

# CALAVERAS COUNTY PLANNING COMMISSION

**Don Parker**  
District 1  
**Timothy Laddish**, Vice-Chair  
District 2  
**Michelle Plotnik**, Chair  
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 MARCH 9, 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://calaverascountyca.iqm2.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\\_aMfaljWUThmnt32Xz8jUVA](https://us06web.zoom.us/webinar/register/WN_aMfaljWUThmnt32Xz8jUVA)

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.

1. Swearing in of Planning Commissioners from Districts 4 and 5 for the term ending December 31, 2024.

## **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.

None

## **REGULAR AGENDA**

1. **2022-055 Extension of Time for approved Conditional Use Permit 2020-074 for the Blue Mountain Electric Company** The applicant is requesting an extension of time to extend the expiration date of approved Conditional Use Permit (CUP) 2020-074. On November 10, 2021, the Planning Commission approved a CUP to operate a community-scale, 3-megawatt biomass combined heat and power facility at the eastern edge of the Calaveras County Water District's West Point facility in Wilseyville. APN: 012-011-014 is a portion of Section 14, T6N, R13E, MDM. Pursuant to CEQA guidelines, a Notice of Exemption (NOE) has been prepared for this project. (Madeleine Flandreau, Planner III)

2. **2022-031 Planned Development Permit for John & Maryna Jeffries: THIS ITEM WAS CONTINUED FROM FEBRUARY 9, 2023, BUT WILL BE CONTINUED AGAIN TO MARCH 23, 2023.** The applicant's seek approval of a Planned Development Permit for the design of the proposed artist retreat development on 13.16 acres in Arnold. The facility will include a 35' x 50' "A" framed structure to be used as an event space, eleven (11) small cabins for short term lodging, and an outdoor event area. In addition to the commercial uses, the proposal includes a Quonset Hut style structure to be occupied by the property owners as their primary residence. The subject parcel is located off Oak Circle in Arnold, approximately 0.14 miles north of the Oak Circle / Hwy 4 intersection. APN: 028-001-046 is described as parcel 2 of Parcel Maps, Book12, Page 190. The parcel is in the northeast ¼ portion of Section 30, T5N, R15E, MDM. Pursuant to CEQA guidelines a Notice of Exemption has been prepared for this project. (Gina Kathan, Planner IV)

**INFORMATIONAL ITEMS** - None

**COMMISSIONER REPORTS**

**PLANNING DIRECTOR REPORTS**

**ADJOURNMENT**