

**AMADOR COUNTY PLANNING COMMISSION MINUTES
SUMMARY MINUTES OF TAPE RECORDED MEETING
May 9, 2023 – 7:00 P.M.**

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The Planning Commission of the County of Amador met on May 9, 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 Chair Wardall.

COMMISSIONERS PRESENT WERE: John Gonsalves, Chair, District 1
Dave Wardall, District 2
Earl Curtis, District 3
Stacey Munnerlyn, District 4
Mark Bennett, District 5

COMMISSIONERS ABSENT WERE: None

Staff: Glenn Spitzer, Deputy County Counsel
Chuck Beatty, Planning Director
Ruslan Bratan, Planner II
Krista Ruesel, Planner II
Nicole Sheppard, Planner I
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. Call to Order. The meeting was called to order by Chair Wardall at 7:00 p.m.

B. Pledge of Allegiance:

C. Approval of Agenda:

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

D. Minutes: March 14, 2023 and April 10, 2023

MOTION: It was moved by Commissioner Munnerlyn, seconded by Commissioner Bennett, and unanimously carried to approve the March 14, 2023 minutes.

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

E. Correspondence: Letter for Item 3 from Sac Wireless; Letters for Item 4 from Caltrans, Mazzanti, Tomaszewski-Farias, and Wershaw; Letters for Item 5 from the California Department of Fish and Wildlife, Caltrans, proposed COAs from Planning, and a letter received during the meeting from Munn.

F. Public Matters not on the Agenda: Wesley David Wardall, Planning Commissioner for District 2, shared that the Board of Supervisors approved ZOA-22;12-1 Eagle's Nest Overlay and thanked Planning staff and Counsel for their work.

G. Recent Board Actions: Mr. Beatty reported that the Board of Supervisors approved the Eagle's Nest Overlay.

H. Agenda Items:

Item 1 - Request for a variance (V-23;3-1 Sargent) from the front (25 ft.) yard setback requirement, to allow construction of a detached garage. The request is for a reduction from the required front setback of 25 ft. to 5 ft. (APN: 026-173-005)

Applicant: Gary Sargent

Supervisorial District: 3

Location: 33829 Fremont Rd., Kirkwood, CA 95666, Amador County, CA

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.

Chair Wardall asked if the applicant wants to speak.

Gary Sargent, applicant, stated that the plans now show where the snow storage can be and that he has preliminary approval on the plans from the public utility district who is responsible for snow removal.

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

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

Chair Wardall asked for discussion amongst the Commission.

Commissioner Munnerlyn said that she believes that the snow removal has been addressed.

Chair Wardall commented that he concurs.

Commissioner Bennett shared that he agrees.

MOTION: It was moved by Commissioner Gonsalves, seconded by Commissioner Bennett, and unanimously carried to approve the Categorical Exemption as adequate.

MOTION: It was moved by Commissioner Gonsalves, seconded by Commissioner Bennett, and unanimously carried to recommend approval and to adopt the findings of V-23;3-1 to the Board of Supervisors.

Ms. Ruesel stated that the Planning Commission has recommended approval of V-23;3-1 to the Board of Supervisors and that a hearing will be heard at a later date.

Item 2 - Request for a Zone Change (ZC-22;6-1) from the "R1A," Single Family Residential & Agricultural zoning district to the "AG," Exclusive Agriculture zoning district in conjunction with a request for inclusion of a combined 281.75 acres into a California Land Conservation Act (CLCA) Contract. (APNs: 008-330-039, 011-040-036, and 011-040-037)

Applicant: Kurt R. Oneto

Supervisorial District: 5

Location: 8869 Tonzi Road, Lone, CA

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. She shared that the zoning in this contract will remain R1A because changing the zoning to AG zoning adds many more by right uses, but that those additional uses are not included in this contract and will need an approved use permit in the future.

Chair Wardall asked if the applicant would like to speak.

Kurt Oneto, owner of the property, said that he wants to take the 106 acre parcel and the 151 acre parcel and put them into the Williamson Act contract since they meet the size and improvements. He added that he believes that possibly from an error made on the application that the Agricultural Advisory Committee did not understand that the fence improvements listed were solely for the 151 acre parcel.

