

**AMADOR COUNTY PLANNING COMMISSION MINUTES
SUMMARY MINUTES OF TAPE RECORDED MEETING
December 8, 2020 – 7:00 P.M.**

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The Planning Commission of the County of Amador met on Tuesday, December 8, 2020 in the Board Chambers at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:00 p.m. by Chair Ray Ryan.

COMMISSIONERS PRESENT WERE:

Planning Commissioners: John Gonsalves, District 1
 Dave Wardall, District 2
 Earl Curtis, District 3
 Andy Byrne, District 4
 Ray Ryan, Chair, District 5

COMMISSIONERS ABSENT WERE: None

Staff present: Chuck Beatty, Planning Director
 Glenn Spitzer, Deputy County Counsel
 Ruslan Bratan, Planner I
 Krista Ruesel, Planner I
 Mary Ann Manges, Recording Secretary

Absent: 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 Byrne, seconded by Commissioner Wardall, and unanimously carried to approve the agenda.

C. Minutes: October 13, 2020

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Gonsalves, and unanimously carried to approve the October 13, 2020 minutes.

D. Correspondence: None

E. Public Matters not on the Agenda: None

F. Recent Board Actions: None since the last Board of Supervisor's meeting.

G. Agenda Items:

Regular Agenda

Item 1: Request for a 2 year extension of time for Tentative Parcel Map No. 2868 proposing the division of 204+/- acres into two parcels of 164+/- and 40+/- acres (APN 011-02-044).

Applicant: Paul L. and Barbara I. Miller Revocable Family Trust
Supervisory District: 2
Location: 5990 Tonzi Road, approximately 1,200 feet west of Willow Creek Road

Chair Ryan introduced the item.

Mr. Bratan presented the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full.

Chair Ryan asked if the applicant is present.

Robin Peters, Cal State Engineering, stated that he represents the applicant and that the staff report is clear and that this is a straightforward extension of time. He commented that there has been a delay with the unsurveyed parcel and that they just need to time to get the final map prepared and complete the last few conditions. He added that he does not believe that the whole two years will be needed.

Chair Ryan opened the hearing to public comment. No one desired to comment.

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

Chair Ryan asked for discussion amongst the Commission.

Commissioner Gonsalves stated that it seems very straightforward.

Commissioner Wardall asked for clarification that it is a two year extension and not a three.

Chair Ryan confirmed that it is a two year extension.

Commissioner Byrne stated that this project is a good example of the need for extension of time. They have been working on meeting conditions and there were delays beyond their control.

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Gonsalves, and unanimously carried to approve the Notice of Exemption.

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Gonsalves, and unanimously carried to approve a two year extension based on information in the staff report, including that there is no substantial evidence of substantial changes or new information that will have a significant effect on the project or the environment.

Mr. Bratan stated that the Planning Commission has approved the 2 year extension of PM2868. Anyone wishing to appeal this decision may do so by filing a written appeal with the clerk of the Board no later than 5:00 p.m. on December 18, 2020.

Public Hearing

Item 2: Resubmittal of Tentative Parcel Map No. 2444, proposing the division of 33.44 acres into three parcels of +/-9.8, +/-10.7, and +/-13 acres in size. (APN: 005-250-013)

Applicant: Larry Andrew Costick Revocable Living Trust
Supervisory Districts: 2
Location: 5010 Camanche Rd., Lone, CA

Chair Ryan introduced the item.

Mr. Bratan presented the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full.

Chair Ryan asked if the applicant is present.

Larry Costick, applicant, stated that this is a smaller split than he originally tried to do years ago. He shared that he is waiting for JVID to complete their policy to deliver treated water and that before the map is finalized there will be an easement for a mainline that will serve all three of the parcels.

Chair asked if there were any more comments. There were no other comments.

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

Chair Ryan asked for discussion amongst the Commission.

Commissioner Byrne voiced that he was concerned about the water supply, but that his concern was addressed by Mr. Costick.

Commissioner Wardall commented that it is a reasonable subdivision map.

MOTION: It was moved by Commissioner Gonsalves, seconded by Commissioner Wardall, and unanimously carried to accept the Mitigated Negative Declaration as the appropriate environmental document.

MOTION: It was moved by Commissioner Gonsalves, seconded by Commissioner Byrne, and unanimously carried to approve the revised tentative parcel map with the findings and conditions in the staff report.

Mr. Bratan stated that the Planning Commission has approved revised Parcel Map No. 2444. Anyone wishing to appeal this decision may do so by filing a written appeal with the clerk of the Board no later than 5:00 p.m. on December 18, 2020.

Chair Ryan announced his resignation from the Planning Commission effective tonight. He shared that Supervisor Oneto will be recommending his replacement to the Board of Supervisors. He commented that he has been serving on the Commission 14 years, and that he has recently gotten very busy and has less time to devote to Commission activities.

Commissioner Wardall commented that he has learned a lot from Commissioner Ryan and that Ray always had a command of the rules, regulations, and procedures. He added that he has been impressed with his astute determinations and reasoning and that his leaving will be a substantial loss to the Commission.

Commissioner Gonsalves agreed with Commissioner Wardall, adding that he has had the pleasure of serving with Ray on the Planning Commission in prior years. He voiced that Ray is very bright, understands business and government, and has been a tremendous asset to the Commission.

Commissioner Byrne stated that he will miss Chair Ryan and that he has been a pleasure to work with.

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Wardall, and unanimously carried to adjourn the meeting. The next meeting will be January 9, 2021.

Ray Ryan, Chair
Amador County Planning Commission

Mary Ann Manges, Recording Secretary
Amador County Planning Department

Chuck Beatty, Planning Director
Amador County Planning Department