

The Planning Commission of the County of Amador met on Tuesday, December 12, 2017 in the Board of Supervisors Chambers at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:00 p.m. by Vice Chair Callsen.

THOSE PRESENT WERE:

Planning Commissioners: Keith DesVoignes, District 1
Caryl Callsen, District 3, Vice Chair
Andy Byrne, District 4
Ray Ryan, District 5

Staff: Greg Gillott, County Counsel
Susan C. Grijalva, Planning Director
Chuck Beatty, Planning Director
Robin Rehart, Administrative Secretary

THOSE ABSENT WERE:

Planning Commissioner: Dave Wardall, District 2, and Chairman

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

A. Pledge of Allegiance.

B. Approval of Agenda:

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Ryan and carried to approve the agenda as presented.
Absent: Dave Wardall, District 2, and Chairman

C. Minutes: November 14, 2017

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner DesVoignes and carried to approve the minutes of November 14, 2017 as presented.
Absent: Dave Wardall, District 2, and Chairman
Abstain: Ray Ryan

D. Correspondence: Thank you Card from Somerville Family – Received 11/22/17

E. Public Matters Not on the Agenda: Susan Grijalva, Planning Director announced that due to her retirement, tonight's Planning Commission Meeting is the last she'll be attending in an official capacity. Ms. Grijalva then introduced and congratulated Chuck Beatty on his promotion to the position of Planning Director and introduced Robin Rehart, the new Administrative Secretary for the Planning Department.

F. Recent Board Actions: Chuck Beatty, Planning Director, updated the Planning Commission on the recent actions of the Board of Supervisors:

Public Hearings

Item 1 - Request for Tentative Parcel Map #2868, proposing the division of 204+/- acres into 2 parcels of 164 acres and 40 acres.

Applicant: Paul L. and Barbara I. Miller Revocable Living Trust
Supervisorial District: II
Location: Approximately 1,200 feet west of Willow Creek Road being 5990 Tonzi Road, (APN 011-020-044).

Chuck Beatty, Planning Director, summarized the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full.

Vice Chair Callsen opened the public hearing.

Robin Peters, project representative from Cal State Engineering addressed the Commission. Mr. Peters expounded on the project and stated that this parcel division would be consistent with the General Plan and with zoning. He explained that the second parcel would be accessed by a new easement which would follow existing parcel maps.

Paul Miller, Applicant stated that he objected to a couple of the conditions. His objections were to the recommended conditions for the septic system and the driveway.

Chuck Beatty, Planning Director addressed his concerns. The recommended conditions for the septic system are a standard requirements by the Environmental Health Department. The recommended conditions for the driveway are consistent with the requirements for roads, fire / emergency access and standard easements.

Commissioner Byrne asked if the requested easements would need to go to the Board of Supervisors as the easements are offset from the property lines.

After discussion, Greg Gillott, County Counsel and Planning Department Staff made the determination that the Tentative Parcel Map #2868 and the Request for a Variance from County Code Section 17.28.060, were separate items. The current agenda item is the Tentative Parcel Map. The Request for a Variance due to the easements will be discussed at the January 12, 2018 Planning Commission Meeting.

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

Absent: Dave Wardall, District 2, and Chairman

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and carried to find the Mitigated Negative Declaration is the appropriate environmental document.

Absent: Dave Wardall, District 2, and Chairman

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and carried to adopt the findings and approve the Tentative Parcel Map subject to the conditions contained in the Staff Report.

Absent: Dave Wardall, District 2, and Chairman

NOTE: Mr. Beatty, Planning Director, advised those present that the Planning Commission has approved Tentative Parcel Map #2868. If anyone wishes to appeal the decision of the Commission they may do so by submitting to the Clerk of the Board of Supervisors a written request for appeal prior to Friday, **December 22, 2017** at 5:00 p.m. along with the appropriate appeal fee.

Item 2 - Request for Use Permit for a 116' monopole wireless communication tower. The tower will include 12 antenna panels, 2 microwave dishes, and related ancillary equipment.

Applicant: Epic Wireless Group, Inc., on behalf of AT&T

Supervisorial District: 5

Location: Approximately 0.35 miles south of Shake Ridge Road and approximately 0.25 miles west of Darling View Court; being 15800 Shake Ridge Road (APN 015-120-037-000).

Note: *At the request of the Applicant this Item (Item 2) was postponed to the January 9, 2018 Planning Commission Meeting*

Vice Chair Callsen opened the public hearing.

Vice Chair Callsen asked if anyone was here for the Request for Use Permit by Epic Wireless. No one was present for comment.

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

Absent: Dave Wardall, District 2, and Chairman

Item 3 - Request for Use Permit for a 100' monopine wireless communication tower. The tower will include 12 antenna panels, 2 microwave dishes, and related ancillary equipment.

Applicant: Epic Wireless Group, Inc., on behalf of Pinnacles Cellular, Inc. dba Verizon Wireless

Supervisorial District: 5

Location: Approximately 0.35 miles south of Highway 16 and approximately 0.50 miles east of Moriah Heights Road; being 240 Highway 16 (APN 001-100-005-000).

Note: *At the request of the Applicant this Item (Item 3) was postponed to the January 9, 2018 Planning Commission Meeting.*

Vice Chair Callsen opened the public hearing.

Vice Chair Callsen asked if anyone was here for the Request for Use Permit by Epic Wireless. No one was present for comment.

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

Absent: Dave Wardall, District 2, and Chairman

ADJOURNMENT: It was moved by Commissioner Byrne, seconded by Commissioner Ryan and carried (with Commissioner Wardall absent) to adjourn the meeting. Vice Chair Callsen adjourned this meeting of the Planning Commission at 7:41 p.m. Planning Commission to meet again on January 9, 2018.


Caryl Callsen, Vice Chair
Amador County Planning Commission

Robin Rehart, Recording Secretary
Amador County Planning Department


Chuck Beatty, Planning Director
Amador County Planning Department