

**AMADOR COUNTY PLANNING COMMISSION MINUTES  
SUMMARY MINUTES OF TAPE RECORDED MEETING  
October 12, 2021 – 7:00 P.M.**

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The Planning Commission of the County of Amador met on Tuesday, October 12, 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  
                                      Mark Bennett, 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 Curtis, and unanimously carried to approve the agenda.

**C.     Minutes: September 21, 2021**

**MOTION:** It was moved by Commissioner Byrne, seconded by Commissioner Curtis, and unanimously carried to approve the September 21, 2021 minutes.

**D.     Correspondence: Caltrans letter regarding Item 1.**

**E.     Public Matters not on the Agenda:** Commissioner Byrne requested clarification regarding selection of a project's environmental review consultants. Planning Director Chuck Beatty stated that the County can select the consultant and be reimbursed by the applicant, or a project applicant may select the consultant. There is no County policy to define which party selects or hires the consultant. He added that ultimately it is the County's EIR and the County's is responsible for the final approval or certification.

Commissioner Wardall commented regarding the installation of emergency runway lights at Eagle's Nest Airport.

**F.     Recent Board Actions: None**

**G.     Agenda Items:**

**Public Hearing**

**Item 1: Request for a Zone Change (ZC-19;10-1) from R1, Single Family Residential, to C2, Heavy Commercial, for ±0.74 combined acres to establish uniform zoning on the Jackson Gate North project site. (APN's 044-030-024 and 044-030-026)**

**Applicant:** RTR Investments, Inc., et al.

**Supervisory Districts:** 1

**Location:** 12461 Jackson Gate Rd. and 12454 Depot Rd., Jackson, northeast of the intersection of State Highway 49 and Jackson Gate Rd.

Chair Gonsalves introduced the item.

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

Chair Gonsalves asked if the project proponent was present and if they wanted to comment.

Ron Regan, President of RTR Investments, et al., shared that a number of proposals have been entertained for the project site, but there are no definite tenants or buyers. He provided some of the background history of the property including addressing biological resources, hazardous waste, and hydrology relative to the subject property.

Discussion ensued between the Project Applicant and the Commissioners.

Commission members discussed the packet contents, including the Airport Land Use Commission findings, and general status of the Airport Land Use Plan.

Commissioner Byrne requested clarification regarding the selection of the environmental document (Negative Declaration). Discussion followed between Commissioners, Staff, and County Council regarding tiering this project's environmental review from the current General Plan EIR.

Chair Gonsalves opened the public hearing.

Chair Gonsalves asked if there were public comments. There were none.

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

**MOTION:** It was moved by Commissioner Wardall, seconded by Commissioner Bennett, and carried to approve the Mitigated Negative Declaration as the appropriate environmental document for the project.

AYES: Wardall, Bennett, Curtis, Gonsalves

NOES: Byrne

Commissioner Bennett commented that the project fits the spirit of the General Plan to concentrate activities where they already exist and noted that the project is located within a commercial area.

**MOTION:** It was moved by Commissioner Wardall, seconded by Commissioner Bennett, and carried to recommend approval of the zone change and environmental document to the Board of Supervisors.

AYES: Wardall, Bennett, Curtis, Gonsalves

NOES: Byrne

*Mr. Bratan stated that the Planning Commission has recommended approval of the project (ZC-19;10-1) to*

*the Board of Supervisors with a Public Hearing to take place at a later date.*

**MOTION:** It was moved by Commissioner Byrne seconded by Commissioner Bennett, and unanimously carried to adjourn the meeting.

  
Mary Ann Manges, Recording Secretary  
Amador County Planning Department

  
John Gonsalves, Chair  
Amador County Planning Commission

  
Chuck Beatty, Planning Director  
Amador County Planning Department

