

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 NOVEMBER 10, 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.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_ppXD9lucT3OQ8JuV-9ry8w

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.

None

REGULAR AGENDA

1. **2022-036 Zoning Amendment for Establishment of Agriculture Preserve and Williamson Act Contract 392 for Otoniel Avila, Etal:** The applicants filed a California Land Conservation Contract Application to establish Agriculture Preserve & Williamson Act Contract 392 for a total of 1,172.21 acres. As a result, the County is processing a Zoning Amendment from General Agriculture (A1) to Agriculture Preserve (AP) to signify the land is in an Agriculture Preserve pursuant to County Code Chapter 17.18.010 that Agriculture preserve zoning applies to lands for which a Williamson Act contract has been executed. The subject property is a total of 1,172.21 acres comprised of three legal parcels and five assessor parcels. APN's: 052-017-058, 052-017-059, 052-017-060, 052-017-077 & 052-017-078 are located at 2010 Hunt Road in Copperopolis, approximately 2.5 miles west of the Hunt Road / Hwy 4 intersection in portion of Section 05, T2N, R12E, & a portion of Sections 31 & 32, T3N, R12E, MDM. Pursuant to CEQA guidelines a Notice of Exemption has been prepared for this project. (Gina Kathan, Planner IV)

2. **2022-047 Modification to Existing Permit for 2005-190 TSTM North Vista Plaza**: The County Planning Department received a request from LGI Homes to modify condition II-9 of Board of Supervisors Resolution 08-023 approving Vesting Tentative Subdivision Tract Map 2005-190 and road ordinance modification request for North Vista Plaza on January 22, 2008. The TSTM was approved to create a 156-lot residential subdivision and is located 2 miles southwest of Valley Springs, 1,000 feet north of Highway 26 and approximately 1.75 miles south of the Highway 12/Highway 26 intersection. The project site, APN's 073-056-001, 002, 003, and 009, is a portion of Section 26, Township 4N, Range 10E, MDM. Pursuant to CEQA guidelines, a Mitigated Negative Declaration was adopted with project approval in 2008. The request for modification will rely on the original Mitigated Negative Declaration as the request is not growth inducing and will not have a significant effect on the environment. (Gina Kathan, Planner IV)

INFORMATIONAL ITEMS - None

COMMISSIONER REPORTS

PLANNING DIRECTOR REPORTS

ADJOURNMENT