



BOARD OF SUPERVISORS CHAMBERS

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San Andreas, CA 95249

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PLANNING COMMISSION REGULAR MEETING

JUNE 25, 2020

On March 18, 2020, Governor Gavin Newsom issued Executive Order N-29-20 (<https://www.gov.ca.gov/wp-content/uploads/2020/03/3.17.20-N-29-20-EO.pdf>), which includes a waiver of Brown Act provisions requiring physical presence of the Planning Commission or the public in light of the COVID-19 pandemic.

The County of Calaveras hereby provides notice that as a result of the declared federal, state, and local health emergencies, and in light of the Governor's order, **this Planning Commission meeting will not be physically open to the public**. You may observe the meeting and address the Commission via email or telephonically as dictated below. Consistent with the Executive Order, Commission members may elect to attend the meeting telephonically and to participate in the meeting to the same extent as if they were physically present.

Based on guidance from the California Governor's Office and Department of Public Health, as well as the County Health Officer, in order to minimize the potential spread of the COVID-19 virus, please do the following:

View the live video stream or listen to the live audio stream of the Planning Commission meetings at <http://calaverascountyca.igm2.com/Citizens/Default.aspx>

1. If you wish to comment on a specific agenda item, 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. If your comment meets the foregoing criteria, it will be read into the record during the meeting.
2. Alternatively, you may comment by calling (209) 754-6620 and relaying your message to the Commission Clerk or leaving a voicemail of no more than 300 words no later than 4:00 pm on the Monday prior to the Commission meeting. You must specify which item your comment pertains to or if it is for general public comment. The Clerk will then read it into the record during the meeting.
3. If you are listening to the audio or video live stream of the meeting and wish to either make a general public comment or comment on a specific agenda item as it is being heard, please call one of the telephone numbers listed below the **Call to Order and enter the Webinar ID number provided**. You may speak for up to three minutes. The Commission will make an effort to take all calls. You may receive a busy signal if others are calling in at the same time; if you do, please attempt calling again. Please be sure you are viewing the live stream in real time.

The information below is changed by the Clerk for each agenda.

9:00 AM Call to Order

To give public comment, call one of the following phone numbers. If you get a busy signal on the first number, please try another. (669) 900-9128 or (346) 248-7799 or (301) 715-8592 or (253) 215-8782 or (646) 558-8656 or (312) 626-6799.

ID: 921 1982 6130

Password: Will be posted on the meeting calendar the Tuesday before the meeting.

Upon joining the meeting, your audio will be muted until the appropriate time to make your comment. After your comment, you will be removed from the meeting. Please note that the telephone numbers are for making comments, not monitoring the meeting.

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 webpage at www.co.calaveras.ca.us. 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, FLAG SALUTE

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. Approval of minutes from May 28, 2020.

REGULAR AGENDA

1. **2019-052 TSTM for Sierra Parkway Properties:** Divide 15.29± acres into 6 (six) single family residential lots ranging in size from 1.01 to 3.86 acres. The property is zoned Single Family Residential (R1) and has a General Plan designation of Residential Low Density (RLD). The project is located at 2542 Shoshone Drive, Camp Connell within the Big Trees Village Subdivision. APNs: 023-033-003, 023-054-001, and 023-055-001 are portions of Sections 07 & 12, T05N, R15 & 16E, MDM. A mitigated negative declaration has been prepared pursuant to California Environmental Quality Act (CEQA) guidelines. (Gina Kathan, Planner III) **Continued from May 28, 2020.**
2. **2019-051 Zoning Amendment for Mara Naber and Russ Daley:** This application proposes to re-zone two contiguous parcels totaling 75.9 acres of land in Calaveras County from RR (Rural Residential) to A1 (General Agriculture). APNs 021-020-002 and 021-020-012 are located at 9099 Live Oak Lane and 8331 Sheep Ranch Road, respectively, in Mountain Ranch. The two parcels are located in the northwest ¼ of section 36, Township 05 North, Range 13 East, MDM. 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 amendment approved on that date for this program adequately describes the applicant's proposed activity for the purposes of the California Environmental Quality Act. In addition, a negative declaration was prepared analyzing the non-cannabis related potential impacts of the proposed zoning amendment. (Madeleine Flandreau, Planner II) **Continued from May 28, 2020.**
3. **2019-085 ZONING AMENDMENT FOR TERRANCE STRANGE**
This application proposes to re-zone two parcels totaling approximately 40 acres of land in Calaveras County from RR (Rural Residential) to RA (Residential Agriculture). APNs 012-012-128, 012-012-129, 012-012-130, and 012-012-131 are located at 2885 and 2883 N Railroad Flat Road in Wilseyville, and are a portion of the northeast ¼ of Section 23, Township 06 North, Range 13 East, MDB&M. 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 amendment approved on that date for this program adequately describes the applicant's proposed activity for the purposes of the California Environmental Quality Act. In addition, a negative declaration was prepared analyzing the non-cannabis related potential impacts of the proposed zoning amendment. (Scott Speer, Planner II)
4. **Valley Springs Town Center Connectivity Plan** Calaveras County is proposing to adopt the Valley Springs Town Center Connectivity Plan, a plan to address pedestrian, bicycle, and motor vehicle safety improvements along state routes 12 and 26 and throughout the town center centering on Valley Springs Elementary School. (Scott Speer, Planner II)

5. **Project 2020-009 CANNABIS CULTIVATION ORDINANCE AMENDMENT:** Calaveras County is proposing to amend Chapter 17.95 regulating the commercial cultivation of cannabis. The proposed amendment would to permit processing in the industrial (M1, M2 and M4) zones, extend the time period for well testing to a three-month window, modify the timeframe for which Cannabis Background Check Badges are required, and change the language regarding cannabis as an agricultural activity. A second addendum to the Environmental Impact Report certified in 2017, SCH# 2016042019, has been prepared. (Peter Maurer, Planning Director)

COMMISSIONER REPORTS

PLANNING DIRECTOR REPORTS

ADJOURN AS PLANNING COMMISSION

CONVENE AS ADMINISTRATIVE HEARING BOARD

1. **2020-01 Appeal of Code Compliance Citation – Metro Pismo:** Metro Pismo is appealing the Notice of Violation, Order to Abate, Administrative Citation and Fine issued on February 27, 2020. **Continued from May 25, 2020.**

ADJOURN AS ADMINISTRATIVE HEARING BOARD

ZOOM PASSWORD: 369386