

**AMADOR COUNTY PLANNING COMMISSION MINUTES
SUMMARY MINUTES OF TAPE RECORDED MEETING
September 21, 2021 – 7:00 P.M.**

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The Planning Commission of the County of Amador met on Tuesday, September 21, 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 Bennett, and unanimously carried to approve the agenda.

C. Minutes: July 13, 2021

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Curtis, and carried to approve the July 13, 2021 minutes.

AYES: Byrne, Curtis, Wardall, Gonsalves

NOES: None

ABSTAIN: Bennett

D. Correspondence: Eagles Nest Airport, Caltrans, Central Valley Regional Water Quality Control Board, and amended Conditions of Approval for Item 4.

E. Public Matters not on the Agenda: None

F. Recent Board Actions: Mr. Beatty shared that this morning the Board of Supervisors approved the appointment of Mark Bennett as Planning Commissioner for District 5, replacing Zachary Kendrick.

G. Agenda Items:

Item 1: Welcome new Planning Commissioner

Chair Gonsalves welcomed newly appointed District 5 Planning Commissioner Mark Bennett.

Mr. Bennet introduced himself sharing that he lives in Pine Grove and is on the Social Services Transportation Advisory Council. He added that he has a Masters in city and regional planning and has worked as a planner most of his adult life.

Item 2: Re-appointment of Agricultural Advisory Committee Member and Alternate for 2021

Commissioner Byrne shared that new Commissioners typically are appointed to the position.

Mr. Beatty explained that the Agricultural Advisory Committee meets quarterly, or as needed, and that its primary purpose is to advise the Board of Supervisors on issues that come to them for new enrollments into the Williamson Act or the division of land already in the Williamson Act.

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Wardall, and unanimously carried to appoint Mark Bennet as Agricultural Advisory Committee Member.

Item 3: Discussion of proposed change of Planning Commission meeting time

Mr. Beatty introduced the item sharing meeting times for the city Planning Commission meetings within the county.

Commissioner Byrne asked where this item came from.

Mr. Beatty stated that staff initiated it and that an earlier meeting time would allow for a less lengthy day for staff and that the availability of teleconferencing may preclude the need to meet as late as 7pm.

Commissioner Byrne shared that he prefers not taking more time off work and that he likes the 7pm starting time.

Commissioner Wardall stated that he likes 7pm because it lets him get a full day in.

Commissioner Bennett commented that due to the workday that he also prefers the 7pm meeting time and that it is better for the public.

Commissioner Byrne stated that he believes it is easier for the public to attend in person if they choose to.

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Curtis, and unanimously carried to keep the current Planning Commission meeting time of 7:00 p.m.

Public Hearing

Item 4: Request for Tentative Parcel Map 2897, which proposes to divide ±6,409 acres into three ±40 acre parcels with one ±6,289 acre remainder. (APN's: 005-050- 012, 005-050-011, 005-020-024, 005-030-005, 005-060-015, 005-040-005, 005-020-016, 005-030-004, 005-040-004, and 005-030-001)

Applicant: Dry Creek Lands, LLC

Supervisory Districts: 2

Location: Northwest of the Lone City Limits, lying east and west of Michigan Bar Road and Irish Hill Road, between Highway 104 and the Amador County line

Commissioner Wardall recused himself due to his involvement with a requested avigation easement on the

property and left the room.

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. He added that a comment was received from Eagle's Nest informing that an agreement had been made with the applicant for an avigation easement. He shared that language will be added stating that the avigation easement is specifically for proposed Parcel 1. He also said that the United Auburn Rancheria and the Lone Band tribes requested consultation, but the 30 day time line for the Tribes to request consultation had passed. He added that the Tribes were informed that any comments on environmental review or conditions were welcome. He shared that no comments were received.

Chair Gonsalves asked if the project proponent is present and if they want to comment.

Tom Swett shared that the application speaks for itself. He shared that they are satisfied with the conditions in the Mitigated Negative Declaration and conditions and that he is happy to answer any questions.

Chair Gonsalves opened the public hearing.

Tom McCleary, Flight Safety Officer at Eagle's Nest Airport, stated that he is available for any questions about the avigation easement.

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

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

AYES: Byrne, Bennett, Curtis, Gonsalves
NOES: None
RECUSED: Wardall

Chair Gonsalves asked for discussion amongst the Commission.

Commissioner Byrne stated that he typically does not see wastewater listed in two different mitigations, #14 and #21. He asked what the letter from the Water Board means.

Mr. Beatty shared that the Water Board letter is a standard letter that says if the project creates certain impacts, then the mitigations are prescribed in their letter. He added that those situations probably will not arise with this project.

Chair Gonsalves asked if there is any further discussion. There was no further discussion.

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

AYES: Byrne, Curtis, Bennett, Gonsalves
NOES: None
RECUSED: Wardall

Chair Byrne commented that this is all part of the old Rancho Arroyo Seco and that it seems to be coming in little tiny bits at a time. He asked if that is going to be the way it is and does that ever run into piecemeal projecting.

Mr. Beatty responded that if there was another project on the horizon that was easily tied to or reliant on

this project, then someone could make the claim of piecemealing. He added that nothing has been submitted or is on the horizon with this particular parcel, other than portions of it went through a rezone and then a subsequent rescinding of that rezoning action a few months ago.

Commissioner Byrne shared that in general he would rather see the whole beast dealt with as a whole project.

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Bennett, and carried to approve the parcel map in accordance with the findings and amended Conditions of Approval recommended by staff.

AYES: Byrne, Curtis, Bennett, Gonsalves
NOES: None
RECUSED: Wardall

Mr. Bratan stated that the Planning Commission has approved Tentative Parcel Map No. 2897 and the Mitigated Negative Declaration with findings in the staff report and amended conditions as presented to the Commission. 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 October 1, 2021.

MOTION: It was moved by Commissioner Byrne seconded by Commissioner Curtis, and carried to adjourn the meeting. The next meeting will be a special meeting on October 5, 2021.

AYES: Byrne, Curtis, Bennett, Gonsalves
NOES: None
RECUSED: Wardall



Mary Ann Manges, Recording Secretary
Amador County Planning Department



John Gonsalves, Chair
Amador County Planning Commission


Chuck Beatty, Planning Director
Amador County Planning Department