

**AMADOR COUNTY PLANNING COMMISSION MINUTES
SUMMARY MINUTES OF TAPE RECORDED MEETING
FEBRUARY 9, 2016 – 7:00 P.M.**

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The Planning Commission of the County of Amador met at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:00 p.m. by Chairman Lindstrom.

THOSE PRESENT WERE:

Planning Commissioners: Ray Lindstrom, District I, Chairman
Caryl Callsen, District III
Andy Byrne, District IV, Vice Chairman
Ray Ryan, District V

Staff: Greg Gillott, County Counsel
Susan C. Grijalva, Planning Director
Heidi Jacobs, Recording Secretary

THOSE ABSENT WERE:

Planning Commissioners: Dave Wardall, District II

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 Ryan, seconded by Commissioner Byrne and unanimously carried to approve the agenda as presented.
Absent: Commissioner Wardall

C. Minutes: January 5, 2016

MOTION: It was moved by Commissioner Callsen, seconded by Commissioner Byrne and carried to approve the minutes of January 5, 2016 as presented.
Absent: Commissioner Wardall

D. Correspondence: Memo from Public Works regarding Item 3.

E. Public Matters not on the Agenda: None.

F. Recent Board Actions: Susan Grijalva reported the Board of Supervisors adopted the Medical Marijuana Ordinance but reverted the language to the number of plants allowed to what was originally proposed rather than the Planning Commission's recommendation.

G. Planning Commission: Election of Recording Secretary

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Callsen and unanimously carried to elect Heidi Jacobs as Recording Secretary.
Absent: Commissioner Wardall

H. Annual update on the Kirkwood Sprung Structure Use Permit

Susan Grijalva stated an update has been submitted but would like to continue the item to the next meeting when Chuck Beatty will be present.

Agenda Items

Item 1 - Request for a six-year extension of Tentative Parcel Map No. 2655 proposing the division of 65.62 acres into four parcels consisting of 5, 20, 20 and 20 acres.

Applicant: Ralph and Carmen Colet

Supervisory District: III

Location: On both sides of Hwy 26 (Red Corral Road) between Joyce Road and Bobbie Lane in the Pioneer area (APN 031-010-109).

Susan C. Grijalva, Planning Director, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

There was no comment.

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

Commissioner Callsen stated she was inclined to only approve a one year extension. Commissioner Byrne agreed and would be open to consider additional years if the applicant showed proof that conditions were being worked on.

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Callsen and carried to grant a one year extension to Tentative Parcel Map No. 2626 extending the expiration date to February 7, 2017.

Ayes: Commissioner Byrne, Commissioner Callsen, Commissioner Ryan

Noes: Chairman Lindstrom

Absent: Commissioner Wardall

Chairman Lindstrom stated he felt a three year extension would be reasonable considering the economic climate.

NOTE: Ms. Grijalva advised the Commission approved a One Year Extension of Time. If anyone wishes to appeal the decision of the Commission they can do so by submitting in writing to the Board of Supervisors a request for appeal prior to February 19, 2016, at 5:00 p.m. along with the appropriate appeal fee.

Public Hearings

Item 2 – Environmental document determination and possible project decision for Tentative Parcel Map No. 2856 proposing to divide approximately 106 acres into two parcels approximately 61 and 45 acres in size.

Applicant: Toma Family Trust

Supervisory District: II

Location: 18324 Forest Home Road, at the northeast corner of the intersection of Carbondale Road and Forest Home Road, approximately 1 mile south of Highway 16 in the Plymouth area (APN 001-180-025).

Susan C. Grijalva, Planning Director, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

Ciro Toma, applicant, asked for Condition of Approval No. 13 to be modified by removing “for denial” from the second paragraph. He asked for Conditions 14 and 15 to be revised to read “prior to issuance of a building permit” rather than recordation of the map. He questioned why Condition 17 is on this map and not included on others; it is not a part of the conditions for proposed Tentative Parcel Map No. 2858 which

is the next item.

Ms. Grijalva read into the record the revision for Condition 13. She stated based on a conversation she had with Public Works they have no objections to the proposed revisions to Conditions 14 and 15. Ms. Grijalva also stated for the record that Attachment "A" would need to be included with the Conditions of Approval. Ms. Grijalva stated Condition 17 is in the memo from Public Works to be included as a Condition of Approval.

