

**AMADOR COUNTY PLANNING COMMISSION MINUTES
SUMMARY MINUTES OF TAPE RECORDED MEETING
July 13, 2021 – 7:00 P.M.**

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The Planning Commission of the County of Amador met on Tuesday, July 13, 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 Chair Gonsalves.

COMMISSIONERS PRESENT WERE:

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

COMMISSIONERS ABSENT WERE: None

Staff: Chuck Beatty, Planning Director
 Glenn Spitzer, Deputy County Counsel
 Ruslan Bratan, Planner II
 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

B. Approval of Agenda:

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

C. Minutes: June 8, 2021

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Curtis, and unanimously carried to approve the June 8, 2021 minutes.

D. Correspondence: Amended Conditions of Approval #20

E. Public Matters not on the Agenda: Commissioner Curtis shared that he recently saw the completed cell tower that looks like a water tank off of Hwy 16 that the Commission approved not long ago and commented that they did a very nice job of not making it obtrusive to the environment and neighborhood.

F. Recent Board Actions: Mr. Bratan shared that the Board of Supervisors rejected a resolution regarding amendments to the zoning code which would have required discretionary conditional use permits for future wine tasting rooms in the A and AG zones. Commissioner Byrne asked if there is any more detail. Mr. Beatty responded that the Board did not vote on the resolution, but did recognize that there are discrepancies with some of the language that is in the code related to the R1A, A, and AG districts particularly with respect to private roads and the road maintenance agreements that are requirement. He added that the Board is in agreement to at least make that consistent amongst the 3 zones. The Board also agreed to participate in a working group with the Amador Vintners Association and the wine growers group to help level the playing field when it comes to permitting tasting rooms. He elaborated that the issue came from Planning Commission's discussion about how to properly address CEQA reviews of zone changes for new Williamson Act contracts.

G. Agenda Items:

Public Hearing

Item 1: Resubmittal of Tentative Parcel Map 2851, proposing the division of ±36.27 acres into four parcels of ±5.66, ±6.12, ±6.57, and ±17.93 acres.

Applicant: Pheasant Hill Partners, LLC

Supervisorial Districts: 5

Location: Located along Last Chance Alley and Bunker Hill Road, approximately 800 feet east of the intersection with East School Street, adjacent to the Amador City corporate limits (APN 008-230-044)

Chair Gonsalves introduced the item and asked if the proponent is present.

Robin Peters, Delta Engineering, shared history explaining that this is a resubmittal of a previously approved map. He stated that there was some confusion about the expiration date and unfortunately it was allowed to expire before all the conditions were completed. He explained that almost all of the conditions have been satisfied and that there are a couple new conditions because of things that have changed in the interim. He stated that it is essentially the same map with 30 some acres being split into 4 lots. He commented that he takes no exception to the conditions as they are worded.

Chair Gonslaves opened public comment.

There were no comments.

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

Chair Gonsalves asked for discussion amongst the Commission.

Commissioner Byrne stated that it looks pretty straightforward. He asked to hear more about the one property that has a mine on it that has a proposed building site, but is not a building envelope.

Robin Peters responded that roughly half of proposed parcels 1 and 2 are contained in an open space easement. He explained that is all of the former mining area and that essentially everything west of Fremont Mine Road is not suitable for building. He added that the building area is the portion above and will be recorded on the parcel map.

Commissioner Byrne asked if the Building Department monitors that.

Mr. Peters responded that they do.

Commissioner Byrne asked if these are private roads and commented that it looks like they are traversed regularly.

Mr. Peters responded that Bunker Hill Road and Fremont Mine Road are public roads and that Last Chance Alley is private.

There was no further discussion.

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Kendrick, and unanimously carried to accept the Mitigated Negative Declaration.

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Wardall, and unanimously carried to approve Parcel Map 2851 subject to the findings and amended Conditions of Approval included in the staff report.

Mr. Bratan stated that the Planning Commission has approved Tentative Parcel Map No. 2851 with the Mitigated Negative Declaration and amended conditions as noted and findings included in the staff report. 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 July, 23, 2021.

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MOTION: It was moved by Commissioner Byrne seconded by Commissioner Curtis, and unanimously carried to adjourn the meeting. The next regular meeting will be August 10, 2021.

John Gonsalves, Chair
Amador County Planning Commission

Mary Ann Manges, Recording Secretary
Amador County Planning Department

Chuck Beatty, Planning Director
Amador County Planning Department