornice line of the commercial structure. Free standing signs shall have a minimum setback of twenty five (25) feet from the edge of pavement of any County Road or State Highway 88.

All proposals shall be reviewed and recommendations made by the Tri-County Technical Advisory Committee. Signs that are not found by the County to be compatible with the Goal and Intent of the scenic highway corridor may be denied by the County.

- g. A parking plan shall be submitted with all commercial use applications to the County. Minimum parking requirements shall be one space per two hundred square feet of floor area for all commercial uses. Parking spaces and access driveways shall be paved or concreted prior to the issuance of a certificate of occupancy or an acceptable bonding agreement made with the County. Minimum setback areas may be used for parking if approved by the County but said spaces shall not be used in computing the total number of required spaces. Parking areas shall not be used for any other purpose than parking vehicles. Unless shown to be unfeasible, loading bays and delivery parking shall be located to the rear of a commercial structure. The Tri-County Technical Advisory Committee may recommend to the County denial of a poorly designed parking plan and the County may deny said plan if it is found that the submitted parking plan design will conflict with the stated Goal and Intent of the scenic highway corridor.

4. County Action On Permits.

Applicants shall file their project or permit plans with the County Planning Department which shall forward the project to the Tri-County Technical Advisory Committee and affected agencies for review. ~~has authority over the particular project or permit being submitted for approval. For example, use permits, zonings, subdivisions, land divisions, and variances are filed with the Planning Department. Building permits, sewage disposal permits and grading plans are filed with the Building Department.~~

The County ~~Planning Department~~ may deny permits which are found not to conform to the general and site specific regulations contained in the Scenic Highway Corridor Overlay District. ~~this element.~~

Any interested person including but not limited to the applicant may ultimately appeal the decision of any County department or advisory agency to the Amador County Board of Supervisors pursuant to Chapter 19.64 (Appeals) of the Amador County Code.

C. Severability.

If any part or subsection of this chapter is for any reason held to be invalid, unlawful, or unconstitutional, such invalidity, unlawfulness, or unconstitutionality shall not affect the validity, lawfulness, or constitutionality of any other part of this chapter.

SECTION 3. This ordinance or a summary thereof shall be published in the manner prescribed in Government Code Section 25124 and shall become effective thirty days after the date hereof.

The foregoing ordinance was duly passed and adopted at a regular session of the Board of Supervisors of the County of Amador, held on the ____ day of _____, 2016, by the following vote:

AYES:

NOES:

ABSENT:

CHAIRMAN, Board of Supervisors

ATTEST:

JENNIFER BURNS, Clerk of the
Board of Supervisors, Amador County,
California
By _____

(ORDINANCE NO. XXXX)

(XX/XX/XX)

AGENDA TRANSMITTAL FORM

To: Board of Supervisors

Date: November 1, 2016

From: Susan Grijalva

(Department Head - please type)

Phone Ext. 380

- Regular Agenda
- Consent Agenda
- Blue Slip
- Closed Session

Meeting Date Requested:

11/08/16

Department Head Signature *Susan Grijalva*

Agenda Title: Public Hearing - Zone Change request from the Jeanne E. Posey 2003 Trust and the Allan M. Posey Family Trust to rezone portions of two parcels to accommodate a Boundary Line Adjustment.

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)
 Consideration of the Planning Commission's recommendation relative to a request for zone change for 0.32-acre portions of two parcels involved in an Boundary Line Adjustment. The request seeks rezoning of 0.32 acres of APN 042-080-035 from the "RE-5," Residential Estates zoning district to the "R1A," Single Family Residential and Agricultural zoning district, and 0.32 acres of APN 042-080-036 from the "R1A," Single Family Residential and Agricultural zoning district to the "RE-5," Residential Estates district.

Recommendation/Requested Action:

Adopt an ordinance approving the zone change from "RE-5" to "R1A" and from "R1A" to "RE-5" effective upon recording of the

Fiscal Impacts (attach budget transfer form if appropriate)

Staffing Impacts

Boundary Line Adjustment.

Is a 4/5ths vote required? Yes No

Contract Attached: Yes No N/A
 Resolution Attached: Yes No N/A
 Ordinance Attached: Yes No N/A

Committee Review? N/A

Name Planning Commission

Committee Recommendation: Approval

Comments: _____

Request Reviewed by:

Chairman _____ Counsel GC

Auditor _____ GSA Director _____

CAO *[Signature]* Risk Management _____

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

Planning, Assessor

FOR CLERK USE ONLY

Meeting Date 11-8-16 Time _____ Item # 15

Board Action: Approved Yes ___ No ___ Unanimous Vote: Yes ___ No ___

Ayes: _____ Resolution _____ Ordinance _____ Other: _____

Noes: _____ Resolution _____ Ordinance _____

Absent: _____ Comments: _____

Distributed on _____
 Completed by _____
 A new ATF is required from _____ Department For meeting of _____

I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors.
 ATTEST: _____
 Clerk or Deputy Board Clerk

STAFF REPORT TO: AMADOR COUNTY BOARD OF SUPERVISORS
FOR MEETING OF: NOVEMBER 8, 2016.

