

The Planning Commission of the County of Amador met at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:00 p.m. by Chairman Wardall.

THOSE PRESENT WERE:

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

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

NOTE: The Staff Report packet prepared for the Planning Commission is hereby incorporated into these minutes by reference as though set forth in full. Any Staff Report, recommended findings, mitigation measures, conditions or recommendations which are referred to by Commissioners in their action motions on project decisions which are contained in the Staff Reports are part of these minutes. Any written material, petitions, packets, or comments received at the hearing also become a part of these minutes. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the Amador County Planning Department.

A. Pledge of Allegiance.

B. Approval of Agenda:

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to approve the agenda as presented.

C. Minutes: May 9, 2017

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Callsen and carried to approve the minutes of May 9, 2017 as presented.

D. Correspondence: Item 1 – email from Jill Curran dated June 13, 2017.

E. Public Matters not on the Agenda: None.

F. Recent Board Actions: None.

Agenda Items

Item 1 - Request for Zone Change for a portion of a parcel involved in a Boundary Line Adjustment from the "R1A," Single-family Residential and Agricultural district to the "AG," Exclusive Agricultural district in conjunction with a request to include recently acquired 545 acres into the existing California Land Conservation Act contract.

APPLICANT: Timothy and Jill Curran

SUPERVISORIAL DISTRICT: II

LOCATION: 1000 Cook Road, Lone, CA, approximately 1.5 miles west of Dave Brubeck Road (portion of APN 005-170-014)

Chuck Beatty, Planner, stated the applicant requested to postpone the hearing however the Commission may take public comment tonight.

Chairman Wardall opened the public hearing. There were no comments.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to continue this item.

NOTE: Mr. Beatty announced the Planning Commission continued this item; it will be scheduled for a future Planning Commission meeting and new notices will be mailed.

Item 2 - Request for a Use Permit to allow a 3-year (2017 – 2019) annual 4-day outdoor camping retreat with up to 75 tents (150 campers) in the Timber Creek ski school area. Existing restroom facilities would be available to campers in the Timber Creek base area, and a portable shower trailer would be placed in the Timber Creek parking lot for the duration of the event. No outdoor cooking or open flames would be permitted. The outdoor camping sites are part of the REI-sponsored Outessa Summit at Kirkwood.

APPLICANT: Kirkwood Mountain Resort

SUPERVISORIAL DISTRICT: III

LOCATION: 33611 Kirkwood Meadows Drive, Kirkwood, CA, approximately 0.80 mile south of Highway 88 (APNs 026-020-047 and 026-270-034).

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

Hillary Hutchens, applicant, stated REI sponsors the Outessa Summit and utilizes the resort as a base for the event activities. She stated the camping area is strictly for the tents and sleeping.

Chairman Wardall opened the public hearing.

Commissioner Callsen asked if the event was held last year. Ms. Hutchens stated the event was held last year. She explained there is a new General Manager this year; he asked the County if any permits would be required to hold the event and Mr. Beatty stated a use permit would be required.

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

Commissioner Ryan stated it seemed to be a reasonable event and is satisfied with the requirements proposed by staff.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Callsen and unanimously carried to find the project is categorically exempt from CEQA.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Callsen and unanimously carried to approve the use permit subject to the findings and conditions contained in the staff report.

NOTE: Mr. Beatty advised those present the Planning Commission approved the Kirkwood Outessa Summit Use Permit. If anyone wishes to appeal the decision of the Commission they can do so by submitting in writing to the Board of Supervisors a request for appeal prior to June 23, 2017 at 5:00 p.m. along with the appropriate appeal fee.

Item 3 - Environmental document determination and possible project decision for Tentative Parcel Map No. 2864 proposing the division of 241+/- acres into two (2) parcels of 130+/- and 111+/- acres.

Applicant: The Reed Leasing Group, LLC

Supervisorial District: II

Location: Lying north and south of SR88, approximately one-half mile west of the intersection of SR88 and Martin Lane in the lone area (APNs 005-240-001 and 005-190-005).

Chuck Beatty, Planner, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full. Mr. Beatty explained the property is in the Williamson Act and new contracts would have to be approved by the Board of Supervisors prior to the Planning Commission taking action on the proposed parcel map. Alternatively, the applicant may opt to file non-renewal of the Williamson Act Contract which would require waiting seven years prior to filing a parcel map. He stated the Planning Commission must

take public comment tonight as the hearing was noticed and advertised but requested the Commission continue the meeting to August 8, 2017 so the required Williamson Act review can be completed.

Chairman Wardall opened the public hearing.

Bill May, area resident, asked why he was not notified the public hearing was going to be continued. Mr. Beatty explained staff realized the hearing would have to be continued late in the day and since the meeting was properly noticed, the Planning Commission was required to open the hearing. Mr. May asked for the questions in his letter to be answered. Mr. Beatty answered the questions.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner DesVoignes and unanimously carried to continue this item to August 8, 2017.

NOTE: Mr. Beatty advised those present the Planning Commission continued this item to August 8, 2017; notices will not be mailed.

Adjournment: At 7:30 p.m. Chairman Wardall adjourned this meeting of the Planning Commission, to meet again on July 11, 2017.

/s/
Dave Wardall, Chairman
Amador County Planning Commission

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

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