

**AMADOR COUNTY PLANNING COMMISSION MINUTES
SUMMARY MINUTES OF TAPE RECORDED MEETING
OCTOBER 10, 2017 – 7:00 P.M.**

PAGE 1 OF 4

The Planning Commission of the County of Amador met on Tuesday, October 10, 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 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 III

THOSE ABSENT WERE: None.

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:** September 12, 2017
MOTION: It was moved by Commissioner Callsen, seconded by Commissioner Ryan and unanimously carried to approve the minutes of September 12, 2017 subject to the deletion of the incomplete sentence found in the fourth paragraph of Item 4 on Page 10 of 12.
- D. Correspondence:** None, other than that noted on the agenda and included in the Staff Report.
- E. Public Matters Not on the Agenda:** None.
- F. Recent Board Actions:** Chuck Beatty, Planner, stated the Board of Supervisors:
 - 1) Accepted the Kirkwood Specific Plan 10-Year Mitigation Compliance Review along with the Planning Commission's recommendations and gave a 1 year period to follow up on the items that were partially complete; and
 - 2) Approved the zone change from "R1A" to "AG" for the Kirkpatrick Revocable Living Trust.

Public Hearings

- Item 1 - Request for Zone Change from the “R1A,” Single-family Residential and Agricultural District to the “AG,” Exclusive Agricultural District in conjunction with a request to include 52.93 acres into an existing California Land Conservation Act contract (Contract #292).**

Applicant: Howard L. and Carolyn Neilsen Family Revocable Trust
Supervisory District 5

Location: Located on the northeast corner of State Hwy 49 and Vaira Ranch Rd. just south of Drytown (APN 008-210-022-000).

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

Chairman Wardall opened the public hearing.

No one was present to speak on this item.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne 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 project is Categorically Exempt from CEQA.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to recommend to the Board of Supervisors approval of the Zone Change request from “R1A,” Single Family Residential and Agricultural District to “AG,” Exclusive Agriculture for the Neilsen Family Revocable Trust.

NOTE: Mr. Beatty advised those present that the Planning Commission had recommended approval of the requested zone change. This item will be heard at a future Board of Supervisors meeting for which public hearing notices will be sent out to those receiving notice of tonight's hearing.

- Item 2 - Request for a Use Permit (UP-17;8-1) to install an 82-foot tall broadleaf tree pole wireless communication tower with associated tower and ground equipment and future potential for co-location of additional equipment.**

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

Property Owner: Joseph John Jess, Sr. and Connie Lee Jess Trust

Supervisory District 2

Location: At the end of Oak Meadow Ct., south of Jackson Valley Rd. via Goose Hill Ranch Rd.; being 5001 Oak Meadow Ct., in the Buena Vista area (APN 012-080-037-000).

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

Chairman Wardall opened the public hearing.

Stephanie Dowdle with Epic Wireless, representing AT&T, explained the reasons for this tower application is to meet the requirements of the CAF II program which has a goal of providing high speed wireless internet to underserved areas.

There being no further speakers the following actions were taken.

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 project is Categorical Exempt from CEQA and approve the Use Permit subject to the conditions and findings contained in the Staff Report.

NOTE: Mr. Beatty, Planner III, advised those present that the Planning Commission has approved the requested Use Permit to allow construction of an 82-foot broadleaf tree pole tower at 5001 Oak Meadow Ct. 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, October 20, 2017 at 5:00 p.m. along with the appropriate appeal fee.

Item 3 - Request for a Use Permit pursuant to County Code Section 19.24.030 "X," Special Use District regulations to allow the operation of a mineral processing and packaging facility.

Applicant: U.S. Mine Corporation
Supervisorial District 2

Location: On the east side of Buena Vista Rd. approximately ½ mile south of Highway 88, in the Lone/Buena Vista area; being 7500 Buena Vista Rd. (APN 012-010-002-000).

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

Chairman Wardall opened the public hearing.

Shawn Harrison, US Mine Corp., stated this project is an extension of their sand and clay mine operations being conducted off of Hwy 124. The product being manufactured is an agricultural product using lignite and calcium carbonate.

There being no further speakers the following actions were taken.

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

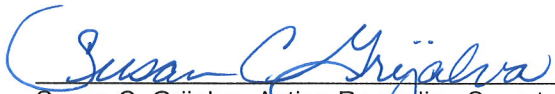
MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Ryan, and unanimously carried to adopt the Mitigated Negative Declaration and approve the Use Permit subject to the conditions and findings contained in the Staff Report.

NOTE: Mr. Beatty, Planner III, advised those present that the Planning Commission has approved the requested Use Permit for the operation of a mineral processing and packaging facility in the "X" zone district. 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, October 20, 2017 at 5:00 p.m. along with the appropriate appeal fee.

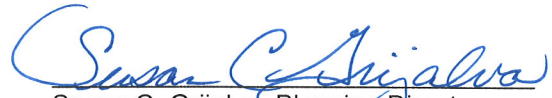
Adjournment: At 7:23 p.m. Chairman Wardall adjourned this meeting of the Planning Commission, to meet again on November 14, 2017.



Dave Wardall, Chairman
Amador County Planning Commission



Susan C. Grijalva, Acting Recording Secretary
Amador County Planning Department



Susan C. Grijalva, Planning Director
Amador County Planning Department