PUBLIC HEARING – Consideration of the Planning Commission’s recommendation relative to a request for zone change for 0.32-acre portions of two parcels involved in an Boundary Line Adjustment. The request seeks rezoning of 0.32 acres of APN 042-080-035 from the “RE-5,” Residential Estates zoning district to the “R1A,” Single Family Residential and Agricultural zoning district, and 0.32 acres of APN 042-080-036 from the “R1A,” Single Family Residential and Agricultural zoning district to the “RE-5,” Residential Estates district.

APPLICANTS: Jeanne E. Posey 2003 Trust and Allan M. Posey Family Trust

SUPERVISORIAL DISTRICT: 4

LOCATION: 16979 Ridge Road and 13860 Surrey Junction Lane, at the intersection of Ridge Road and Surrey Junction Lane

- A. DESCRIPTION:** This application is a request for a Zone Change to accommodate a Boundary Line Adjustment. The current property line separating the two parcels is also a boundary between the “R1A” and “RE-5” zone districts. The boundary was established in the late 1970s as part of the Climax Road Association series of rezonings whereby numerous residential and vacant parcels in the area were zoned “RE-5.” Parcels that were occupied with non-residential land uses were excluded from the rezonings to prevent the creation of non-conforming uses, and remained in the “U,” Unclassified district, which later became “R1A.” APN 042-080-036 was one of the parcels excluded from the “RE-5” zone changes.

The proposed zoned change requested by the applicants will allow the zoning boundaries to remain consistent with the property lines upon recording of the Boundary Line Adjustment. Both parcels are included in the A-T, Agricultural-Transition General Plan designation, which requires a five-acre minimum parcel size.

- B. STAFF/TAC REVIEW:** A review of the Zone Change was conducted by staff who found the project will not have a significant effect on the environment and is Categorically Exempt according to Appendix B subsection (c)(12), “comparable zonings,” of the Amador County CEQA Guidelines and Section 15305, Class 5, “Minor Alterations in Land Use Limitations,” of the State CEQA Guidelines and a Notice of Exemption will be filed with the County Recorder.
- C. PLANNING COMMISSION ACTION:** The Planning Commission, during their September 9, 2016 meeting, unanimously recommended approval of the zone change and filing of a Notice of Exemption to the Board of Supervisors. The first action of the Planning Commission should be a decision on the adequacy of the environmental document, proposed to be a Notice of Exemption. Next, the Commission must make a recommendation on the requested Zone Change to the Board of Supervisors.

D. BOAD OF SUPERVISORS ACTION: If the Board of Supervisors chooses to approve the zone change request, the following findings are recommended for adoption:

E. PROPOSED FINDINGS:

1. The Zone Change is consistent with the surrounding land uses and the Amador County General Plan, Land Use Element at this location; and,
2. A review of the proposal was conducted by staff, through their own research who found that the Zone Change will not have a significant effect on the environment and is Categorical Exempt according to Appendix B subsection (c)(12), “comparable zonings,” of the Amador County CEQA Guidelines and Section 15305, Class 5, “Minor Alterations in Land Use Limitations,” of the State CEQA Guidelines and a Notice of Exemption will be filed with the County Recorder.

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING SECTIONAL ZONING DISTRICT MAP NO. N-202 PURSUANT TO SECTION 19.20.020 OF THE AMADOR COUNTY CODE BY REZONING CERTAIN REAL PROPERTY FROM THE "RE-5," RESIDENTIAL ESTATES DISTRICT TO THE "R1A," SINGLE-FAMILY RESIDENTIAL AND AGRICULTURAL DISTRICT AND FROM THE "R1A," SINGLE-FAMILY RESIDENTIAL AND AGRICULTURAL DISTRICT TO THE "RE-5," RESIDENTIAL ESTATES DISTRICT.

The Board of Supervisors of the County of Amador, State of California, do ordain:

SECTION I. Recitals of Fact.

