
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of January 11, 2012

The Plumas County Zoning Administrator convened in a meeting on January 11, 2012, at 10:01 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding. Senior Planner, Rebecca Herrin, is in attendance.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

No public comment is presented.

III. CONTINUED HEARING – TENTATIVE SUBDIVISION MAP: AGUILERA, et. al (DAVE NORTON, Agent); APNs 003-260-002 & 003-320-003 (LaPorte); T.21N/R.9E/S.4 & 5 MBM; Planner: Rebecca Herrin

The proposal to divide approximately 87 acres into five parcels of 1.95, 2.16, 2.20, 3.71, and 76.05 acres for single-family residential use, located at 2166 Little Grass Valley Road, LaPorte, is presented. Randy Wilson, Zoning Administrator, states a letter has been received from the applicant's agent requesting that this item be continued for an additional 9 months. Wilson makes note that by requesting these continuances, the applicant is abrogating any deemed approved requirements under the Permit Streamlining Act requirements. Wilson asks if the applicant recognizes that this project has been continued beyond the requirements of the Permit Streamlining Act and the Subdivision Map Act. Jim Webster, applicant's agent, states they understand. Wilson continues this item to the October 10, 2012, Zoning Administrator meeting at 10:00 a.m.

IV. HEARING – MODIFICATION OF RECORDED MAP BY CERTIFICATE OF CORRECTION: NOH, MIKE & REE / FIGONE, PHILIP & SHELLY; APNs 102-604-011 & 102-604-012; T.28N/R.7E/S.25 MDM; NST ENGINEERING; Planner: Rebecca Herrin

The request for a Certificate of Correction to modify recorded map 12PM64 by relocating a driveway easement to accommodate building construction, located at 737 & 739 Lassen View Drive, Lake Almanor, is presented. Rebecca Herrin, Senior Planner, gives a report on the background of the proposal as outlined in the Staff Report. John Kolb, representing the Engineering Department, states they have two concerns: 1) That the easement be physically able to put the access route on it, and 2) That it not conflict with the turnaround easement held by the neighbor to the south. Because the proposed easement overlaps an existing easement, Kolb questions if that creates the potential for additional disagreement. Discussion follows regarding the overlapping easements and whether or not an alternative exists to locate the easement to prevent overlapping and potential future conflicts. The hearing is closed at 10:29 a.m.

DECISION

Wilson states he will take the actions recommended by staff, and 1) Determine that the proposed modification of a recorded map by Certificate of Correction is exempt from the requirements of the California Environmental Quality Act Guidelines under Section 15305 (Class 5); and 2) Approve the Modification of the Recorded Map, subject to the conditions of approval outlined in Exhibit 2 along with Findings A through D. The last sentence in Condition #1 is amended to read "The modification shall not impact, *by not overlapping*, the vehicle turn-around easement recorded at Book 800 of Official Records at Page 190.

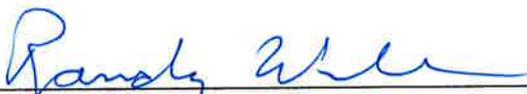
FINDINGS

- A) There are changes in circumstances which make the condition of the map no longer appropriate or necessary. The driveway easement was shown on the map as it affected the two parcels, not because it was a condition of the map. This change in description of the easement will reflect the changes in circumstances created by the construction on Parcel 12.
- B) The modifications proposed do not impose any additional burden on the present fee owners of the property because the proposed changes were initiated by the fee owner and therefore are not considered a burden. The parking turn-around easement that benefits Parcel 11 is not impacted by this modification.
- C) The modification proposed does not alter any right, title, or interest in the real property reflected on the recorded map. The modification proposed is a refinement of the driveway access easement location.
- D) The map, as modified, conforms to the provisions of Section 66474 of the Government Code of the State.

Zoning Administrator Notation: Any decision made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) days of the decision. If the tenth day lands on the weekend, the end of the appeal period will be the next working day. The appeal will need to be based on relevant information stated or submitted at or prior to this meeting by a commenting public member or representative, or certain County department heads as stated by County Code. There is a filing fee for the appeal and the fee information is available from Planning and Building Services.

ADJOURN

There being no further business, the meeting adjourns at 10:31 a.m. The next regularly scheduled Zoning Administrator meeting is set for February 8, 2012, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.



Randy Wilson, Zoning Administrator



Heidi Wightman, Department Fiscal Officer II