Chairman Lindstrom asked if Mr. Toma had an issue if Condition 17 remained; Mr. Toma indicated he did not have an issue with including it in the Conditions.

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

Absent: Commissioner Wardall

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to find the Mitigated Negative Declaration is the appropriate environmental document.

Absent: Commissioner Wardall

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to approve Tentative Parcel Map No. 2856 subject to the findings and conditions in the staff report including Attachment "A" with the Conditions of Approval and making the following changes to the Conditions of Approval and to renumber the conditions as necessary:

Absent: Commissioner Wardall

13. If the Developer does not record any final map within 30 days of a recommendation for the approval, conditional approval, or denial of the tentative parcel map by the Planning Commission for referral to the Board of Supervisors for action, the developer shall make the required dedications for fee right-of-way along Carbondale Road

14. Prior to recordation of any Final Map(s) creating Parcel B-1 to take access from Forest Home Road, obtain an encroachment permit from the Department of Transportation and Public Works, and improve the access encroachment to a PW-4 Standard Residential Driveway Connection, including any required appurtenances.

15. Prior to recordation of any Final Map(s) creating Parcel B-2 to take access from Carbondale Road, obtain an encroachment permit from the Department of Transportation and Public Works, and improve the access encroachment to a PW-4 Standard Residential Driveway Connection, including any required appurtenances.

NOTE: Ms. Grijalva advised the Commission approved Tentative Parcel Map No. 2856. If anyone wishes to appeal the decision of the Commission they can do so by submitting in writing to the Board of Supervisors a request for appeal prior to February 19, 2016, at 5:00 p.m. along with the appropriate appeal fee.

Item 3 – Environmental document determination and possible project decision for Tentative Parcel Map No. 2858 proposing to divide approximately 16 acres into two parcels approximately 6 and 10 acres in size.

Applicant: Gary Upton

Supervisory District V

Location: 10691 Shenandoah Road, approximately 1.2 miles north of Shenandoah School Road in the Plymouth area (APN 007-070-057).

Susan C. Grijalva, Planning Director, summarized the staff report which is hereby incorporated by

reference into these minutes as though set forth in full.

Matt Toma, representative, stated he agreed with the revisions proposed by the Public Works memo, attached, regarding Conditions of Approval No. 12 and 17.

Commissioner Ryan asked if the resulting 10 acre parcel could be divided further in the future. Ms. Grijalva stated the 10 acres could potentially be divided as the General Plan is AT (5-10 acre density).

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

Absent: Commissioner Wardall

Commissioner Byrne asked if a use permit would be required for a tasting room. Ms. Grijalva stated the zoning is "R1A," Single Family Residential and Agricultural District and a use permit for a tasting room would be required.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to find the Mitigated Negative Declaration is the appropriate environmental document.

Absent: Commissioner Wardall

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to approve Tentative Parcel Map No. 2858 subject to the findings and conditions in the staff report making the following changes to the Conditions of Approval and to renumber the conditions as necessary:

Absent: Commissioner Wardall

12. Prior to ~~recording of any Parcel Map~~ *issuance of a building permit*, the private driveway serving Parcel 1 shall conform to the requirements pertaining to driveways in County Code Chapter(s) 12.08 and 15.30.

17. ~~Construct a roadway turnout near the mid point of the private road in accordance with the requirements in County Code Chapter 15.30.~~

NOTE: Ms. Grijalva advised the Commission approved Tentative Parcel Map No. 2858. If anyone wishes to appeal the decision of the Commission they can do so by submitting in writing to the Board of Supervisors a request for appeal prior to February 19, 2016, at 5:00 p.m. along with the appropriate appeal fee.

Adjournment: At 7:35 p.m. Chairman Lindstrom adjourned this meeting of the Planning Commission, to meet again on March 8, 2016.

/s/
Ray Lindstrom, Chairman
Amador County Planning Commission

/s/
Heidi Jacobs, Recording Secretary
Amador County Planning Department

/s/
Susan C. Grijalva, Planning Director
Amador County Planning Department