WHEREAS, Chapter 19.68 (Amendments) of the Amador County Code provides for a procedure to amend Title 19 (Zoning) or to rezone property in Amador County; and

WHEREAS, rezoning requires an ordinance amending Sectional Zoning District Maps established in accordance with Section 19.20.020 of Title 19 (Zoning); and

WHEREAS, all notices and public hearings mandated by the State Planning Law and Title 19 (Zoning) of the Amador County Code have been adhered to by the Amador County Planning Commission and Board of Supervisors; and

WHEREAS, the Board of Supervisors adopts this ordinance with the findings contained in the pertinent Board minutes and because the public necessity, convenience, and general welfare require such an amendment.

SECTION II. Section 19.20.020 of the Amador County Code is amended by amending Sectional Zoning District Map No. N-202 (Zone Change #16;8-1) to change the zoning from the "RE-5," Residential Estates District to the "R1A," Single-family Residential and Agricultural District, on that certain real property being approximately 0.32 acres located at 16979 Ridge Road; and to change the zoning from the "R1A," Single-family Residential and Agricultural District to the "RE-5," Residential Estates District on that certain real property being approximately 0.32 acres located at 13860 Surrey Junction Lane; as specifically described in Attachment A, which is attached hereto.

SECTION III. This ordinance or a summary thereof shall be published in the manner prescribed in Government Code Section 25124 and shall become effective upon recordation of the Boundary Line Adjustment (#2016-005) for the subject parcels or thirty days after the date hereof, whichever period is greater.

The foregoing ordinance was duly passed and adopted at a regular session of the Board of Supervisors of the County of Amador, held on the 8th day of November, 2016, by the following vote:

AYES:

NOES:

ABSENT:

CHAIRMAN, Board of Supervisors

ATTEST:

JENNIFER BURNS, Clerk of the
Board of Supervisors, Amador County,
California

By _____

(ORDINANCE NO. XXXX)

(XX/XX/XX)

EXHIBIT "A"