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

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

Chair Wardall asked Staff and Counsel to confirm that if Mr. Oneto made improvements with the fence only for the 151 acre parcel if it qualifies him for the Williamson Act contract.

Mr. Beatty said that it is a question for the Assessor's office but if the Commission makes a recommendation that one or all of the parcels move forward into a Williamson Act contract, then the specifics of each parcel can be considered by the Board of Supervisors when they hold their hearing. He said it will also be up to the Board on whether the parcels will be merged.

Chair Wardall asked for discussion.

Chair Wardall said that it is in the best interest to approve the project because it is keeping the land in agricultural use, preserving the agricultural land, and meeting all the goals and policies in section I of the General Plan.

Commissioner Curtis asked if the Commission is going to recommend to put the 106 acre parcel and the 151 acre parcel in under separate contracts without the smaller one.

Deputy County Counsel Spitzer said that the Commission does not need to make a recommendation on the Williamson Act contract because the recommendation was already made by the Agricultural Advisory Committee to the Board.

MOTION: It was moved by Commissioner Munnerlyn, seconded by Commissioner Gonsalves, and unanimously carried to recommend to the Board of Supervisors to accept the Categorical Exemption as being adequate.

MOTION: It was moved by Commissioner Gonsalves, seconded by Commissioner Munnerlyn, and unanimously carried to recommend approval of ZC-22;6-1 subject to the findings in paragraph J of the staff report to the Board of Supervisors.

Ms. Ruesel stated that the Planning Commission has recommended approval of ZC-22;6-1 to the Board of Supervisors and a hearing will be held at a later date.

Item 3 - Request for a Use Permit (UP-23;3-1) to install a 63-foot-tall "cell-on-wheels" wireless communication tower with 8 antenna panels, 1 microwave antenna, and related ancillary equipment. (APN 015-150-023)

Applicant: Blosl Family Trust/SAC Wireless (Philip Decker: Representative)
Supervisory Districts: 5
Location: 14711 Muller Rd, Plymouth, CA

Chair Wardall introduced the item and said that the applicant requested that the item be delayed until a future meeting.

Mr. Beatty said that testimony can be taken by anyone that wishes to speak.

Chair Wardall asked if the applicant is present.

Mr. Bratan responded that the applicant is available by Zoom and shared the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

Jason Boetzer, successor trustee of the property where the existing tower lies at 15501 Willow Creek Rd., said that they are in negotiations with American Tower Company and finalizing the new contract which will be viable for 30 years with an agreement this month or by the first couple weeks in June. He shared that Verizon has been on the tower since inception, then Golden State Cellular, Verizon, and recently ATT. He added that the co-location of towers and carriers is easier for armored and first responders to protect those critical assets moving forward. He added that American Tower added fiber optics recently.

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

MOTION: It was moved by Commissioner Munnerlyn, seconded by Commissioner Bennett, and unanimously carried to postpone and table Item 3 until June 13, 2023.

Item 4 - Request for Tentative Subdivision Map No. 187 Allswell Ranch Estates, proposing the division of a +61.27-acre property into 6 residential lots ranging in size from +5 to +33.63 acres. (APN: 008-130-042)

Applicant: Crawley Trust; Chantal Crawley, representative
Supervisory District: 5
Location: 15910 State Highway 124, Plymouth, CA

Ms. Sheppard introduced the item and shared the staff report which is hereby incorporated by reference into these minutes as though set forth in full. She added that comments were received after upload by Caltrans with a requested condition which was added as #15 of the Draft Conditions of Approval.

Chair Wardall asked if the proponent is present.

Matt Toma, representing the applicant, said that the parcel meets zoning and General Plan for the area. He shared that Ms. Crawley agrees with all conditions as proposed and that the existing road will be improved with access to the proposed lots along with a new access road that will meet County Code 15.30 fire and safety standards to a couple parcels to the north. He stated that perk tests will be done on all lots for soils for proof of septic and that proof of water supply will be provided for at least 2 wells. He added that a note will be placed on the final map because this is potentially a water sensitive area.

