
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of April 14, 2021

The Plumas County Zoning Administrator convened in a meeting on April 14, 2021, at 10:00 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Tracey Ferguson, presiding. Assistant Planning Director, Rebecca Herrin, and Associate Planner, Tim Evans, are in attendance.

The agenda is approved as submitted.

I. PUBLIC COMMENT OPPORTUNITY

There is no public comment presented.

II. SPECIAL USE PERMIT: GEISSINGER, MICHAEL & DENISE (KINSHIP RANCH); APN 122-150-011; T.23N/R.11E/S.13 MDM

The request for a Special Use Permit for a commercial social event venue, located at 60128 Highway 70, Cromberg, is presented. Tim Evans, Associate Planner, gives a presentation as reflected in the staff report. Zoning Administrator, Tracey Ferguson, questions if the applicant has read the staff report and conditions of approval and if they have any questions. Denise Geissinger replies that they do not have any questions, and they have no problems with any of the conditions of approval.

The public hearing is opened at 10:07 a.m. Gregory McDonell speaks on behalf of his mother, Kathy McDonell, who couldn't be present for the public hearing. Kathy McDonell owns property adjacent to the Kinship Ranch. McDonell states that his mother wants to object, and he with her, on the grounds of noise pollution. McDonell feels twenty-four events a year is quite a bit, and with most of those events being likely to occur during the summer months, it ends up being a great many nights throughout the summer. He commented that they already hear a lot of noise from bass late into the night, past midnight sometimes, from Twenty Mile House, and his mother's property is a good deal away from Twenty Mile House, but in that canyon/valley McDonell commented that sound carries, and he went on to state in his experience, bass carries quite a bit further. Their family has owned the land for 57 years and they all went to school in Plumas County. McDonnell feels people move to the country because they like peace and quiet, and one of the things they believe you're entitled to when you own a piece of land is peaceful enjoyment of your property, and twenty-four nights a year of music late into the night infringes upon their peaceful enjoyment of their property. There being no further comments, the public hearing is closed at 10:10 a.m.

Ferguson explains that the County has a noise standard within the General Plan that has been applied to this project. Condition #8 states, *at no time during the event shall the noise generated by the commercial social event exceed the outdoor Community Noise Exposure level of 70 Ldn or CNEL (db) as measured at any property line*. Furthermore, in the General Plan residences are considered a sensitive receptor as far as noise is concerned. It is noted that the administrative use permit standards for commercial social event, limited speaks to event hours/noise and states, *when an...event venue is located within 300 feet of a parcel zoned...residential..., the...event shall occur between the hours of 10 a.m. and 10 p.m. excluding set up and clean up time*. Ferguson states she is considering enforcing this type of hours of operation standard as an additional condition of approval, as well as conditions that speak to the event venue area being located at least 200 feet from the boundary of the nearest S-1 or S-3 parcel, and parking areas being located at least 20 feet from the boundary of any S-1 or S-3 parcel. In looking at the zoning map, the area where the applicants want to establish the event and parking areas appears further than 200 feet and 20 feet, respectively, from the boundary of any S-1 or S-3 parcel. Continuing, Ferguson states she has expanded

on the conditions of approval in Exhibit 17 of the staff report and made significant changes. Condition #1 states the Special Use Permit is approved in conformance with the application submitted on November 4, 2020. Ferguson states, based on the application, Condition #1 needs to specify the maximum of 24 events annually, from January through December, and a maximum of 250 guests per event. Because the application also talked about 100 guests, Ferguson asks the applicants to confirm the intent of up to 250 guests per event or state a different maximum. Geissinger responds that 250 guests per event is the intent. Ferguson also notes that no one commercial social event can exceed three consecutive days in length. One exception to the application is stated for clarification. The venue area in the application was inadvertently under-represented as approximately two acres in size, and is rather, 4 acres in size as stated in the lease agreement between Kinship Ranch and Silver to Gold Events, LLC. That is the one dissent from the application where Condition #1 states the permit be approved in conformance with the application. Conditions #2 through #5 remain unchanged. Condition #6 speaks to a Fire Safety/Fire Prevention Plan that would need to be submitted no later than May 1, 2021. Since May 1st is the first event, Ferguson changes the date to *no later than April 30, 2021*, and that before the first event it be submitted to the Planning Department. The Fire Safety/Fire Prevention Plan also needs to be approved by the Long Valley Fire Department. Within the comment letter from Long Valley Fire Department, it talked about structural fire protection vs. wildland fire protection and the fire department understood the events were strictly outdoor events. However, since the brides and wedding party are allowed to enter the residence, should a structure fire occur, Ferguson questions if the fire department has confirmed they would respond. Geissinger responds that she spoke with the Long Valley Fire Department and they confirmed their response to both a structural fire and a wildland fire. Ferguson amends Condition #6 as follows: *"No later than April 30, 2021, an updated Fire Safety / Fire Prevention Plan approved by the Long Valley Fire Department must be submitted to the Planning Department."* Condition #7 speaks to the Traffic Management Plan. The date is also changed to April 30, 2021, along with the accurate approval entity, and reads, *"No later than April 30, 2021, a Traffic Management Plan meeting the requirements set forth in Plumas County Code Section 9-2.4405(d) shall be submitted to and approved by the Department of Public Works."*

