



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

LEAD AGENCY: Calaveras County Planning Department
891 Mountain Ranch Rd.
San Andreas, CA 95249

2024-013 Conditional Use Permit for Jeremy and Lynette Covey-Smith: The applicant is requesting approval of a Conditional Use Permit (CUP) to permit a previously existing unpermitted private equestrian facility for up to 40 horses on a Rural Residential parcel. The facility is a registered nonprofit for equine education and therapy sessions for at risk youth and will be operated by the landowners and 1-6 volunteers/employees and will only be available for their private invited clients or guests, and not open to the general public. The facility proposes up to four lessons per day in husbandry, training, preparation for off-site riding, and roping clinics for at-risk youth. Approximately two to five teenaged clients will be on site daily, with adult volunteers/employees acting as chaperones. The applicant is also proposing to hold up to three birthday parties per year for up to 25 people. The horses are kept in paddocks with moveable fencing for periodic rotations. No development is proposed at this time. The subject parcel, APN 048-009-052 is located in Section 21, T4N, R10E, MDBM.

NOTICE IS HEREBY GIVEN that the Calaveras County Planning Department has prepared a Mitigated Negative Declaration, pursuant to the requirements of the California Environmental Quality Act (CEQA), for the above-described project.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Mitigated Negative Declaration will commence on December 30, 2024, through January 31, 2025, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address or mflandreau@calaverascounty.gov within the public review period. Comments can also be made during the public hearing. Copies of the Mitigated Negative Declaration and Initial Study are available for review at the above address or by contacting the Planning Department.

Pursuant to Government Code 65009, if anyone challenges the above listed issues in a court of law, the challenge may be limited to raising only those issues you or someone else raise at the public hearing described in this notice, or in written correspondence delivered to the Commission, at or prior to, the public hearing. You are welcome to review the application at the Calaveras County Planning Department during normal working hours, 8:00 a. m. to 4:00 p. m., Monday through Friday except county holidays. Copies of the project file and staff report can be purchased at the Planning Department for the cost of making the copies.

Date of Notice – December 27, 2024