

**AMADOR COUNTY PLANNING COMMISSION MINUTES  
SUMMARY MINUTES OF TAPE RECORDED MEETING  
February 14, 2023 – 7:00 P.M.**

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The Planning Commission of the County of Amador met on February 14, 2023 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 Munnerlyn.

COMMISSIONERS PRESENT WERE: John Gonsalves, Chair, District 1  
Earl Curtis, District 3  
Stacey Munnerlyn, District 4  
Mark Bennett, District 5

COMMISSIONERS ABSENT WERE: Dave Wardall, District 2

Staff: Glenn Spitzer, Deputy County Counsel  
Ruslan Bratan, Planner II  
Krista Ruesel, Planner II  
Nicole Sheppard, Planner I  
Mary Ann Manges, Recording Secretary  
Chuck Beatty, Planning Director

**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. Call to Order.** The meeting was called to order by Vice Chair Munnerlyn at 7:00 p.m.

**B. Pledge of Allegiance:**

**C. Approval of Agenda:**

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

**AYES:** Bennett, Munnerlyn, Gonsalves, Curtis

**ABSENT:** Wardall

**D. Minutes:** December 13, 2022 and January 10, 2023

**MOTION:** It was moved by Commissioner Curtis, seconded by Commissioner Bennett, and carried to approve the minutes of December 13, 2022.

**AYES:** Munnerlyn, Curtis, Bennett

**ABSTAIN:** Gonsalves

**ABSENT:** Wardall

**MOTION:** It was moved by Commissioner Gonsalves, seconded by Commissioner Bennett, and carried to approve the minutes of January 10, 2023.

**AYES:** Munnerlyn, Curtis, Bennett

**ABSTAIN:** Curtis

**ABSENT:** Wardall

**D. Correspondence:** Mr. Beatty shared that correspondence regarding Item 1 has been forwarded to the consultants for the EIR preparation and will continue to be through February 28, 2023.

E. **Public Matters not on the Agenda:** Dr. James Armstead, Jackson resident, stated that per an Arts Council study that a majority of Amador County citizens want an Arts Council physical facility and asked that it be considered.

F. **Recent Board Actions:** None.

G. **Agenda Items:**

Item 1 - **Public Scoping Session to take public comments on the potential environmental impacts to be analyzed in the Draft Environmental Impact Report for the proposed Wicklow Way Specific Plan. (APN 044-100-027)**

**Applicant:** County of Amador

**Supervisory District:** 1

**Location:** Located at the southern end of Wicklow Way between Walmart and Argonaut High School, just west of the Jackson City limits

Vice Chair Munnerlyn introduced the item.

Mr. Beatty shared history of various projects at the site and stated that grant monies received by the Department of Housing and Urban Development (HUD) for the intent of increasing housing are being used to develop a Wicklow Specific Plan and an EIR.

Kimberly Asbury, project manager with Montrose Environmental and Kathy Pease, planning consultant with Management Advisory Services, presented overviews of the Draft Wicklow Specific Plan and the California Environmental Quality Act (CEQA). The consultants asked for public and agency input on the scope and content of the project's environmental impact analysis.

Vice Chair Munnerlyn opened the public comment period.

Cilladean Hopkins, former resident of Lone, shared that results from a 2019 survey done by the Amador Arts Council revealed that over 91% of respondents desire a centrally located community arts center that includes a theatre, space for after school programs, community arts, and enrichment classes.

Susan Ross, resident of Sutter Creek, asked that there be a community cultural arts center where everyone, including the schools, can gather.

Hannah Savage, Wetlands and Traditional Ecological Coordinator for Buena Vista Rancheria of Me-Wuk Indians, stated that lost oak woodland habitat and impacts to wetlands and vernal pools should be addressed. She added to also look at species threatened or endangered whose range are part of this project such as the lone Manzanita, lone Buckwheat, California Tiger Salamander, Western Pond Turtle, California Red Legged Frog.

Margaret Lewis shared that she supports the Draft Plan and stressed that it is important that all options for use be considered. She asked to strongly consider the inclusion of a community arts center which she said aligns with mixed use, is a true necessity in a healthy community, and provides a safe space for all members.

Tom Consolo, resident of Jackson and Planning Commissioner for the City of Jackson, said that it is a good place for development. He shared that there is already concern about traffic on Hoffman Street, a narrow and steep residential street. He added that there will be further increase in traffic on Hoffman, Argonaut, Wicklow, and peripheral streets leading into Jackson from not only the consolidation of the high schools but from the proposed project from commercial business, employees of commercial businesses, peripheral activities, fire station, and elementary school.

Brian Jobson, Foothill Conservancy, voiced that it is important to be clear with what the County goals are. He stated the plan should include agricultural land use and preserve the grazing access to move cattle around, especially for the Kirkpatrick ranch. He asked what the plan is with the government center and to look at its potential impacts of moving facilities away from downtown Jackson. He asked to see an alternative plan evaluated that has phased development in stages as water supply and sewage constraints are resolved along with phased circulation improvements. He suggested to add more high density residential units with a larger percentage of affordable, low income, and very low income units for working families. He asked that an alternate plan include more commercial and industrial areas so more jobs are created. He added that an alternative that includes working with Amador regional Sewer Authority as opposed to building a separate plant, and coordination of emergency services should be addressed.