Ferguson states she will be adding new Conditions #8, #9, #10, and #11. Condition #8 speaks to the commercial social event venue, excluding parking, being located at least 200 feet from the boundary of the nearest parcel zoned S-1 or S-3. Condition #9 speaks to parking areas being located at least 20 feet from the boundary of any adjacent parcel zoned S-1 or S-3. Conditions #10 and #11 concern the number of water closets and urinals required for male and female guests. Geissinger explains how they plan to provide the necessary number of urinals and water closets based on the condition requirements. When questioned by McDonell regarding Kinship Ranch's water source, Geissinger confirms they are on a well. Condition #12 addresses noise. Ferguson questions what time the events will occur. Kevin Cook with Silver to Gold Events, LLC, explains that the events, including music, typically start in the afternoon between 4:00 and 5:00 p.m. and go until 11:00 p.m. However, it's their practice to turn down the music's bass around 9:30 p.m. and turn the speakers away from the neighbors and towards the open pasture in consideration of the neighbors. No changes to Condition #13 that addresses lighting and Condition #14 that addresses temporary power cords. Condition #15 requires a building permit for temporary tent structures, greater than 200 sq. feet, per the California Building Code. Ferguson explains that temporary structures/tents must comply with all applicable sections of the current California Building Code, Fire Code, Electrical Code, and the California State Fire Marshall regulations. Additionally, a site plan with the location of the proposed temporary structure/tent must be submitted with the building permit showing the location is within the permitted commercial social event venue area. Windi Lambach with the County Assessor's Office questions how long the tents can stay up. Ferguson replies tents can stay up for a maximum of 179 days before a new permit is required.

Two new conditions regarding food and alcohol are also added. Condition #16 states: *If food will be served to attendees of the commercial social event, it must come from a facility permitted by Environmental Health in accordance with the California Retail Food Code as adopted by reference in Section 6-3.02 of Plumas County Code.* Condition #17 states: *If alcoholic beverages will be served, all requirements of the Alcoholic Beverage Control Act shall be followed during the commercial social event.* Condition #19 speaks to the compatible use of the property with the provisions of the property's Land Conservation Contract (No. 75) and the Plumas County Board of Supervisors Resolution (No. 76-2914). All planned uses shall be compatible with the compatible use provisions of the Land Conservation Contract and the rules governing those contracts, including the Board of Supervisors Resolution amended most recently in May of 2020 to include the commercial social event use as a miscellaneous compatible use.

DECISION

Tracey Ferguson, Zoning Administrator, finds the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3), making Findings A and B; and approves the Special Use Permit for a commercial social event venue, subject to the conditions of approval outlined in Exhibit 17, and as amended, making Findings A through D as follows:

ENVIRONMENTAL DETERMINATION FINDINGS

- A. That there is no substantial evidence in the record supporting a fair argument that the proposed project, as conditioned, might have any significant adverse impact 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.

