

CALAVERAS COUNTY PLANNING COMMISSION

Don Parker
District 1
Timothy Laddish
District 2
Michelle Plotnik, Chair
District 3
Hector Lozano, Vice-Chair
District 4
Michael Robie
District 5



Bret Samson
Planning Director
Julie Moss-Lewis
Assistant County Counsel
Annette Huse
Commission Clerk

891 Mountain Ranch Road
San Andreas, CA 95249
209-754-6490

MEETING MINUTES MARCH 27, 2025

CALL TO ORDER

The meeting was called to order at 9:00 AM by Commissioner Plotnik.

Attendee Name	Title	Status	Arrived
Don Parker	District 1 Planning Commissioner	Present	
Timothy Laddish	District 2 Planning Commissioner	Present	
Michelle Plotnik	District 3 Planning Commissioner	Present	
Hector Lozano	District 4 Planning Commissioner	Present	
Michael Robie	District 5 Planning Commissioner	Absent	

STAFF PRESENT

Bret Sampson, Planning Director
Julie Moss-Lewis, Assistant County Counsel
Madeleine Flandreau, Senior Planner
Ben Diamond, Planner II
Annette Huse, Commission Clerk

STAFF ANNOUNCEMENTS

Planning Director Bret Samson informed the Commission that they may begin to see more comments in their packets from the Agricultural Advisory Committee regarding projects located on or near Resource Production lands.

AGENDA CHANGES - None

GENERAL PUBLIC COMMENT

Carlos Stoughton

CONSENT AGENDA - None

REGULAR AGENDA

1. **2023-00073 Zoning Amendment for Shaman Norcal Properties, Inc.:** The applicant proposes to amend the zoning of a 40-acre parcel (APN: 014-010-041) in Railroad Flat from Residential Agriculture (RA) to General Agriculture (A1) for the purpose of having the ability to apply to collocate an additional cannabis cultivation site on the parcel. The subject parcel is located at 626 Outback Way, Railroad Flat, CA 95248. APN 014-010-041 is located in the SW ¼ of the SE ¼ of Section 27 T6R13 of the MDB&M. The Calaveras County Planning Department has prepared a Mitigated Negative Declaration, pursuant to the requirements of the California Environmental Quality Act (CEQA), for the above-described project. (Ben Diamond, Planner II)

Staff Discussion:

Ben Diamond, Planner II, presented the item. Staff and the Commission discussed the item.

Applicant Comment:

Constantin Ciortan, applicant

Public Comment:

Starlin Patrick
Eddie Nielsen
Carlos Stoughton
Jesus Quintanilla
Joanne Ebert

MOTION: A motion was made by Commissioner Lozano and seconded by Commissioner Laddish to approve Resolution 2025-0005, as amended, recommending the Board of Supervisors adopt the subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and adopt an ordinance to approve 2023-00073 Zoning Amendment of APN 014-010-041 from RA-20 (Residential Agriculture 20-acre minimum) to A1 (General Agriculture) for Shaman Norcal Properties, Inc. Motion was approved 4-0-0-1. (Absent – Robie)

2. **2025-011 Appeal of Administrative Use Permit AUP 2024-082 for Noah and Amber Glanville:** The appellant, Ralph Niven, is appealing the Planning Director's approval of AUP 2024-082 to operate a 5-run dog boarding facility from the existing 20'x25' dog kennel at 1298 Apple Blossom Drive, Murphys (APNs 034-003-137 and 068-010-126). The subject parcels are 40.83-acres in size, zoned General Agriculture with a 40-acre minimum (A1-40), on land designated by the General Plan as both Working Lands and Rural Transition A (RTA), and located in portions of Sections 31 and 32 of T04N, R14E and a portion of Section 5 of T03N, R14E of the MDM. This project is CEQA exempt pursuant to CEQA Guidelines §15303 (c) which allows for a store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances and not exceeding 2500 square feet in floor area. (Lindsey Smith, Planner I)

Staff Discussion:

Commissioner Plotnik recused herself from discussion on a continuation.

Planning Director Bret Sampson indicated that the appellant, Ralph Niven, had requested a continuance to April 10th due to the presence of only three Commissioners at the meeting.

MOTION: A motion was made by Commissioner laddish and seconded by Commissioner Parker to continue this item to April 10th. Motion was approved 3-0-0-1. (Absent – Robie)

Commissioner Plotnik recused herself from the discussion and vote due to a conflict of interest and left the room. She was not present for the vote on the continuation.

Commissioner Plotnik returned to the boardroom for the rest of the meeting.

3. **2024-013 Conditional Use Permit for Jeremy and Lynette Covey-Smith DBA 4 Horse Ranch:** THIS ITEM WAS CONTINUED FROM 3-13-25. The applicant is requesting approval of a Conditional Use Permit to permit a previously existing unpermitted private equestrian facility for up to 40 horses on a Rural Residential parcel. The facility is a registered nonprofit for equine education and therapy sessions for at-risk youth and will be operated by the landowners and 1-6 volunteers/employees. The facility is not proposed to be open to the general public and will hold up to four lessons per day in husbandry, training, preparation for off-site riding, and roping clinics for privately invited clients or guests, and up to three birthday parties per year for up to 25 people. The subject parcel, APN 048-009-052 is located at 2911 Patriot Way in Burson, in Section 21, T4N, R10E, MDBM. Pursuant to CEQA guidelines, an Initial Study/Mitigated Negative Declaration has been prepared for this project. (Madeleine Flandreau, Senior Planner)

Staff Discussion:

Madeleine Flandreau, Senior Planner, presented the item. Staff and the Commission discussed the item.

Applicant Comment:

Lynette Smith-Covey, applicant

MOTION: A motion was made by Commissioner Parker and seconded by Commissioner Lozano to adopt Resolution 2025-004, as amended, approving the Mitigated Negative Declaration and approving Conditional Use Permit 2024-013 for Lynette and Jeremy Covey-Smith DBA 4 Horse Ranch to operate a private equestrian facility in the rural residential zone. Motion was approved 4-0-0-1. (Absent – Robie)

INFORMATIONAL ITEMS - None

COMMISSIONER REPORTS - None

PLANNING DIRECTOR AND STAFF REPORTS

Planning Director Bret Sampson informed the Commission that the next meeting would be April 10th.

ADJOURNMENT – 11:10 AM

Bret Sampson, Planning Director

Date

Planning Commission Chair

Date