

CALAVERAS COUNTY PLANNING COMMISSION

Don Parker

District 1

Timothy Laddish, Vice-Chair

District 2

Michelle Plotnik, Chair

District 3

Kelly Wooster

District 4

Cory Fisk

District 5



Gabriel Elliott

Director of Planning

Annette Huse

Commission Clerk

Julie Moss-Lewis

Deputy County Counsel

REGULAR MEETING AGENDA SEPTEMBER 8, 2022

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 fifteen 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, 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_yl86VkG2Q2O9wFDEPLtsw

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 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 from June 23, 2022.
2. Planning Commission Minutes from July 28, 2022.

REGULAR AGENDA

1. **2021-055 Zoning Amendment for Whiskey Slide Farms, LLC:** The application proposes to amend the zoning of three contiguous parcels totaling 41 acres from Residential Agriculture (RA) to General Agriculture (A1) for the purpose of allowing a second cannabis cultivation site to be permitted. APN 016-027-043 is 5.722 acres in size, APN 016-027-044 is 12.250 acres in size, and 016-027-045 is 22.627 acres in size. The parcels were merged into one parcel on May 27, 2022, to meet the 20-acre minimum requirement for the A1 zone. The subject parcels, APNs: 016-027-043, 016-027-044, and 016-027-045 are located at 15369, 15499 and 15469 Jesus Maria Road in Mokelumne Hill. The parcels are part of Section 12, T05N, R12E, MDM. Pursuant to CEQA guidelines, an Initial Study/Negative Declaration has been prepared for this project. The applicant's proposed activity is within the scope of the cannabis cultivation regulatory program approved through the amendment of Calaveras County Code 17.95 on October 22, 2019, and the program EIR and addendum approved on that date for this program adequately describes the applicant's proposed activity for the purposes of the California Environmental Quality Act. (Gabriel Elliott, Director of Planning)

INFORMATIONAL ITEMS - None

COMMISSIONER REPORTS

PLANNING DIRECTOR REPORTS

ADJOURNMENT