POSEY BOUNDARY LINE ADJUSTMENT # 2010-005

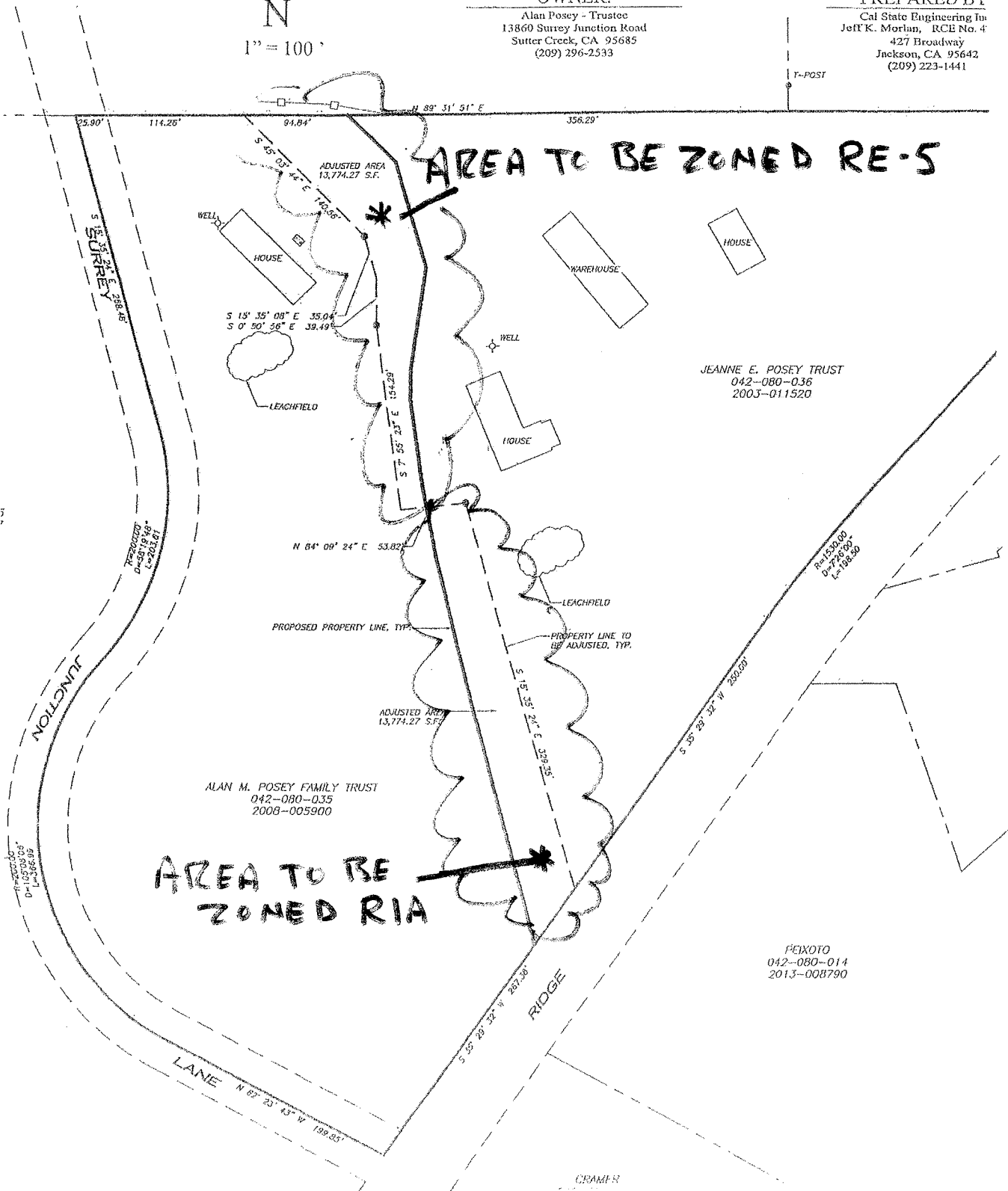


OWNER:

Alan Posey - Trustee
13860 Surrey Junction Road
Sutter Creek, CA 95685
(209) 296-2533

PREPARED BY

Cal State Engineering Inc
Jeff K. Morlan, RCE No. 4
427 Broadway
Jackson, CA 95642
(209) 223-1441



AREA TO BE ZONED RE-5

AREA TO BE ZONED RIA

JEANNE E. POSEY TRUST
042-080-036
2003-011520

ALAN M. POSEY FAMILY TRUST
042-080-035
2008-005900

PEIXOTO
042-080-014
2013-008790

CRAMER

Peggy Andre, applicant, stated she and her mother are co-owners and asked for the extension due to economics and her mother's health issues.

Commissioner Wardall stated it is within the guidelines and would be acceptable to him.

Commissioner Byrne stated he would prefer granting a shorter time frame.

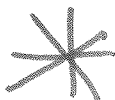
Commissioners Ryan and Callsen agreed with Commissioner Wardall to grant the full six years due to the circumstances and that the project is a two-way split rather than a large subdivision.

MOTION: It was moved by Commissioner Wardall, seconded by Commissioner Callsen and unanimously carried to grant a six-year extension of Tentative Parcel Map No. 2793.

NOTE: Mr. Beatty advised the Planning Commission approved the six year extension of Tentative Parcel Map Number 2793. 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 September 23, 2016, at 5:00 p.m. along with the appropriate appeal fee.

PUBLIC HEARINGS

Item 2 – Request for zone change for 0.32-acre portions of two parcels involved in a Boundary Line Adjustment. The request seeks rezoning of 0.32 acres of APN 042-080-035 from the "RE-5," Residential Estates zoning district to the "R1A," Single Family Residential and Agricultural zoning district, and 0.32 acres of APN 042-080-036 from the "R1A," Single Family Residential and Agricultural zoning district to the "RE-5," Residential Estates district.



Applicants: Jeanne E. Posey Trust and Allan M. Posey Family Trust

Supervisorial District: 4

Location: 16979 Ridge Road and 13860 Surrey Junction Lane, at the intersection of Ridge Road and Surrey Junction Lane

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

Allan Posey, applicant, was available for questions.

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

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to find the zone change is categorically exempt.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to recommend the Board of Supervisors approve the zone change of 0.32 acres of APN 042-080-035 from the "RE-5," Residential Estates zoning district to the "R1A," Single Family Residential and Agricultural zoning district, and 0.32 acres of APN 042-080-036 from the "R1A," Single Family Residential and Agricultural zoning district to the "RE-5," Residential Estates district.

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

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: September 9, 2016.

ITEM 2 - PUBLIC HEARING – Request for zone change for 0.32-acre portions of two parcels involved in an Boundary Line Adjustment. The request seeks rezoning of 0.32 acres of APN 042-080-035 from the “RE-5,” Residential Estates zoning district to the “R1A,” Single Family Residential and Agricultural zoning district, and 0.32 acres of APN 042-080-036 from the “R1A,” Single Family Residential and Agricultural zoning district to the “RE-5,” Residential Estates district.

