

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 Wardall.

THOSE PRESENT WERE:

Planning Commissioners: Keith DesVoignes, District I
Dave Wardall, District II, Chairman
Caryl Callsen, District III
Andy Byrne, District IV
Ray Ryan, District V

Staff: Grace Pak, Deputy County Counsel
Susan C. Grijalva, Planning Director
Chuck Beatty, Planner
Heidi Jacobs, 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 Ryan, seconded by Commissioner Byrne and unanimously carried to approve the agenda with Items 1, 2, 3 and 7 and remove items 4, 5 and 6.

C. Minutes: April 11, 2017

MOTION: It was moved by Commissioner Byrne, seconded by Commissioner Callsen and carried to approve the minutes of April 11, 2017 as presented.

D. Correspondence:

Item 7: letter from Rebecca Harms with Kronick, Moskovitz, Tiedemann & Girard; letter from Patrick G. Mitchell with Mitchell Chadwick

E. Public Matters not on the Agenda: None.

F. Recent Board Actions: Chuck Beatty reported Mr. Riskas requested the Board of Supervisors hearing for the zone change request be continued until he could attend the Board meeting.

Agenda Items

Item 1 - Request for a six-year extension of time for Tentative Parcel Map #2825, proposing the division of 18.34 acres into two parcels consisting of 6.10 and 12.24 acres.

Applicant: Carl A. Wilkinson

Supervisorial District: V

Location: 23355 Shake Ridge Road, approximately 0.60 miles west of the intersection with Fiddletown Road (APN 023-020-092).

Chuck Beatty, Planner, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

Matt Toma, representing Carl Wilkinson, stated the applicant is requesting the full six year extension.

Commissioner Byrne asked if any work has been done; Mr. Toma stated no work has been done due to the economy and the applicant indicated to him it would be done in the next few years.

Commissioner Ryan stated he would be inclined to grant the full six years since it is a fairly new approved map and it is only a two-way lot split.

Commissioner Byrne stated he is inclined to grant three years but would not argue against a six year extension.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Callsen and unanimously carried to grant a six-year extension for Parcel Map No. 2825.

NOTE: Mr. Beatty advised the Planning Commission approved a six-year extension of Tentative Parcel Map Number 2825. 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 May 19, 2017 at 5:00 p.m. along with the appropriate appeal fee.

Item 2 – Review and possible approval of Interim Management Plan submitted for the North Carbondale Mine pursuant to County Code Section 7.36.185 and Public Resources Code Section 2770, to maintain the mine site while operations are idle.

MINE OPERATOR: Ione Rock (Randy Moore, representative)

PROPERTY OWNER: Lucich Family Revocable Trust

SUPERVISORIAL DISTRICT: II

LOCATION: 800 Carbondale Road, approximately 1.8 miles north of Michigan Bar Road.

Chairman Wardall stated the project is about ½ mile from his property and believes it to be a suitable land use.

Chuck Beatty, Planner, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

Commissioner Byrne and Commissioner Callsen asked for clarification of an idle status and how long a mine can be idle. Mr. Beatty explained extensions can be granted five years at a time to a maximum of fifteen years.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to find the IMP meets the requirements of SMARA and County Code Section 7.36; to approve the IMP for a period of five years commencing from November 20, 2015 and find the approval of the IMP is exempt from CEQA.

NOTE: Mr. Beatty advised the Planning Commission approved the Interim Management Plan for North Carbondale Mine. 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 May 19, 2017 at 5:00 p.m. along with the appropriate appeal fee.

Item 3 – Review and possible approval of Interim Management Plan renewal for the South Arkansas Creek Mine pursuant to County Code Section 7.36.185 and Public Resources Code Section 2770.

MINE OPERATOR: Crosspointe 2, LLC (Jason Smith, representative)

PROPERTY OWNERS: Sandra Ballard and Crosspointe 2, LLC

SUPERVISORIAL DISTRICT: II

LOCATION: On the south side of Hwy 16 approximately 1.5 miles east of the Sacramento/Amador County line.