CONDITIONS

1. The special use permit for the commercial social event is approved in conformance with the special use permit application submitted on November 4, 2020, including a maximum of twenty-four (24) events annually, January through December, with a maximum of two-hundred and fifty (250) guests per event and where any single commercial social event shall not exceed three (3) consecutive days in length, and with the exception that the approved commercial social event venue area was estimated at approximately two (2) acres in size in special use permit application and is, rather, four (4) acres in size, as stated in the venue lease agreement between Kinship Ranch and Silver to Gold Events, LLC.
2. Signage shall not be permitted within the State highway right-of-way. Any encroaching signs shall be removed.
3. All on-site signage shall not exceed that necessary to identify the commercial social event venue and to direct traffic and shall be removed immediately following each event. On-site signage shall be in accordance with Section 9-2.416 of Plumas County Code.
4. If signs are to be placed within any county road right-of-way, an Encroachment Permit must be obtained from the Department of Public Works.
5. Per Plumas County Code Section 9-2.4405(a)(4), appropriate dust suppression measures as per the Northern Sierra Air Quality Management District's regulations shall be implemented to prevent dust emission and/or airborne transmission of fugitive dust from the roadway(s) and parking area(s) serving the commercial social event.
6. No later than April 30, 2021, an updated Fire Safety/Fire Prevention Plan approved by the Long Valley Fire Department must be submitted to the Planning Department.

7. No later than April 30, 2021, a Traffic Management Plan meeting the requirements set forth in Plumas County Code Section 9-2.4405(d) shall be submitted to and approved by the Department of Public Works.
8. The commercial social event venue, excluding parking areas, shall be located at least two-hundred (200) feet from the boundary of the nearest parcel zoned Suburban (S-1) or Secondary Suburban (S-3).
9. Parking areas shall be located at least twenty (20) feet from the boundary of any adjacent parcel zoned Suburban (S-1) or Secondary Suburban (S-3).
10. At least one (1) water closet and one (1) urinal shall be provided for the first one-hundred (100) males or portion thereof in attendance at the commercial social event, two (2) water closets and two (2) urinals for 101-200 males, with three (3) water closets and three (3) urinals from 201 to 250 males.
11. One water closet shall be provided for the first twenty-five (25) females or portion thereof in attendance at the commercial social event, two (2) water closets for 26-50 females, three (3) water closets for 51-100, four (4) water closets from 101 to 200 females and six (6) water closets from 201 to 250 females.
12. The commercial social event shall only occur between the hours of 9:00 a.m. and 11:00 p.m., excluding set up and clean up time. If music is provided, the bass (pronounced “base”) shall be turned down no later than 9:30 p.m. and speakers/amplifiers shall be positioned in a direction pointing away from any adjacent personal residence and property zoned Suburban (S-1) and Secondary Suburban (S-3). All music shall be turned off no later than 10:30 p.m. At no time during the event hours shall the noise generated by the commercial social event exceed the outdoor Community Noise Exposure level of 70 Ldn or CNEL (dB) as measured at any property line.
13. All lighting shall be only that necessary to provide for the safety of the guests attending the event. Lighting shall be low-level, low intensity and directed downwards toward the area that is being lighted to (focused away from adjacent properties and roads) to reduce light pollution, glare, and spillage.
14. In compliance with Plumas County Code Section 9-2.4405(l), the following shall be adhered to:

Temporary power cords shall not be affixed to structures, extended through walls, or subjected to environmental or physical damage. Cords shall be secured to prevent tripping hazards. Large diameter cords shall be provided with cord bridges or ramps to facilitate the crossing of wheel chairs, strollers, and similar wheeled equipment.
15. A building permit issued by the Building Department is required prior to erecting each individual temporary structure, tent, umbrella structure, and other membrane structures that covers an area greater than 200 square feet. The temporary structure/tent must comply with all applicable sections of the current California Building code, Fire code, Electrical code, and the California State Fire Marshall regulations. A site plan with the location of the proposed temporary structure/tent must be submitted with the building permit showing the location is within the permitted commercial social event venue area.
16. If food will be served to attendees of the commercial social event, it must come from a facility permitted by Environmental Health in accordance with the California Retail Food Code as adopted by reference in Section 6-3.02 of Plumas County Code.
17. If alcoholic beverages will be served, all requirements of the Alcoholic Beverage Control Act shall be followed during the commercial social event.
18. In compliance with Plumas County Code Section 9-2.4405(o), the following shall be adhered to:

Receptacles for refuse and recyclable materials shall be provided for each commercial social event. Bins or containers must be serviced in a manner and frequency that prevents odors, leakage, overflow, or flies. All refuse and recyclables shall be collected the day following the event and shall be removed from the parcel within seven (7) days following conclusion of the event in conformance with Title 6, Chapter 10 of Plumas County Code.

