

**AMADOR COUNTY PLANNING COMMISSION MINUTES  
SUMMARY MINUTES OF TAPE RECORDED MEETING  
September 10, 2019 – 7:00 P.M.**

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The Planning Commission of the County of Amador met on Tuesday, September 10, 2019 in the Board of Supervisors Chambers at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:00 p.m. by Chair Byrne.

**THOSE PRESENT WERE:**

Planning Commissioners: Keith DesVoignes, District 1  
Dave Wardall, District 2  
Earl Curtis, District 3  
Andy Byrne, Chair, District 4  
Ray Ryan, Vice Chair, District 5

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

**THOSE ABSENT WERE:** None

**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 Vice Chair Ryan, seconded by Commissioner DesVoignes and unanimously carried to approve the agenda as presented.

**C. Minutes:** August 13, 2019

**MOTION:** It was moved by Commissioner DesVoignes, seconded by Commissioner Curtis, and carried to approve the August 13, 2019, minutes as presented.

AYES: DesVoignes, Curtis, Wardall, Byrne

NOES: None

ABSTAIN: Ryan

**D. Correspondence:**

Item 1 – Letter by Rob and Katie Scott

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

**F. Recent Board Actions:** Mr. Beatty shared that this morning the Board of Supervisors approved a setback variance in Kirkwood that the Planning Commission had recommended and two weeks ago denied two appeals that were presented to the Planning Commission as zoning interpretations. One interpretation was for whether a food truck was consistent with a nonconforming use and the other was whether the term "recreation uses" extended to RV parks in the "A," Agricultural zone.

Chair Byrne asked if the denial of the extension for the tentative subdivision map at the last hearing was appealed.

Mr. Beatty responded that it was not appealed to the Board of Supervisors.

**Public Hearing**

**Item 1 - Tentative Parcel Map No. 2654 by Eric and Cathy Yochheim proposing the division of 126.15 acres into two parcels of 44+/- and 82+/- acres in size.**

**Applicant:** Eric D. and Cathleen G. Yochheim  
**Supervisory District:** 2  
**Location:** 4200 Coal Mine Rd., Lone, approximately one mile south of the intersection with Buena Vista Rd. (APN: 012-100-042)

Chair Byrne introduced the item.

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

Chair Byrne opened the public hearing and asked if the applicant was present and wanted to speak.

Eric Yochheim, applicant, shared that he and his wife do not use the part of the property shown as parcel one, and desire the split so that their sons can build a house to escape the winters in Tahoe. He added that they have no plans of rezoning or changing anything else.

Chair Byrne asked what previously got in the way with a previously approved parcel map.

Mr. Yochheim responded that the main reason was the cost of funding for a new road. He shared that they will not have to incur the cost of a road now and that whomever develops parcel one will have to build the required encroachments.

Chair Byrne asked if anyone else wanted to speak. No one else desired to speak.

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner DesVoignes, and unanimously carried to close the public hearing.

Vice Chair Ryan commented that the application is pretty straightforward and sees no problems with it. He asked County Council if he can include approval of the Mitigated Negative Declaration and project into one motion.

Mr. Spitzer responded that it would be fine.

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner Wardall, and unanimously carried to recommend approval to accept that the Mitigated Negative Declaration is the appropriate document for the project and also recommend approval of the parcel map with findings as stated in the staff report.

*Mr. Bratan stated that the Planning Commission has recommended approval for Parcel Map No. 2654. Anyone wishing to appeal the decision may do so by filing a written appeal along with the appropriate fees with the Clerk of the Board of Supervisors by no later than 5:00 p.m., September 20, 2019.*

Item 2 - Request for a Use Permit (UP-19;6-2) to construct a 1,250 sf dwelling in the same structure as 3,750 sf workshop and 1,250 sf office in a “C1,” Retail, Commercial, and Office district which allows a single-family dwelling in the same structure as a commercial use, subject to a Use Permit.

**Applicant:** Bradley M. Jackson  
**Supervisory District:** 3  
**Location:** 27825 Inspiration Drive East, Pioneer (APN: 032-130-019).

Chair Byrne introduced the item.

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

Chair Byrne opened the public hearing and asked if the proponent was present.

Bradley Jackson, proponent and communications contractor from Santa Cruz County, shared that he does a lot of work in the gold country and Nevada and also recreates in Amador County. He shared details of his plans for a dwelling, office, and shop.

Vice Chair Ryan asked Mr. Jackson if this is going to be his primary residence.

Mr. Jackson responded that it will not, but that much of his work will be here.

Vice Chair Ryan asked him if he is going to relocate his business here.

Mr. Jackson responded that he has much work in the Bay Area and that a large part of his work will be coming this way.

Chair Byrne asked if anyone else desired to speak. No one else desired to speak.

**MOTION:** It was moved by Commissioner Wardall, seconded by Commissioner DesVoignes, and unanimously carried to close the public hearing.

Chair Byrne asked staff if the parcel is part of the scenic highway corridor that would put limitations on design.

Mr. Beatty replied that it is west of the scenic highway corridor, which begins at Dew Drop..

Commissioner Curtis commented that he does not believe it is visible from the highway.

Mr. Jackson shared that there is a 100 foot setback from the center line of Hwy 88 and that it will be physically set back and that there is a lot of cedar growth there.

**MOTION:** It was moved by Commissioner Wardall, seconded by Vice Chair Ryan, and unanimously carried to recommend approval of the use permit in accordance with the conditions listed in the staff report and that the notice of exemption is the appropriate environmental document.

*Mr. Bratan stated that the Planning Commission has approved the request for UP-19; 6-2. Anyone wishing to appeal the decision may do so by filing a written appeal along with the appropriate fees with the Clerk of the Board of Supervisors by no later than 5:00 p.m., September 20, 2019.*

Item 3 - Request for a Zone Change from the “X,” Special Use District to the “AG,” Exclusive Agriculture District, in conjunction with a request for inclusion of the same 160 acres

into a California Land Conservation (Williamson) Act contract.

**Applicant:** Michael C. and Janice B. Daines  
**Supervisory District:** 2  
**Location:** Southwest of the intersection of Carbondale Rd. and Irish Hill Rd. (APN: 001-200-012)

Chair Byrne 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 Byrne asked if the proponent was present. The proponent was not present.

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner DesVoignes, and unanimously carried to close the public hearing.

Chair Byrne asked why the parcel is zoned "X".

Mr. Beatty responded that it used to be in the Williamson Act and then was non-renewed with the 10-year non-renewal period recently expiring.

Vice Chair Ryan asked if it is the same property owner.

Mr. Beatty replied that it is.

Commissioner Wardall commented that he drives by the property often and sees cattle troughs, cattle, and barb wire fence and said he believes it is appropriate.

Chair Byrne asked for clarification about it being Notice of Exemption vs. Categorically Exempt.

Mr. Spitzer replied that the Notice of Exemption is the document that is filed for projects that are Categorically Exempt.


**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner DesVoignes, and unanimously carried to recommend approval with findings recommended in the staff report for a Zone Change to the Board of Supervisors.

*Ms. Ruesel stated that the Planning Commission has recommended approval of the Zone Change and that a public hearing will be held with the Board of Supervisors at a later date.*

**MOTION:** It was moved by Vice Chair Ryan, seconded by Commissioner DesVoignes, and unanimously carried to approve to adjourn the meeting. The next meeting will be October 8, 2019 at 7:00 p.m.

  
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Andy Byrne, 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