Caryl Callsen discussed the Negative Declaration's Biological Resources section, Mitigation A on page 32 and asked who will determine if these species are present. She explained that it does not mention who in the mitigation measure and that it seems that there should be a biologist present during excavation and construction.

Luis Wershaw, 15900 Hwy 124, said he has lived in area for over 10 years and that the area has

significant water deficits. He stated that his well has gone dry on many occasions and that the addition of 6 more homes will be detrimental to the wells and the aquifer.

Matthew Oh, 15990 Hwy 124, said that he agrees with what was said about the water supply and topography. He shared that they have a deeded primary well on parcel 5 that has run dry on numerous occasions and that they keep irrigation to minimum. He stated that he disagrees with how a couple of things were marked less than significant in Chapter 19, Utilities and Services, and that they have concerns about impacts to the riparian area. He said that there is no power running to these parcels and that they strongly oppose additions to power lines down the easement due to power liability. He added that emergency response vehicles cannot turn anywhere on these properties and that they have to go all the way down the road and then turn around.

Sarah Farias, owner of one the parcels, said she has concerns about adding 6 additional wells to the 3 properties and that she runs out of water on a regular basis. She said that she independently had a biologist from the state review the evaluation that was done who noted that a number of areas were incomplete or not addressed.

Dana Farias, 15890 Hwy 124, said they had to put in storage tanks and stated that the capacity of the aquifers were not looked at and that just drilling for 2 wells is not acceptable. He explained that the prior owner dug 7 wells, 5 of them went dry, and that they got rid of the property. He added that they have livestock on their property and that if the aquifer is depleted that they can no longer live there. He said that he believes that environmental impacts were not addressed properly and was seen by the biologist review.

Chantal Crawley, applicant, said she bought the property in 2019 after the County said it was able to be subdivided. She stated that it has been her intent to subdivide since the day she bought it. She explained about the location of current wells, a natural spring which has an old hand dug well, and a pond that water runs down off of the top of a hill to. She shared that the previous owner sold the property because there was not enough water for a vineyard and that this is the first she has heard about threatened species and asked that Mr. Toma look into that. She expressed that it was her intention to subdivide from the very beginning because it is too large of a parcel for her to maintain and has other projects to do. She added that she does not want to have any animals anymore and has stopped her lease with the cattle guy, but that all her neighbors have animals and she cannot control whether or not the new owners would have them. She said that she is in agreement with getting the perk tests and the wells done.

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

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

Commissioner Munnerlyn said that it is fairly well documented that there is a water availability concern in the area.

Chair Wardall stated that he had a call from a County Supervisor who said there are water problems in that area. Chair Wardall said he asked how to balance the landowner's right to subdivide against the neighbor's right to continue to have water after 4 or 5 wells are put in a limited aquifer and also what guarantee there is for existing residents that are going to have a limited water supply. Chair Wardall said that it is a problem.

Commissioner Curtis asked for clarification that water needs to be provided before a dwelling can be built.

Mr. Beatty clarified that it is a requirement before the map can be recorded.

Commissioner Curtis said that is a big contingency on this.

Mr. Beatty responded that it is standard procedure.

Commissioner Curtis said that it is hard to tell if they take water out of this property if it will deplete water out of the neighbor's property.

Commissioner Munnerlyn added that it also can also vary year to year.

Commissioner Curtis stated that if water has to be documented before the map is approved then it almost guarantees a right to build on the property.

Mr. Beatty responded if the minimum amount of water that is required by county code is proven on the property then the map can be recorded.

Commissioner Curtis added and there is no subsequent test as the property is developed.

Mr. Beatty said only the water quality test when the well is put in.

Commissioner Curtis asked if that stops a builder.

Mr. Beatty responded not totally and that there are options to truck in water. He added if that is the case that there would be a notice that would go with the recorded map so buyers are aware that those parcels have inadequate yield.

Commissioner Bennett said the goal of planning is to prevent problems in the future. He said that his inclination is to go with the rights of the property owner and that it is the risk of someone buying a property in the proposed subdivision and that law deals with that.

Commissioner Munnerlyn stated that she believes that the roads that are proposed seem adequate.

