
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of September 9, 2015

The Plumas County Zoning Administrator convened in a meeting on September 9, 2015, at 10:03 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 presented.

III. TENTATIVE PARCEL MAP & ADOPTION OF NEGATIVE DECLARATION #666 – SIERRA GROUP, L.P.; APNs 025-060-047 & 025-060-048; T.23N/R.14E/S.23 MDM

The proposal to divide 80 acres into four parcels of 7 acres each for single-family residential use, with a remainder of +/- 52 acres, located at 1310 Beckwourth-Genesee Road, is presented. Senior Planner, Rebecca Herrin, gives an overview of the project as outlined in the Staff Report, noting that two mitigation measures will be implemented with the project. Additionally, a letter was received from Patricia Wormington expressing opposition to development in Sierra Valley. Zoning Administrator, Randy Wilson, questions if the applicant, B.J. Pearson, has any comments on the project. Pearson states that the Sierra Valley Groundwater Management District required a 72-hour pump test of a domestic well. They would not accept the well driller's report. Jerry Sipe, Environmental Health Director, requests a copy of the 72-hour pump test. The public hearing is opened at 10:12. There being no comments, the public hearing is closed at 10:13. Wilson questions if the applicant is in agreement with the conditions of approval. Pearson states he is. Wilson questions if Sipe is in agreement with Condition #3. Sipe states he is. Katy Stadter from the Engineering Department requests a condition be placed on the additional information stating that at the time of building permit application an encroachment permit will be required. Wilson proposes the following condition: A note shall be placed on the additional information map recorded concurrently with Final Map that states: "At the time of building/grading permit approval an appropriate encroachment permit onto the Beckwourth-Genesee Road is required." Additionally, Wilson proposes a condition which states: The tentative map is for four parcels and a remainder parcel, or not a part. The remainder parcel shall not be a parcel on the final map." Pearson adds, for the record, that as far as is legally possible, the Plumas County Planning officials have been very accommodating in the processing of this map.

DECISION

Wilson states he will take the actions recommended by staff, and 1) After reviewing and considering the proposed Mitigated Negative Declaration, adopt Mitigated Negative Declaration #666 pursuant to Section 15074 of the California Environmental Quality Act Guidelines, with Findings A through C below; and 2) Approve the Tentative Parcel Map subject to the conditions of approval outlined in Exhibit 8 of the Staff Report, with the addition of Conditions 9 and 10, with Findings A through F below:

ENVIRONMENTAL DETERMINATION FINDINGS

- A. That there is no substantial evidence in the record supporting a fair argument that the proposed project, as mitigated and conditioned, might have any significant impact on the environment; and
- B. That the proposed Mitigated Negative Declaration reflects the independent judgment of the Plumas County Zoning Administrator, and that the mitigation measures will reduce potentially significant impacts to less than significant levels; and
- C. 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) It is found that this project, as conditioned, will satisfy required development standards as per Plumas County Code, because the development will be served by a road which meets the required public road standard and all required utilities and services are available or can be made available.
- B) It is found that this project will be consistent with the S-1 (Suburban) zoning because each parcel will meet the minimum standards for size, width, and proposed use. Therefore, land division does not result in any conflict with zoning and density standards.
- C) It is found that this project is consistent with the General Plan because the General Plan calls for Suburban Residential uses on the project site, compatible with existing and proposed uses, and the proposed development will comply with all applicable General Plan policies and County Codes.
- D) It is found that, although the project site is located outside a designated Planning Area, the proposed development meets the requirements for land division, as specified in the General Plan, because:
 - The resulting development will have structural fire protection;
 - Land division does not result in any conflict with zoning and density standards;
 - Adequate emergency fire flow, fire access and fire-fighting personnel and equipment will be available in accordance with applicable State, County, and local fire district needs;
 - The development is consistent with all land use criteria set forth in the Plumas County Airport Land Use Commission's statement of Policies, Rules, and Regulations, and the applicable Airport Land Use Compatibility Plan.

- E) It is found that this project is consistent with California Water Code Appendix Section 119-1104 and all applicable policies and ordinances of the Sierra Valley Groundwater Management District because that district has determined that, based on current conditions, there is sufficient groundwater available for the project.
- F) It is found that the project site is suitable for the type of development and the proposed density of development; the design of the parcels is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; the design of the parcels is not likely to cause serious public health problems; and the design of the parcels will not conflict with easements, acquired by the public at large, for access through or use of property with the proposed parcels.

