

**AMADOR COUNTY PLANNING COMMISSION MINUTES  
SUMMARY MINUTES OF TAPE RECORDED MEETING  
July 12, 2022 – 7:00 P.M.**

**PAGE 1 OF 5**

The Planning Commission of the County of Amador met on July 12, 2022 in the Board Chambers at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:05 p.m. by Vice Chair Wardall.

**COMMISSIONERS PRESENT WERE:**

Planning Commissioners: Dave Wardall, District 2  
Mark Bennett, District 5

COMMISSIONERS ABSENT WERE: John Gonsalves, Chair, District 1  
Earl Curtis, District 3  
Stacey Munnerlyn, District 4

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

Vice Chair Wardall announced that all Public Hearing items will be continued to the next regularly scheduled Planning Commission meeting on August 9, 2022. He stated that public comments will be accepted tonight for the record.

Deputy County Counsel Spitzer added that anything that needs approval requires a quorum.

**A. Pledge of Allegiance**

**B. Approval of Agenda:**

The agenda for the July 12, 2022 Planning Commission agenda could not be approved due to lack of a quorum.

**C. Minutes: June 14, 2022**

The June 14, 2022 Planning Commission minutes could not be approved due to lack of a quorum.

**D. Correspondence:** Ms. Ruesel shared that several items were received after the agenda was published and have been shared on the County website and made available to the Commissioners and the public.

**E. Public Matters not on the Agenda:** None

**F. Recent Board Actions:** None

**G. Agenda Items:**

**Public Hearings**

**Item 1 - Request for a 6-year extension of the expiration date of Tentative Parcel Map #2854, proposing a commercial land division of 9.69± acres into eight parcels ranging in size from 0.6± to 2.0± acres. The original expiration date is March 12, 2022; the request received prior to this date (APN 008-100-019).**

**Applicant:** Deaver Trust/Gerry Ninnis

**Supervisory District:** 5

**Location:** 17705 State Highway 49, Plymouth, CA 95669

Vice Chair Wardall introduced the item.

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

Vice Chair Wardall asked if the project proponent is present and if they have any comments.

Ken Deaver stated that he has no comments.

Marian Randolph voiced concern about the project's use of Randolph Drive that she and her husband built and paid for. She said no one else has paid for or maintains the roads, but that others use them. She said that she maintains Randolph Ct., but that is it. She shared that there was conflicting information in the past about Caltrans putting another entrance in.

Mary Fine, 8970 Randolph Dr., shared that her property abuts two sides of the parcel being discussed and commented that she has concerns about traffic, noise, light pollution, safety and security. She asked if the whole property is commercial. She said that a well is within 100 feet of her fence. She wonders if they are going to be annexed to Plymouth and also wonders about water and sewer.

Vice Chair Wardall clarified that this project is not being re-approved and that it is just being requested to extend the approved entitlements. He asked Ms. Fine to refer to the conditions for the development in the agenda packet.

Ms. Fine stated that this is only the second informational letter that they have received.

Vice Chair Wardall instructed her to talk to staff.

Ms. Ruesel stated that the final conditions can be reviewed and will still have to be met in order for the final map to be approved. She added that comments can still be received for the next meeting.

Ms. Fine stated that the project proponents cannot use the roads.

Vice Chair Wardall asked if there are any other comments. There were none.

**Item 2 - Request for a Use Permit (UP-22;3-2) to allow up to 2 tables in front of the store, 5 tables in the rear, and live music on weekends and holidays in a C1 Retail Commercial and Office zoning district (APN 029-043-007).**

**Applicant:** Tommy Sizemore

**Supervisory District:** 3

**Location:** 16146 Main St., Volcano, CA 95689

Vice Chair Wardall introduced the item.

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

Vice Chair Wardall asked if the project proponent is present and if they have any questions.

Tommy Sizemore commented that he has no comments.

Meg Gottstein asked staff to clarify that the use in the back yard is only weekends and holidays and implies seating as well.

Mr. Bratan responded that he believes that it only refers to the live music.

Ms. Gottstein said that she and neighbors are pleased about staff and TAC acknowledgement about noise and volume of music and urged to adopt condition #9. She asked to prevent a misunderstanding that music be restricted to weekends and holidays with the duration of music limited to a maximum of 3 hours and with it starting no earlier than 1 p.m. and finishing no later than 7 p.m. She proposed that if Mr. Sizemore wants to serve up to 10 people on the tabletops to remove the benches so pedestrians can safely cross the sidewalk and not have to go into the parking places or the street.

Vice Chair Wardall asked if there are any further comments. There were none.

