
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of April 18, 2012

The Plumas County Zoning Administrator convened in a meeting on April 18, 2012, at 10:02 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. SPECIAL USE PERMIT: HARDIG, JANELLE & PAUL; APN 104-232-017

Planner: Rebecca Herrin

The request for a Special Use Permit to keep a 4-H lamb in a temporary pen in a residential zone, located at 3777 Lake Almanor Drive, Hamilton Branch, Lake Almanor, is presented. Senior Planner, Rebecca Herrin, states that the reason a special use permit is required is because lambs are not ordinarily allowed in residential zones. Applicant, Janelle Hardig, states she agrees with the Staff Report. The hearing is opened at 10:05. There being no comments, the hearing is closed at 10:05.

DECISION

Wilson states he will take the actions recommended by staff, and 1) Determine that the project is exempt from the requirements of the California Environmental Quality Act Guidelines under Section 15061(b)(3), with Findings A & B; and 2) Approve the Special Use Permit subject to the conditions of approval outlined in Exhibit 1 of the Staff Report, with Findings A through E.

ENVIRONMENTAL DETERMINATION FINDINGS

- A. That it can be seen with certainty, based upon review of the initial environmental assessment, that there is no possibility that the project may have a significant effect on the environment; and
- B. That the location and custodian of the documents which constitute the record of these proceedings is the Plumas County Planning Department, 555 Main Street, Quincy, California.

FINDINGS

- A. This project, as conditioned, is environmentally compatible with the surrounding area because the proposed project conforms to the general plan constraints and policies, and with applicable state and county codes that are designed to protect public health and safety.

- B. Prior to the public hearing, it can be presumed that this project is socially compatible with the surrounding area because the conditions are designed to ensure that the project will not create any nuisances or interfere with the surrounding community. The project will be in conformance with all other regulations pertaining to the use.

The lamb will be penned and walked on the property. Waste removal and disposal shall be in an approved manner.

- C. This project is not economically incompatible with the surrounding area because it does not prevent or diminish the ability of the surrounding property owners from deriving economic benefit, nor will the use interfere with the economic use of properties in the vicinity in conformance with zoning requirements adopted for the promotion of the public health, safety, and general welfare and to protect property owners' rights to develop consistent with the General Plan.
- D. This project is consistent with the general plan and zoning because a 4-H project is a permitted use, subject to a Special Use Permit and it is temporary.
- E. There is a reasonable probability that the project will be consistent with the future adopted general plan because, although a residential area, rural uses are predominant. There is little or no probability that the project will be detrimental to or interfere with the future adopted general plan because of the temporary nature of the project.

A short recess is called at 10:07 to allow the Director of Environmental Health to arrive at the hearing. The meeting reconvenes at 10:15.

IV. MODIFICATION OF RECORDED MAP BY CERTIFICATE OF CORRECTION: TANTAU RANCH SUBDIVISION; TANTAU RANCH, LLC / TARLTON TRUST; APNs 133-080-036, 038, 039, 040, 041, 042, & 043; T.22N/R.13E/S.29,30 MDM; RALPH KOEHNE ENGINEERING; Planner: Rebecca Herrin

The request for a modification of recorded map by certificate of correction to 1) Add three (3) septic easements to the map, 2) Change the dimensions and location of the leach area easements for the benefit of parcels 3 and 5; and 3) Change the name of the main road into the subdivision from "Tantau Road" to "Tantau Ranch Road", located at 2256 Highway 89, Clio, is presented. Regarding the third request, Rebecca Herrin, Senior Planner, states that County Code requires that a road name for addressing purposes be the road name on the subdivision map. It was for that purpose that the Certificate of Correction was initially applied for. In the course of review it came to light there were some re-design issues with the leachfields and the septic systems for Lots 1 and 5.

Continuing, Herrin explains the Certificate of Correction adds septic easements A, B, and C and changes the dimensions and location of the leach easements for Lots 3 and 5. The need for a gravity flow system for Lot 5 necessitates a septic easement going across Lot 1 to reach the designated leach area for Lots 3 and 5. Since the septic easement crosses Lot 1 and is close to the well site, Herrin recommends, with Environmental Health input, that the well site be removed from Lot 1 and the designated leachfield area for Lot 1 be relocated. Also proposed by the project engineer is the easement on Lot 2 to facilitate Lot 3's septic line going to the designated leachfield area for Lot 3. There is discussion regarding the location of Easement "C" in relation to the Impact Avoidance Zone on the designated remainder.

The hearing is opened at 10:20. There is further discussion regarding the sewer line on Lot 1 for the benefit of Lot 5 and how it will impact the driveway on Lot 1. There is also discussion regarding the designated building envelopes shown on the additional information map. The following changes are recommended: Condition 2.c. be amended to read, "Easement "C", either as shown on the preliminary Certificate of Correction submitted by Ralph Koehne or along the north boundary line of Lot 1 if required to be relocated due to proximity to the "Impact Avoidance Zone"; the addition of Condition 2.f., "Note which shall be placed on Lot 1 requiring that the sewer line for the benefit of Lot 5 either be installed at a depth greater than 36 inches or, as an alternative, the driveway(s) constructed on Lot 1 shall cross the sewer line easement using engineered or structural crossings in order to protect the sewer line"; and Condition 2.g., "Note indicating that the designated building envelopes shown on the additional information map are for informational purposes only and may be relocated with permission of the Planning Director." There being no further comments, the hearing is closed at 11:02.

DECISION

Wilson states he will take the actions recommended by staff, and 1) Determine that Negative Declaration No. 653 was prepared and adopted for the Tentative Subdivision Map and Planned Development Permit and that the proposed modifications by Certificate of Correction, as conditioned, does not identify any new environmental impacts that have not been addressed under Negative Declaration No. 653 and Negative Declaration No. 653 is adequate for this project; and 2) Approve the Modification of Recorded Map, subject to the conditions of approval outlined in Exhibit 3 of the Staff Report, with the amendment of Condition 2)c. and the addition of Conditions 2)f. and 2)g., with Findings A through D.

FINDINGS

- A. There are changes in circumstances which make the condition of the map no longer appropriate or necessary.
- 1) The sewer line from Lot 5 to the leach area for Lot 5 crosses Lot 1 and must be shown as an easement that encumbers the property. The designated well site on Lot 1 will be removed to accommodate the relocated sewer line easement.
 - 2) The designated leach area for Lot 1, as shown on the additional information map, will be relocated to meet Department of Environmental Health requirements.
 - 3) Construction of the sewer line from Lot 3 through Lot 2 needs additional easement width along the road and public utility easement.
 - 4) The designated leach area for the benefit of Lots 3 and 5 needs an egress easement.
- 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 available building area on Lot 1 will be impacted, but future owners will be informed by the recording of the Certificate of Correction prior to sale of the property.

- 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 reflection of actual conditions of construction of the utilities.

- D. The map, as modified, conforms with the provisions of Section 66474 of the Government Code of the State.

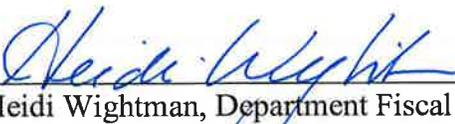
Zoning Administrator Notation: Any decision made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) days of the decision. If the tenth day lands on the weekend, the end of the appeal period will be the next working day. The appeal will need to be based on relevant 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 11:03 a.m. The next regularly scheduled Zoning Administrator meeting is set for June 13, 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