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**PLUMAS COUNTY**  
**ZONING ADMINISTRATOR**  
Minutes of the Meeting of July 13, 2011

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The Plumas County Zoning Administrator convened in a meeting on July 13, 2011, at 10:07 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding. Senior Planners, James Graham and Rebecca Herrin, are in attendance.

**I. AGENDA**

The agenda is approved as submitted.

**II. PUBLIC COMMENT OPPORTUNITY**

No public comment presented.

**III. 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. Rebecca Herrin, Senior Planner, states a letter was received from the applicant's representative requesting another 90-day continuance. Randy Wilson, Zoning Administrator, continues this item to the October 12, 2011, Zoning Administrator meeting at 10:00 a.m.

**IV. TENTATIVE PARCEL MAP: J & D REVOCABLE LIVING TRUST (PINJUV, JOHN & DEBORAH); APN 104-092-007; T.28N/R.8E/S.19 MDM; NST ENGINEERING**

The proposal to divide 1.38 acres into two parcels of 0.73 and 0.65 acres for Recreation Commercial use, located at 330 Peninsula Drive, Lake Almanor, is presented. Zoning Administrator, Randy Wilson, states staff has prepared a memo addressing various outstanding issues related to the driveway, sewage disposal, and CEQA justification. Staff's recommendation is that the project be continued to the August 10, 2011, Zoning Administrator meeting. Neighbors, Gerald and Martha Swimm, state the solution of relocating the driveway is acceptable to them. The Swimm's question if the cluster of trees will need to be removed in order to relocate the driveway, what the width of the driveway will be, and how close to the property line it will be located. Wilson replies it looks like there will be an impact to the trees. James Graham, Senior Planner, states driveways are typically 10 feet wide and turnouts are required if they exceed a certain length. The driveway will be located 10 to 15 feet from the property line, but there is no requirement that it be set back from the property line. Wilson questions if the property boundary is adequately located in the field to ensure the driveway will not continue to encroach. Gerald Swimm states there are survey markers on the property. Graham adds that he spoke with NST Engineering and they provided the specific distance of the encroachment, which is 2.6 feet; however, he does not know if that's been truthed. It can be conditioned on the tentative map that the driveway and related improvements are located wholly on the Pinjuv's property.

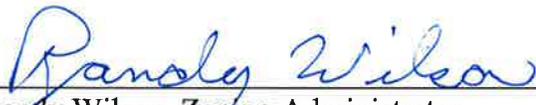
John Pinjuv, applicant, questions if the map can be approved with the condition that the driveway is installed per the requirements rather than continued to August 10<sup>th</sup>. Wilson states Item #3 in the memo from staff has not been resolved yet, and there needs to be an analysis of the driveway. Without that, he

cannot make a decision. Jay Neuman from CalFire cautions that before any trees are removed, that it be submitted through his office. Wilson continues this item to the August 10, 2011, Zoning Administrator meeting at 10:00 a.m.

***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 10:17 a.m. The next regularly scheduled Zoning Administrator meeting is set for August 10, 2011, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.

  
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Randy Wilson, Zoning Administrator

  
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Heidi Wightman, Department Fiscal Officer II