**Item 3 - Request for Tentative Parcel Map PM 2910 Simpson/Snyder, proposing a division of 160 acres into four parcels, ±38.5, ±38.8, ±38.8, and 40-acres in size. All present and proposed parcel(s) would not experience a change from the existing zoning of R1A, Single-Family Residential and Agriculture, and General Plan designation of AG, Agricultural General (APNs: 007-010-023 and 007-020-008).**

**Applicant:** James Thomas Simpson and Lorena Snyder  
**Supervisorial District:** 5  
**Location:** 10169 Bell Rd., Plymouth, CA 95669

Vice Chair Wardall introduced the item.

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

Vice Chair Wardall asked if the project proponent is present and asked if they have any comments.

Matt Toma stated that he was the project representative and did not have any comments.

Tom Wilson commented that he abuts the property and shares a boundary with it. He said that when he initially bought it, the easement was incorrect, but that he subsequently got it corrected. He stated that he is concerned about what the access for these parcels will be.

Matt Toma shared that Bell Rd., a county maintained road, runs through the property where all four parcels will take access. He elaborated that one of the conditions of the final map is to dedicate a 60 foot county access and public utility easement for the stretch of Bell Road that runs through the applicant's property.

Mr. Wilson asked if this has been surveyed.

Mr. Toma responded that Doug Ketron had done a boundary survey around 2015.

Mr. Wilson asked if he will be able to find survey markers.

Mr. Toma responded yes.

Vice Chair Wardall asked if there is further public comment. There was none.

**Item 4 - Request for a Use Permit Amendment UP-22;3-3 ACES Waste, 2022 Amendment, Pine Grove Transfer Station, requesting increased permitted Tons per Day and Permitted Daily Traffic, in conjunction with Zone Change Application ZC-22;3-1 proposing a change from the X, Special Use Zoning District to LM, Light Manufacturing. The property is 3.6 acres, and has a General Plan Designation of TC, Town Center (APN: 030-140-067).**

**Proposed changes to the Use Permit permissions are as follows:**

- 1) Increased permitted tons per day (TPD) from 99 TPD to 150 TPD.**
- 2) Increased permitted traffic from 125 incoming vehicles, and 5-10 outgoing hauling vehicles, to 170 incoming vehicles, and 15 outgoing hauling vehicles.**

**Applicant:** ACES Waste Services, Inc.

**Supervisorial District:** 4

**Location:** 19801 Berry St., Pine Grove, CA 95665

Vice Chair Wardall introduced the item.

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

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

Neil Edgar, Edgar & Associates on behalf of ACES Waste Services, shared that the project has been in place for over 30 years and is very popular with the community. He added that they need to expand due to more neighbors wanting to use the essential services.

Vice Chair Wardall asked if anyone else wants to comment.

Renee Ollig stated that she has concerns about increased traffic and the access route that will be used. She asked if they have already reached capacity. She asked about noise, smell, and hazardous waste. She stated that the parcel directly north of the transfer station is attached to what she has always believed is a buffer parcel which mitigates the noise and daily activities of the transfer station. She is concerned that they will expand the perimeters of the facility into this parcel. She voiced that she loves where she lives.

Joe Assereto, ACES Waste Services, reassured that at no point will they expand onto the 17 acre parcel that is between ACES and Ms. Ollig. He added that they bought it for a buffer zone and that they cannot even use it or access it through the transfer station. He said they use a gated driveway on Crestview Drive to access the buffer parcel.

Ms. Olick commented that she has never had problems with ACES as neighbors.

Mr. Assereto stated that they have exceeded capacity and that some days they need to shut down because of the car count being high at 10:30 in the morning.

Mark Hopkins, Transportation and Public Works Department, stated that his concern is Berry Street at Highway 88. He said that he is working on the 88 widening project and that he would like to work with ACES's engineers to get traffic movement diagrams on the transfer trucks because they have been observed crossing 3 lanes of traffic to get out. He shared that he would like to improve that situation and add that as a condition.

**Item 5 - Request for a variance V-22;5-1 Vinciguerra for a 0' front setback and 0' side setback for a 24'x26' storage building on the west end of the property within the R1, Single-family Residential Zoning District. The property is 0.34 acres, with standard setbacks of 25' front, 15' rear, and 5' side. (APN: 020-471-007)**

**Applicant:** Vinciguerra James H. & Kim S. Family Trust - 2011

**Supervisorial District:** 1

**Location:** 13504 Buckeye Ct., Sutter Creek, CA 95665

Vice Chair Wardall introduced the item and asked if the applicant is present.

Ms. Ruesel shared that the applicant requested that this item be continued to the next meeting.

Vice Chair Wardall asked if there is anything else to be discussed.

There were no further items to discuss.

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Dave Wardall, Vice Chair  
Amador County Planning Commission

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Mary Ann Manges, Recording Secretary  
Amador County Planning Department

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Chuck Beatty, Planning Director  
Amador County Planning Department