Chuck Beatty, Planner, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to find the IMP meets the requirements of SMARA and County Code Section 7.36; to approve the IMP for an additional period of five years commencing from November 2016 and find the renewal of the IMP is exempt from CEQA.

NOTE: Mr. Beatty advised the Planning Commission approved the Interim Management Plan renewal for South

Arkansas Creek Mine. 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 May 19, 2017 at 5:00 p.m. along with the appropriate appeal fee.

Public Hearings

Item 4 - Request for Zone Change for a portion of a parcel involved in a Boundary Line Adjustment from the “R1A,” Single-family Residential and Agricultural district to the “AG,” Exclusive Agricultural district in conjunction with a request to include recently acquired 545 acres into the existing California Land Conservation Act contract.

APPLICANT: Timothy and Jill Curran

SUPERVISORIAL DISTRICT: II

LOCATION: 1000 Cook Road, Lone, CA, approximately 1.5 miles west of Dave Brubeck Road (portion of APN 005-170-014)

Due to a noticing error this item was continued and notices will be mailed out.

Item 5 - Environmental document determination and possible project decision for Tentative Parcel Map No. 2864 proposing the division of 241+/- acres into two (2) parcels of 130+/- and 111+/- acres.

Applicant: The Reed Leasing Group, LLC

Supervisorial District: II

Location: Lying north and south of SR88, approximately one-half mile west of the intersection of SR88 and Martin Lane in the Lone area (APNs 005-240-001 and 005-190-005).

Due to a noticing error this item was continued and notices will be mailed out.

Item 6 - Environmental document determination and possible project decision for Tentative Parcel Map No. 2862 proposing the division of 7,971+/- acres into 8 parcels ranging from 65 to 778 acres, and a 5,757-acre remainder.

Applicant: Greenrock Ranch Lands, LLC

Supervisorial District: II

Location: Southwest of the Lone City Limits, immediately south of Five Mile Drive and north of Jackson Valley Road (APNs 005-090-009, 005-100-010, 005-120-008, 005-120-010, 005-130-052, 005-140-008, 005-150-011, 005-150-012, 005-180-019, and 005-190-020).

Due to a noticing error this item was continued and notices will be mailed out.

Agenda Item

Item 7 - Discussion and possible recommendation to the Amador County Board of Supervisors regarding the 2003 Kirkwood Specific Plan Mitigation Monitoring 10-year review.

Project Proponent: Kirkwood Mountain Resort (KMR) and Kirkwood Mountain Development (KMD)

Supervisorial District: III

Chuck Beatty, Planner, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

Commissioner Byrne asked if the percentage of build-out is known. Mr. Beatty stated current buildout is less than 50% of maximum build-out.

Commissioner Ryan asked if bussing employees can be an option to reduce the 30% requirement for employee housing and help reduce the traffic. He felt the organization would have a better idea of how much housing would be required to meet the needs. Mr. Beatty stated the 30% requirement was based on the ability to house a core number of employees available to staff the operation in the event of significant snow. Ms. Grijalva stated the employee housing requirement was a part of the original master plan which hasn't changed; she stated operations have changed over the years, which is why staff is recommending the appropriate parties draft a

proposed revision to the employee housing requirement for the Counties to consider.

Commissioner Ryan asked if there were CC&Rs in place to address the street sweeping. Mr. Beatty stated the HOA believes KMR is responsible for street sweeping as do the County Counsels for Amador and Alpine Counties. Commissioner Ryan felt the language was vague enough that it is possible to interpret the resort is only responsible for the main street.

Chairman Wardall asked for comments.

Joanne Michael, Resource Concepts, stated she is the primary author of the report; she provided background on how the review was done. In 2013 she was approached to review the overall compliance of the 2003 Specific Plan. She stated of the 180 mitigations measures, there is substantial compliance. Ms. Michael stated the original MMP did require KMR, the HOA and the condo associations to do the street sweeping and did not understand how the various County Counsel offices determined it was the responsibility of KMR. She felt that should be reviewed again by legal counsel. Ms. Michael agreed the employee housing requirements should be reviewed and updated to meet the current needs of the operation.