Chair Wardall said that he understands that the buyer has to beware and asked how it goes when 5 or 6 wells are put in and the adjacent properties go dry. He asked how you have that in a condition and what the resolve is for those property owners.

Commissioner Gonsalves said that he would like to note that parcel 4 is about 7 acres and that parcel 5 and parcel 7 were developed with the knowledge that water was limited. He stated that he does not want to limit development for those that want to achieve something and it is buyer beware.

Commissioner Curtis stated that parcels 4, 5, and 6 are not parcels at this time and are part of this subdivision.

Commissioner Gonsalves responded that he stands corrected.

Commissioner Munnerlyn said that there are other 5 acre parcels in close proximity so she does not think that the change in density of the lots is necessarily a negative, but believes that the availability of water is the biggest issue. She added that if it is a condition of moving forward that it seems it has been accounted for.

Commissioner Curtis said that he does not see a place in our ordinances or in the law that a subdivision cannot be subdivided because of lack of water.

Mr. Beatty stated that if there is adequate yield and quality and is not able to be proven before the map is recorded then either the map does not get recorded or those lots get recorded with a notice on them so a buyer knows there is inadequate yield.

Commissioner Curtis said they are going to be trucking in water and the problem is that it effects the neighbor. He stressed that you cannot foretell the future and that he does not see what the out is.

Chair Wardall said he is going to vote no because this is not a 4th or 5th generation trying to split the property for family, but someone who bought in 2019 who wants to subdivide, sell it off, and make a profit. He added that there is risk in speculation and that he does not think that it is fair to the others. He suggested to condition it to run the wells for 24 to 48 hours to see how it effects the levels in the other wells. He said to give a blanket approval with seeing what the impact is to the adjoining wells is not a good thing.

Commissioner Bennett said that he reads a lot about mining where you can look under the ground with emergent technology in a very detailed way, but that it has not been done here in terms of water.

Commissioner Munnerlyn said that she has concerns that there is a potentially sensitive area with a vernal pool there. She stated she wants to see if it was included in the CEQA analysis and that maybe that it has not been addressed enough.

Mr. Toma said it was not in the original environmental study but that if someone submits the documentation for the vernal pool that he can map it and provide a setback for it. He said that being born and raised here in Amador County that we all know that there are good wells and bad wells and that you never know when drilling. He added that there are vineyards across the way with good producing wells and if we are going to start limiting development based on that then we might as well shut everything down until we can start poking wells all over the place. He said there is condition that you need to prove water on these parcels for at least two wells or need to put a note on the map in order to record the final map.

Mr. Oh said that they are not objecting to the subdivision, but that it is the Commission's job to figure out if this is the right place. He asked where fire response is going to draw their water and where that responsibility born.

Ms. Farias said that the biologist that reviewed the evaluation noted that the study did not demonstrate compliance with the 2014 Sustainable Ground Management Act which protects groundwater depletion and overuse.

Commissioner Bennett said if one were to put a home in that subdivided area, that it does not compensate those that live nearby that have wells going dry. He added that based on what was said with wells going dry that it seems that they just need to locate the well in a better place, which can be expensive, and that it appears that some of the original wells on adjoining properties perhaps were not as well located as could be. He stated that the problem is a little irascible and that it would be nice to have the technology to see the water underground.

Ms. Crawley said that there is an easement on her property for a well for Matt and Luis. She said she does not know what the current situation is for the other neighbors on the 20 acre parcel and that Matt will do whatever he has to do for her to make it correct. She stated that adding additional requirements for the proposed subdivision does not seem fair. She voiced that regarding the comment earlier that she is from Amador County and moved back here in her retirement. She said she graduated from high school here, has family in Pine Grove and Jackson, and that the idea was to have this property for her and her children, but that her children have their own opinions and do not want to live here. She added that she will do whatever she needs to do and is happy to be back and would like to share with others who want to live here too.

Chair Wardall said to Mr. Toma that a resolution could be to put wells where you think water is and then test them for 48 hours to see how far down the aquifer has been drawn down. He suggested that if water

is found at the two wells to put a Generator at each well with a pump to see what the impact is. He stated that for the Commission to give approval and not consider the impacts to the neighbors that it would be wrong.