Larry Rhoades, resident of Lone, asked that the hazard mitigation plan for the floodplain be looked at. He stressed that nothing has been said about taking care about the creek if it floods and that people downstream will get flooded and creek banks washed away. He said there is need for a bigger area for community centers and suggested to plant ponderosa pine instead of oak since the whole area used to be pine trees. He asked to learn from the mistakes of the City of Lone and to make sure to collect from developers and do not go with a Mello Roos bond.

Caryl Callsen, resident of Pioneer with Foothill Conservancy, asked to look at increasing the number of units of extremely low to moderate income housing stating that there already is plenty of higher income housing. She said she believes it is discriminatory to put one type of housing into one area and suggested to spread the types out. She added that some senior housing or a continuing care facility is needed along with health services and child care. She voiced that these things are consistent with the General Plan and there should also be recreation areas, hiking trails, playgrounds, and small farms or a community garden. She asked to consider energy conservation with solar and pedestrian access and also to use drought resistant plants.

Thomas Denney, resident of Pioneer, would like to see adequate low income senior housing, easy access to services including transportation, and a dedicated space for seniors to socialize indoors and outdoors.

Emily Maloney, Water Program Coordinator for the Buena Vista Rancheria of Me-Wuk Indians, stated that Rock Creek and South Rock Creek are very important features in the watershed and flow primarily when it rains. She shared that development affecting the hydrology and water quality in any upper headwater streams of Jackson Creek must analyzed in the scope of this EIR and should include an analysis of point source and nonpoint source pollution sources affecting surface waters including any historic mining that took place on the site. She added that the wastewater discharge point should be analyzed as it relates to hydrology and water quality to the receiving stream. She stated that the EIR should analyze hydromodification impacts to both Rock Creek and South Rock Creek caused by increases in impervious surfaces and that the project should avoid development in filling a stream or other aquatic habitat, establish stream protection buffers, and incorporate green storm water infrastructure.

Sabrina Clark, Groundwater Program Coordinator for Buena Vista Rancheria of Me-Wuk Indians said she is providing comments regarding impacts to air quality, noise, pollution, and groundwater recharge in the project site. She stated that during the time of construction there is potential for air and noise pollution to be an impact and that there could be an increase in particulate matter in the air in the surrounding community and areas close to the school. She shared that grading can expose the soil to erosion and that the project can increase impermeable surfaces in the surrounding area. As a part of the EIR mitigate potential impacts they would like to see drain and storm water infrastructure and permeable surfaces integrated into the design of construction for this project EIR.

Ivan Senock, Tribal Historic Preservation Officer and the Cultural Resources Director for the Buena Vista Rancheria Me-Wuk Indians, stated that Tribe and the Upusani Cultural Center encourage the development of a community arts and cultural center. He shared that there are multiple known documented and

undocumented cultural resources and that the tribe would like to see them mitigated and preserved. He requested that all resource topics are evaluated under CEQA in this EIR and that it is further developed in consultation with all local tribes and other stakeholder community groups.

Matt Friedman, Chief of Aviation Planning in the Caltrans Division of Aeronautics, reminded to use the Airport Land Use Compatibility Plan and shared that the California Airport Land Use Planning Handbook is available for reference and that comments will be provided on the outcome of the EIR.

Scott and Cheryl Oneto, residents of Jackson, shared that there is an EPA Superfund Site for the Argonaut Mine to the north and east of the project. He said they are currently excavating top soil to remove contaminants at West Field which shows a historic drainage into the project area and asked that this be addressed in the EIR. He added that there is significant impact to the oak woodlands and recommended to utilize that space for what the project is and use offsite mitigation for the loss of the oak woodland.

Michael DeSpain, Chief Operating Officer for the Buena Vista Rancheria of Me-Wuk Indians, stated that emergency services funding and enforcement needed to support the project itself be directly addressed. He asked to consider paramedic and EMS use, a fire department with their water usage and staffing along with where funding will come from and sustainability due to the possible water sale of Amador County's surface and ground water to outside areas. He added to also look at the shared cost of a stoplight and to address the housing issue for disadvantage personnel and access.

**MOTION:** It was moved by Commissioner Gonsalves, seconded by Commissioner Bennett, and carried to close the public scoping session.

**AYES:** Munnerlyn, Curtis, Gonsalves, Bennett

**ABSENT:** Wardall

Vice Chair Munnerlyn asked if there is any further discussion. There was none. She asked staff to include a detailed analysis of what was proposed tonight and to cover each of the CEQA topics.

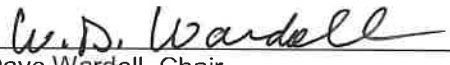
Commissioner Bennett asked to look at zero lot lines in more detail. He voiced concern about lack of treated water and where a bus can stop if there is no parking on the street. He suggested that bus stops be built into buildings and that the art center can be handled in the free market.

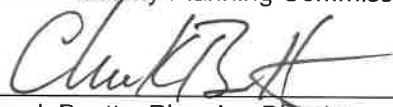
**MOTION:** It was moved by Commissioner Gonsalves, seconded by Commissioner Curtis and carried to adjourn the meeting.

**AYES:** Munnerlyn, Bennett, Gonsalves, Curtis

**ABSENT:** Wardall

  
Mary Ann Manges, Recording Secretary  
Amador County Planning Department

  
Dave Wardall, Chair  
Amador County Planning Commission

  
Chuck Beatty, Planning Director  
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