

CALAVERAS COUNTY PLANNING COMMISSION

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District 2
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District 3
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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 JUNE 12, 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**.

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_N42JmzpsTvm8oo3S6yXWlq

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 March 13, 2025.
2. Planning Commission minutes of March 27, 2025.
3. Planning Commission minutes of April 10, 2025.

REGULAR AGENDA

A.

1. **2024-061 GENERAL PLAN AMENDMENT & ZONING AMENDMENT FOR WILLIAM SPENCE.**: An application to amend the General Plan Land Use Designation of the 150,279 square foot portion of land shown on Exhibit "A" currently occupied by the retail business, "Spence Ranch Feed & Supply", located within the 18.79-acre parcel described as Parcel B of ROS 25-64, from Working Lands (WL) to Commercial (C) for the purpose of amending the zoning from A1-ME (General Agriculture – Mineral Extraction) (previously RC (Rural Commercial)) to C2 (General Commercial). The portion of Parcel B, Exhibit A shown in Figure 1 below, to be amended includes the retail store, accessory structures for feed and other supplies sold and/or associated with the retail business, outdoor storage areas and the parking lot. The intent of this application is to fix a technical mapping error made during the 2019 General Plan Update. The subject 150,279 square foot area of land is currently a portion of APN's: APN:058-001-024 & 058-001-005, located in Section 19,

T3N, R13E, MDM further described as a POR of Parcel B of ROS 25-64, is located at 1235 Hwy 49 near Angles Camp, 0.55 miles Northwest of the City boundary of Angels Camp. Pursuant to CEQA guidelines, the Calaveras County Planning Department has prepared a Notice of Exemption for this project. Additionally, the Zoning Map Amendment is determined to be a later activity within the scope of the General Plan, and the program Environmental Impact Report, certified in 2019, SCH# 2017012043, which adequately describes the activity for the purposes of the California Environmental Quality Act (CEQA). (Gina Kathan, Senior Planner)

INFORMATIONAL ITEMS

None

COMMISSIONER REPORTS

PLANNING DIRECTOR REPORTS

ADJOURNMENT