

CALAVERAS COUNTY PLANNING COMMISSION

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District 3
Michael Chimento
District 4
Charanjit Singh
District 5



Gabriel Elliott
Director of Planning
Annette Huse
Commission Clerk
Julie Moss-Lewis
Deputy County Counsel

REGULAR MEETING AGENDA SEPTEMBER 28, 2023

This meeting will be held in the **BOARD OF SUPERVISORS CHAMBERS** 891 Mountain Ranch Road, San Andreas, CA 95249.

This Planning Commission meeting is open to the public.

Alternatively, you may observe the meeting and address the Commission via Zoom or email, as dictated below:

You may listen to the meeting, and make public comments virtually, using the Zoom link listed under **CALL TO ORDER**. The meeting is also available to view at <http://calaverascountycalifornia.org/Citizens/Default.aspx>

You may also comment on a specific agenda item prior to the hearing via email. To do so, submit your comment via email to the Clerk of the Planning Commission at <https://calaverasgov.us/Feedback/Planning-Commission-Clerk> no later than 4:00pm on the Monday prior to the Commission meeting. Please clearly indicate which agenda item number your comment pertains to. Comments are limited to 300 words or less.

In Compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the Clerk to the Planning Commission at (209) - 754-6620 at least 48 hours prior to the start of the meeting. Notification in advance will allow reasonable arrangements to be made to ensure accessibility to this meeting. Government Code §54954.2(a).

The Planning Commission agenda is posted on the county website at <https://calaverasgov.us/Meeting-Calendar>. Applications, environmental documents, staff reports, and project files are available for review at the Calaveras County Planning Department during regular business hours. Copies of the file documents, including the staff report and/or environmental reviews, may also be purchased.

A decision of the Planning Commission may be appealed to the Board of Supervisors by following the appeal procedures in Section 17.98.070, and by submitting a written request, accompanied by the appropriate fee, within 15 calendar days from the date of the Commission decision. (Ord. 2289 § 3(part), 1992: Ord. 1812 § 1(part), 1986).

Pursuant to Government Code 65009, a legal challenge to any of the projects described below may be limited to addressing only those issues raised at the public hearing or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

If you wish to address the Commission on an agenda item, please come to the rostrum when public comment on that item is opened and give your name, if you choose, your address, and your comments. Time limits and order of items shall be the discretion of the Chair, including a break for lunch.

9:00 AM CALL TO ORDER

To view or give public comment virtually, register in advance:

https://us06web.zoom.us/webinar/register/WN_8sTqQgpvTnm8o7mSI_htQQ

Once registered you will receive a confirmation email containing information about joining the meeting. Upon joining the meeting, your audio will be muted. During the public comment periods, you will be asked to raise your hand via Zoom if you want to comment. You may speak for up to three minutes.

PLEDGE OF ALLEGIANCE

STAFF ANNOUNCEMENTS

AGENDA CHANGES

GENERAL PUBLIC COMMENT PERIOD

Any land use item of interest to the public that is within the subject matter jurisdiction of the Commission and is not posted on the Consent or Regular agendas may be addressed during the Public Comment period. California law prohibits the Commission from taking action on any matter which is not posted on the agenda unless it is determined to be an emergency by the Commission. Five minutes per person, fifteen (15) minutes per topic.

CONSENT AGENDA

Consent agenda items are expected to be routine and non-controversial. They will be acted upon by the Commission at one time without discussion. Any Commission member, staff member or interested party may request removal of an item from the consent agenda for discussion.

1. Planning Commission minutes of July 27, 2023.

REGULAR AGENDA

1. **2022-020 Zoning Amendment and Conditional Use Permit for California Waste Recovery Systems:** The applicant is requesting a Zoning Amendment from Business Park (M4) to General Industrial (M2) and approval of a Conditional Use Permit to expand the operations at the existing California Waste Recovery Systems, LLC (Cal-Waste) solid waste transfer station in Valley Springs. Proposed operations will increase the permitted volume of materials received each day, upgrading from a medium volume to a large volume transfer station. The subject property APN 040-004-021 is located 3524 Double Springs Road approximately 0.3 miles northwest of the intersection of State Route (SR) 12 and SR 26 in the

community of Valley Springs, in Section 9 of T04N, R11E, MDM. Pursuant to CEQA guidelines, a Negative Declaration has been prepared for this project. (Madeleine Flandreau, Planner III)

2. **2023-048 Barber/Day Appeal of Staff Decision – continued from 9-14-23 to finalize the resolution.** The applicant is appealing a staff decision to not provide zoning clearance to build two movable storage sheds on a vacant, undeveloped RR-zoned parcel without establishing the primary residential use required by Section 17.22.010 of the Calaveras County Code. Per Section 17.98.020 of the Calaveras County Code, a decision of any staff member may be appealed to the Planning Commission. The subject property is a 19.98-acre parcel, Zoned Rural Residential, located at 3559 Stagecoach Road, in Copperopolis California. APN: 054-004-041 is a portion of Section 5, T01N, R12E. (Gabriel Elliott, Director of Planning)

INFORMATIONAL ITEMS

1. **Discussion on the Proposed Zoning Code Amendment Study Session Schedule.** (Gina Kathan, Planner III)
2. **Discussion to Finalize the Commission's Memorandum to the Board of Supervisors Concerning the Final Draft Greenhouse Gas Reduction Plan Measures.** (Gabriel Elliott, Director of Planning)

COMMISSIONER REPORTS

PLANNING DIRECTOR REPORTS

ADJOURNMENT