APPLICANTS: Jeanne E. Posey Trust and Allan M. Posey Family Trust

SUPERVISORIAL DISTRICT: 4

LOCATION: 16979 Ridge Road and 13860 Surrey Junction Lane, at the intersection of Ridge Road and Surrey Junction Lane

A. DESCRIPTION: This application is a request for a Zone Change to accommodate a Boundary Line Adjustment. The current property line separating the two parcels is also a boundary between the “R1A” and “RE-5” zone districts. The boundary was established in the late 1970s as part of the Climax Road Association series of rezonings whereby numerous parcels in the area were zoned “RE-5.” Parcels that were occupied with non-residential land uses were excluded from the rezonings to prevent the creation of non-conforming uses, and remained in the “U,” Unclassified district which later became “R1A.” APN 042-080-036 was one of the parcels that was excluded from the “RE-5” zone changes.

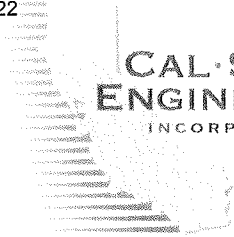
The proposed zoned change requested by the applicants will allow the zoning boundaries to remain consistent with the property lines upon recording of the Boundary Line Adjustment. Both parcels are included in the A-T, Agricultural-Transition General Plan designation, which requires a five-acre minimum parcel size.

B. STAFF/TAC REVIEW: A review of the Zone Change was conducted by staff who found the project will not have a significant effect on the environment and is Categorically Exempt according to Appendix B subsection (c)(9) of the Amador County CEQA Guidelines and Section 15305, Class 5 (Minor Alterations in Land Use Limitations) of the State CEQA Guidelines and a Notice of Exemption will be filed with the County Recorder.

C. PLANNING COMMISSION ACTION: The first action of the Planning Commission should be a decision on the adequacy of the environmental document, proposed to be a Notice of Exemption. Next, the Commission must make a recommendation on the requested Zone Change to the Board of Supervisors.

D. FINDINGS: If the Planning Commission recommends approval of this project, the following findings (1-2) are recommended for adoption:

1. The Zone Change is consistent with the surrounding land uses and the Amador County General Plan, Land Use Element at this location; and,
2. A review of the proposal was conducted by staff, through their own research who found that the Zone Change will not have a significant effect on the environment and is Categorically Exempt according to Appendix B subsection (c)(9) of the Amador County CEQA Guidelines and Section 15305, Class 5 (Minor Alterations in Land Use Limitations) of the State CEQA Guidelines and a Notice of Exemption will be filed with the County Recorder.



**CAL STATE
ENGINEERING**
INCORPORATED

RECEIVED
Amador County

AUG 25 2016

PLANNING DEPARTMENT

CIVIL ENGINEERING
WATER
WASTEWATER
DRAINAGE STUDIES
GRADING PLANS
LAND DEVELOPMENT
SOIL TESTING

August 25, 2016

Amador County Planning Department
810 Court Street
Jackson, CA 95642

RE: Zone change application and project description for B.L.A. for APN 042-080-035
and APN 042-080-036

To Whom It May Concern,

Our firm, Cal State Engineering, Inc. (along with Terra Firma Land Survey), has been hired to complete a B.L.A. for Allan Posey and his mother, Jeanne Posey. The B.L.A. survey map has been checked by the Amador County Surveying Department and is ready for final approval pending a zone change for one of the two parcels to conform to requirements by the County. Both properties are existing residential uses and no special future uses are intended. The applicant is applying for a zone change to complete his B.L.A. process. This project is a B.L.A. for APN 042-080-035 & APN 042-080-036. The project does not constitute any planned new development. The B.L.A. does not affect resources of any kind: cultural, environmental, plant and animal, etc. There are no known mining facilities on the properties (see attached plot plan map).

Please refer to the attachments with this letter. If you have any questions, please call.

Very truly yours,

Jeff K. Morlan, P.E.

JKM:jh

Attachments

RECEIVED
Amador County

SEP - 2 2016

PLANNING DEPARTMENT

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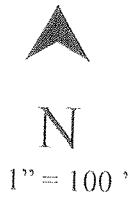
RE: Letter of authorization for consultant representation for zone change matter
before the Amador County Board of Supervisors

To Whom It May Concern:

I, Alan Posey, hereby authorize Jeff K. Morlan, P.E. of Cal State Engineering, Inc. to
represent me regarding the zone change entitlement process before the Amador
County Board of Supervisors.

Signed:


Alan Posey Date: 8-30-16



OWNER:

Alan Posey - Trustee
13860 Surrey Junction Road
Sutter Creek, CA 95685
(209) 296-2533

PREPARED BY

Cal State Engineering Inc.
Jeff K. Morlan, RCE No. 4
427 Broadway
Jackson, CA 95642
(209) 223-1441