Mr. Toma said he is not a geologist or a hydrologist and that he would have to discuss this with his client. He stated that a 24 or 48 hours test on a well is a pretty heavy test, especially when testing for residential use, and that the test could affect water levels.

Commissioner Bennett said that it is a good idea, but that it only works in the present and that the future cannot be predicted. He added that the liability is with the future property owners with the danger of drawing down an aquifer for existing property owners.

Commissioner Munnerlyn said that there are some positives about the project, that plans are in place for mitigating, and that an oak woodland study which seems adequate has been done. She added that there is also a condition that the wells have to be available before the recording. She stated that she believes the roads are adequate.

MOTION: It was moved by Commissioner Munnerlyn, seconded by Commissioner Gonsalves, and carried to accept the Mitigated Negative Declaration Exemption as being the appropriate environmental document for the project.

AYES: Bennett, Munnerlyn, Gonsalves
NOES: Wardall, Curtis

Commissioner Curtis said that the only thing he thinks is missing is the impact to the environment with the water. He asked if we vote no on this if it can be appealed to the Board of Supervisors.

Mr. Beatty responded yes.

MOTION: It was moved by Commissioner Gonsalves, seconded by Commissioner Bennett, and carried to approve SM 187 Allswell Estates with recommended findings and mitigated measures included in the staff report.

AYES: Munnerlyn, Gonsalves, Bennett
NOES: Wardall, Curtis

Ms. Ruesel stated that the Planning Commission has approved SM 187. Anyone wishing to appeal may do so by filing a written appeal with the Clerk of the Board no later than 5:00 p.m. on May 19, 2023.

Item 5 - Request for Zone Change from the R1A, Single-family Residential and Agricultural District, to the PD, Planned Development District for (ZC-20;10-1); and a Use Permit for an event venue and vacation rental (UP-20;10-2). The property is 38.30 acres and has a General Plan Designation of OR, Open Recreation. (APN: 026-060-018)

Applicant: Thomas and Barbara Jean Hoover
Supervisory District: 3

Location: 43300 Highway 88, Kirkwood. Highway 88 encroachment is located 1.5 miles west of Mormon Emigrant Trail; the specific project site is approximately two miles east of Highway 88 via private access easement.

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. She added that agency comments after upload were received by Caltrans and

California Department of Fish and Wildlife (CDFW) and have been incorporated into the draft COAs and noted that there is a new format for the recommendations.

Chair Wardall asked if the applicant wants to make a presentation.

Bruce Baracco, project planner representing the applicant, stated that this is a very comprehensive package and that they have been working closely with Amador Fire Protection District and are available for any questions.

John Munn, owner of parcels used to access the Hideout, shared many points. He began by saying there are many unresolved issues that could prevent commercial operations at the Hideout and asked why there is a rush for the use permit. He questioned the use of spot zoning. He voiced that an approval requires ignoring that the entry is unapproved by Caltrans, crosses the state owned controlled access right of way, and that the dead end road distance of 2 miles is twice what is allowed. He stressed that changes in increased roadway use have been made without landowner or easement holder notice or consent. He said that the CEQA analysis relies on using a baseline established after activities that are prohibited under current zoning. He shared concern that the road way crosses a TPZ parcel in support of commercial uses that are not related to timber operations and that numerous state and county laws and regulations have not been followed both at or getting to the Hideout over many years. He summarized some more recent correspondence with the Planning Commissioners. He then stated that the COAs are going to require deviations, but that he is unable to comment on them because they are unknown. He stated that the increase in traffic on the driveway has become a nuisance and that he is confused by condition #43 and if this is correct the applicant was offered something that was not offered to him by Caltrans. He questioned who the permittee is in a sentence in the condition and asked for clarification. He apologized for an error he made in a letter he submitted that said that Mr. Hoover had signed a repaving permit in 2006, but he assumes he still applied for it and provided supporting information for it. He added that Conditions of Approval do not say what county road classification is required. He suggested, for clarity, that the roadway conditions were listed in one condition instead of throughout the document

Caryl Callsen, Foothill Conservancy, shared that certain sensitive parts of the meadow need to be included in conditions #20-25 since adding overflow and camping so that mitigations can be available for public comment and review. She suggested adding an additional condition that construction needs to be corrected to the satisfaction of the CDFW for the stream crossing.

