

**AMADOR COUNTY PLANNING COMMISSION MINUTES
SUMMARY MINUTES OF TAPE RECORDED MEETING
February 9, 2021 – 7:00 P.M.**

PAGE 1 OF 5

The Planning Commission of the County of Amador met on Tuesday, February 9, 2021 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 Vice Chair Gonsalves.

COMMISSIONERS PRESENT WERE:

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

COMMISSIONERS ABSENT WERE: Dave Wardall, District 2

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

Vice Chair Gonsalves welcomed Zachary Kendrick as the new Planning Commissioner for District 5.

B. Approval of Agenda:

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Curtis, and carried to approve the agenda.

AYES: Byrne, Curtis, Kendrick, Gonsalves
NOES: None
ABSENT: Wardall

C. Minutes: December 8, 2020

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Curtis, and carried to approve the December 8, 2020 minutes.

AYES: Byrne, Curtis, Gonsalves
NOES: None
ABSENT: Wardall
ABSTAIN: Kendrick

D. Correspondence: Item 4 – Evatt e-mail

E. Public Matters not on the Agenda: None

F. Recent Board Actions: In December, the Board of Supervisors approved the zone change for Edwin Lands, just west of Lone, which was 1150 acres rezoned to Manufacturing and in January

they denied appeals of the Planning Commission's approval of the Timber Creek and Palisades 6 subdivisions in Kirkwood.

G. Agenda Items:

Regular Agenda

Item 1: Election of Chair and Vice-Chair for 2021

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Curtis, and carried to elect John Gonsalves as Chair.

AYES: Byrne, Curtis, Kendrick, Gonsalves
NOES: None
ABSENT: Wardall

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Kendrick, and carried to elect Earl Curtis as Vice Chair.

AYES: Byrne, Kendrick, Curtis, Gonsalves
NOES: None
ABSENT: Wardall

Item 2: Appointment of Agricultural Advisory Committee Member and Alternate for 2021

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Curtis, and carried to elect Zachary Kendrick as Agricultural Advisory Committee Member for 2021.

AYES: Byrne, Curtis, Gonsalves, Kendrick
NOES: None
ABSENT: Wardall

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Curtis, and carried to elect Dave Wardall as the Alternate Agricultural Advisory Committee Member for 2021.

AYES: Byrne, Curtis, Kendrick, Gonsalves
NOES: None
ABSENT: Wardall

Item 3: Appointment of Recording Secretary for 2021

Mr. Beatty shared that in the past the Planning Department's Administrative Secretary is nominated as Recording Secretary.

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Curtis, and carried to appoint Mary Ann Manges as Recording Secretary.

AYES: Byrne, Curtis, Kendrick, Gonsalves
NOES: None
ABSENT: Wardall

Public Hearings

Item 4: Request for Tentative Parcel Map No. 2898 proposing the division of 17.36± acres into three (3) parcels 4.25± acres, 5.00 acres, and 8.11± acres in size. Proposed use of the parcels is residential, and all parcels will retain the R1A, Single-family Residential and Agriculture zoning and AT- Agricultural Transition General Plan Designation (APN: 015-220-065).

Applicant: John L. and Christine H. Trowbridge

Supervisory District: 5

Location: 14400 Shake Ridge Rd., Sutter Creek, CA

Mr. Beatty shared that a public hearing was scheduled so the Planning Commission is duly bound to open it, but due to a noticing issue, that he recommends to take any public comments and continue it until March 9, 2021 so that it does not need to be re-advertised.

Chair Gonsalves introduced the item.

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

Chair Gonsalves asked if the applicant is present or if there are any public comments. There were no comments.

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Curtis, and carried to continue the hearing until March 9, 2021.

AYES: Byrne, Curtis, Kendrick, Gonsalves

NOES: None

ABSENT: Wardall

Item 5: Review and recommendation to the Board of Supervisors regarding a proposed amendment to County Chapter Title 19, Zoning, by adding Chapter 19.88, “Restriction on Industrial Hemp.” The proposed amendment would prohibit the cultivation of industrial hemp in the unincorporated areas of Amador County.

Applicant: County of Amador

Supervisory Districts: All

Location: The ordinance would apply to all portions of the unincorporated area of Amador County.

Chair Gonsalves introduced the item.

Counsel Spitzer presented the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full and explained that the urgency ban expires on April 5, 2021.

Chair Gonsalves asked if there are any comments.

There were no comments.

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

AYES: Byrne, Kendrick, Curtis, Gonsalves
NOES: None
ABSENT: Wardall

Chair Gonsalves asked for discussion amongst the Commission.

Commissioner Byrne commented that he assumes that people are not beating down the door to grow hemp.

Counsel Spitzer stated that there are some that want to.

Mr. Beatty explained that since Calaveras County clamped down on permits and Amador clamped down at the same time that interest in Amador County has pretty much gone away.

Commissioner Byrne shared that he assumes a larger volume is needed to be grown to make it worthwhile.

Mr. Beatty commented that there is not a lot of money with a few plants.

Commissioner Byrne added that if it is allowed it should be grown on much larger parcels.

Commissioner Curtis commented that he thinks that the plant still has blooms only the bloom is not used for hemp and it seems like a regulatory nightmare.

Counsel Spitzer stated that the issue is that it is hard to distinguish between cannabis that has the drug THC and hemp that does not. He added that it needs to be tested in a lab and becomes a regulatory nightmare.

Chair Gonsalves commented that he understands that there is concern or possible previous issues about cannabis being mixed in with the hemp and then transported illegally.

Counsel Spitzer agreed that it is another concern and regulatory nightmare.

Chair Gonsalves asked if there are any further comments.

No were no further comments.

MOTION: It was moved by Commissioner Curtis, seconded by Commissioner Kendrick, and carried to accept the CEQA exemptions as noted in the ordinance.

AYES: Curtis, Kendrick, Byrne, Gonsalves
NOES: None
ABSENT: Wardall

MOTION: It was moved by Commissioner Curtis, seconded by Commissioner Kendrick, and carried to recommend to the Board of Supervisors to adopt the ordinance prohibiting industrial hemp cultivation as presented.

AYES: Curtis, Kendrick, Gonsalves
NOES: None
ABSTAIN: Byrne
ABSENT: Wardall

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

AYES: Byrne, Kendrick, Curtis, Gonsalves
NOES: None
ABSENT: Wardall

John Gonsalves, Chair
Amador County Planning Commission

Mary Ann Manges, Recording Secretary
Amador County Planning Department

Chuck Beatty, Planning Director
Amador County Planning Department