

CALAVERAS COUNTY PLANNING COMMISSION

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District 4
Michael Robie
District 5



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

REGULAR MEETING AGENDA MARCH 27, 2025

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://calaverascountyca.igm2.com/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_sG6kIX7qRHivfODxQgTXpA

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.

None

REGULAR AGENDA

A.

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)
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)

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)

INFORMATIONAL ITEMS

None

COMMISSIONER REPORTS

PLANNING DIRECTOR REPORTS

ADJOURNMENT