CONDITIONS

1. The Final Map and additional information map shall be prepared in conformance with the Tentative Map prepared by Hamby Surveying, dated January 2011, as modified by the following conditions.
2. The Final Map shall be recorded prior to September 9, 2017, or an Extension of Time shall be filed.
3. Prior to the recordation of the Final Map, an additional information map shall be submitted to the Engineering Department and reviewed and approved by the Environmental Health division that meets the requirements of Plumas County Code, Title 6, Chapter 11 and the following:
 - a. The designated sewage disposal area for each parcel must be identified.
 - b. The designated sewage disposal area for Resultant Parcel 1 must be increased from 4,000 square feet to 6,000 square feet.
 - c. The designated sewage disposal areas for Resultant Parcels 3 and 4 must be relocated to ensure a minimum of a 50-foot separation from the edge of any seasonal drainage, with written approval by the project geologist.
 - d. The designated sewage disposal areas for Resultant Parcels 1, 2, 3, and 4 must be relocated to ensure a minimum 50-foot separation from every property line, or designated well sites must be shown for each parcel on the additional information map.
 - e. The project proponent must provide proof of water quantity by one of the following methods:

Either install at least one (1) test well under permit issued by Environmental Health that has a stabilized sustained yield of at least five (5) gallons per minute during a two-hour test, or at least three (3) gallons per minute during an eight-hour test;

or, in lieu of a test well as specified above, a report issued by a California Registered Professional Civil Engineer or California Registered Professional Geologist of water production that includes analysis of depth, yield, and quality of a sufficient number of existing wells in the general area, may be considered for acceptance.

4. A note shall be placed on the additional information map recorded concurrently with the Final Map and on all building and site development plans that states:

“Mitigation Measure 5A:

“Should development activities reveal the presence of cultural resources (i.e., artifact concentrations, including arrowheads and other stone tools or chipping debris, cans, glass, etc.; structural remains; human skeletal remains), work within 50 feet of the find shall cease immediately until a qualified professional archaeologist can be consulted to evaluate the remains and implement appropriate mitigation procedures. Should human skeletal remains be encountered, State law requires immediate notification of the County Coroner. Should the County Coroner determine that such remains are in an archaeological context, the Native American Heritage Commission in Sacramento shall be notified immediately, pursuant to State law, to arrange for Native American participation in determining the disposition of such remains.”

5. Mitigation Measure 5B:

The historic era site identified by James A. Cullum in the site record dated May 22, 2010, and described in the archaeological survey shall be delineated on the additional information map recorded concurrently with the Final Map and labeled as a building and grading exclusion area.

6. A note shall be placed on the additional information map recorded concurrently with the Final Map that contains the following language:

“Under 1275.00 *et seq.* Of the SRA Fire Safe Regulations and the provisions of Article 10 of Chapter 4 of Title 9, commencing with section 9-4.1001 of the Plumas County Code, emergency water for fire protection shall be required for each dwelling before final inspections for building construction.”

7. A note shall be placed on the additional information map recorded concurrently with the Final Map that contains the following language:

“If any grading project involves the disturbance of more than one acre, a dust control plan must be submitted to and approved by the Northern Sierra Air Quality Management District prior to surface disturbance, pursuant to District Rule 226: Dust Control.”

8. A note shall be placed on the additional information map recorded concurrently with the Final Map that contains the following language:

“During construction of the project, grading operations and other soil disturbance activities associated with development would result in the removal of on-site soil cover and the exposure of soils to the erosional forces of rainfall and runoff. Stormwater runoff and erosion from the project site could result in violation of water quality standards and waste discharge requirements. A Stormwater Pollution Prevention Plan (SWPPP) in compliance with the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit requirements regarding construction activities, including erosion control, would be required for any ground disturbance of more than one acre.”

9. The tentative map is for four parcels and a remainder parcel, or not a part. The remainder parcel shall not be a parcel on the final map.
10. A note shall be placed on the additional information map recorded concurrently with the Final Map that contains the following language:

“At the time of building/grading permit approval an appropriate encroachment permit onto the Beckwourth-Genesee Road is required.”

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 10:22 a.m. The next regularly scheduled Zoning Administrator meeting is set for October 14, 2015, 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