Thomas Swett, on behalf of the applicant, reminded that it has been argued that there has been a nonconforming use and that the Board of Supervisors' said they are not going to change that and recommended that a rezone and use permit be applied for. He stated that the permit acknowledges what is already there and that they will work with Caltrans for whatever they need and are working closely with fire for the deviation. He shared that the stream crossing has been removed and the stream bed restored. He stated that the revised conditions include some late comments as attachments and asked that they instead be incorporated.

Steve Farrell, Farrell Photography, shared his endorsement for the project stating that he appreciates the Hideout's concern for the environment and efforts to reduce traffic. He added that a lot of revenue comes into the County from people staying at hotels and eating at restaurants along with vendors also profiting.

Patrick Chew, Fire Marshall AFD, stated that the Hoover's have a problem that a lot of owners wish they had, which is a successful business. He shared that the conditions are the best they can be, short of having a fire station next door.

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

Chair Wardall said that he has looked at the conditions, that tourism is one of the things in the General Plan, that this is hallmark, and that he approves of the project.

Commissioner Bennett said this is an entrepreneurial business and many of our great businesses would not exist if someone had to come up with a million dollars and make a plan. He said he is not making excuses for short cuts taken and that is how businesses start. He stated that this place would not exist if there was not consumer demand, that it creates employment, and that it creates tax revenues. He added that an environmental criticism was additional vehicle miles traveled and suggested to maybe get more doctors into the area which could eliminate a tremendous amount of mileage. He said there are a lot of problems with this, but that it appears that the problems have been solved by the respective agencies.

MOTION: It was moved by Commissioner Gonsalves, seconded by Commissioner Curtis, and unanimously recommended to accept the Mitigated Negative Declaration as the appropriate environmental document.

Commissioner Curtis said that he has been bothered by this for 15 years mostly because of access. He stated that Fire Marshall Chew has come up with substantial deviations that have addressed problems with the access. He said that he still is concerned about if there is ever an emergency that there may be trouble going both ways on that road, but believes that the intent of the Hoover's is to mitigate that to the extent possible. He added that the other things Fire Marshall Chew has requested them to do are as sufficient as possible and added that it is hard to take a place out in the middle of nowhere and make it comply with everything applied to the more populated parts of the County. He said that he is a proponent of moving forward with the project so they at least can be in compliance.

Commissioner Bennett added that risk is inherent in life. He said that planning is to prevent problems but that it cannot end risk and that he is in favor of the project.

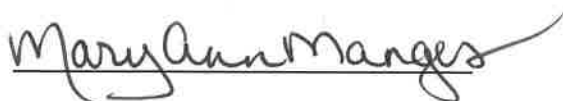
MOTION: It was moved by Commissioner Gonsalves, seconded by Commissioner Bennett, and unanimously carried to approve UP-20;10-2 with the conditions of approval, findings, and mitigation measures included in the amended staff report.

MOTION: It was moved by Commissioner Gonsalves, seconded by Commissioner Munnerlyn, and unanimously carried to recommend approval of ZC-20;10-1 with the reasons in paragraph H of the staff report to the Board of Supervisors.

Ms. Ruesel stated that the Planning Commission has approved UP-20;10-2 and recommends approval of ZC-20;10-1 to the Board. Anyone wishing to appeal the approval of UP-20;10-2 may do so by filing a written appeal with the Clerk of the Board no later than 5:00 p.m. on May 19, 2023. The hearing for ZC-20;10-2 will be scheduled with the Board at a later date.

MOTION: It was moved by Commissioner Gonsalves, seconded by Commissioner Bennett and unanimously carried to adjourn the meeting until the next regularly scheduled meeting on June 13, 2023.


Dave Wardall, Chair
Amador County Planning Commission


Mary Ann Manges, Recording Secretary
Amador County Planning Department


Chuck Beatty, Planning Director
Amador County Planning Department