Pat Mitchell, representing Kirkwood Mountain Development, reviewed the letter he submitted, attached.

Ms. Grijalva stated there are multiple HOAs in Kirkwood, she is aware of at least three associations, so that further confuses the issue. Chairman Wardall asked if KMPUD is responsible for the streets at all.

Andrew Strain, representing Kirkwood Mountain Resort, stated Vail bought the resort operations. The 10 year compliance review is something new for him and he is pleased that there is very little out of compliance. He agreed with the findings of the report. Mr. Strain also agreed the 10-year review should not be on-going; this is a great check-up and a way to complete the requirements in the MMP. He stated Kirkwood Meadows Drive and every parking lot is swept by KMR twice a year but they cannot sweep the streets that are not owned by KMR; he believed the street sweeping requirement could have been worded better in order to reflect who is responsible for which streets. He agreed with Mr. Mitchell that it would make sense to use 2018 for the traffic counts. Mr. Strain agreed with Commissioner Ryan's comments regarding employee housing; KMR offers employees a bus option and carpool incentives. Related to the grazing management plan, Mr. Strain stated the horse pack/ride operation left because they could not meet the insurance requirements which has reduced the amount of grazing occurring in the area. He suggested the noxious weeds concern could be a group effort with KMPUD taking the lead and it could be similar to what KMR does with the Forest Service for noxious weeds on the mountain by focusing on where earth has been disturbed.

Chairman Wardall asked for clarification on what action the Planning Commission should take.

Mr. Beatty stated the Planning Commission should make a recommendation to the Board of Supervisors regarding the compliance report and include any recommendations on how to come into compliance on the deficiencies.

Commissioner Ryan stated the amount of compliance is remarkable and did not see that an additional 10 year review cycle is necessary.

Mr. Beatty noted that the MMP/COA review for the Martin Point Subdivision Map this is the second compliance review in 10 years.

Chairman Wardall could not believe there was an issue over who is responsible for street sweeping; he sees it as a property owner responsibility and whoever owns the street should be responsible for the sweeping.

Commissioner Ryan asked what purview the Commission has regarding the street sweeping. Grace Pak, Deputy County Counsel, stated at this point she does not have enough information to make a definitive legal opinion regarding the street sweeping but the current opinion is based on a previous County Counsel; based on discussion with the current County Counsel the office would defer to the conditions. Commissioner Ryan asked what action the Planning Commission should take regarding the street sweeping issue. Mr. Beatty stated the Commission should make a recommendation to the Board of Supervisors to direct staff to research the issue and come up with a solution.

Commissioner Byrne stated he spent a lot of time in Kirkwood this year and heard a lot of comments about the street sweeping. He asked if there are new HOAs in Kirkwood. Ms. Grijalva stated KMA is the oldest association; East Meadows is in Alpine County; the Master Association is the most recent one; there may be additional associations for the condo units; the majority of the associations predated the Specific Plan.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to recommend acceptance of the report and make the following recommendations to the Board of Supervisors:

- direct staff to resolve the street sweeping issue;
- implement a plan within one year to address the noxious weeds;
- update and revise a draft grazing management plan that would be refined to include options of no grazing and grazing by a specific number of horses;
- direct proponent to update the employee housing plan; and
- find no further comprehensive reviews are needed once these items are resolved.

***NOTE:** Mr. Beatty advised the Planning Commission recommended approval of the 10-Year review of the 2003 Kirkwood Specific Plan Mitigation Monitoring. This item will be heard at a future Board of Supervisors meeting.*

Adjournment: At 8:37 p.m. Chairman Wardall adjourned this meeting of the Planning Commission, to meet again on June 13, 2017.

_____/s/_____
Dave Wardall, Chairman
Amador County Planning Commission

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

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