19. All planned uses shall be compatible with the compatible use provisions of the Land Conservation Contract (No. 75) and the Uniform Rules Governing the Establishment and Administration of Agricultural Preserves, Including Compatible Uses (Plumas County Board of Supervisors Resolution No. 76-2914, as amended May 19, 2020), which includes the commercial social event use as a miscellaneous compatible use.
20. The violation of any condition of a special use permit shall be a violation of the provisions of this chapter and shall be punishable as set forth in Article 12 of Chapter 2 of Title 9 of the Plumas County Code.
21. The Special Use Permit is to be signed by the property owners and applicants and returned within forty (40) days of the date of approval or the permit(s) will be voided.

FINDINGS

- A. This project, as conditioned, is environmentally compatible with the surrounding area because the proposed project conforms with applicable state and county codes that are designed to protect public health and safety and to reduce potential impacts.
- 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.
- C. This project is economically compatible with the surrounding area because the use will not 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.
- D. This project is consistent with the General Plan and zoning subject to the conditions imposed by the issuance of a special use permit.

III. SPECIAL USE PERMIT & ADOPTION OF NEGATIVE DECLARATION #679 – FEATHER RIVER LAND TRUST (SIERRA VALLEY PRESERVE); APNs 025-220-006,-024,-025; 025-060-021,-022; 025-080-043,-043,-044,-045; 010-030-004; 140-070-024,-025; T.23N/R.14E/S.25, 26, 31, 35, 36 & T.22N/R.14E/S.1, 2, 6, 11, 12 & T.25N/R.15E/S.30 MDM

The request for a special use permit for public access and recreational facilities in Agricultural Preserve (AP) and Rural (R-10) zones funded through Recreational Trails and Greenways Grant Programs – Proposition #68, located at 181 Austin Road, Beckwourth, is presented. Rebecca Herrin, Assistant Planning Director, gives a presentation as reflected in the staff report. Zoning Administrator, Tracey Ferguson, questions if the applicant has any comments or questions on the staff report and conditions of approval. Shelton Douthit, representing Feather River Land Trust, replies he has no questions.

The public hearing is opened at 11:01 a.m. Plumas County Supervisor, Dwight Ceresola, is present and speaks on behalf of Joshua Loubet, who owns property adjacent to the southwest corner of the proposed project. Ceresola states he doesn't see a big issue right now, but relays that Mr. Loubet's concern is if the trails and viewing stations expand activities closer to Loubet's boundaries, his cattle won't settle or use the pasture and possibly be scared by some of the action, noting that it is a narrow field. The Loubet's

would like a 300 yard buffer from the property line, or some setback if, in the future, the project activities expand to the southwest. Ferguson responds that at this time nothing is proposed in the project description in that area, so there is no nexus to create a condition to address this request. There being no further comments, the public hearing is closed at 11:06 a.m.

Ferguson addresses the requirements of Conditions #8, #9, and #10 regarding the public water system and commercial septic system. Additionally, Ferguson notes that Condition #12 requires building permits to be obtained within 18 months from the date of approval of the special use permit. Ferguson questions if there are any long term building permits required that may exceed 18 months. Douthit responds that their objective is to submit for all building permits within 18 months. The timing of when they'd actually construct would depend on successful fund raising. The goal is to complete the whole project within the next two years. Ferguson states she is considering changing Condition #12 to read "building permits shall be submitted" instead of "obtained" within 18 months from the date of approval of the special use permit so there will be no issues. Continuing, Ferguson addresses Conditions #14 through #21 regarding the Department of Public Works' encroachment permit requirements. Douthit questions the definition of "special event." Ferguson responds that the parking narrative in the application packet described special event parking demand and daily parking demand noting that she is comfortable with the parking demand narrative provided. Andrew Ryan with PR Design and Engineering, Inc., states a maximum of 150 people per event is what's stated in the application packet, adding that when they hold these events they're not typically widely open to the public. They are invitation only and they do a really good job of managing how people arrive. Ferguson states she understands the Feather River Land Trust is working with the Beckwourth Fire District as there are areas of the property that are outside of the Beckwourth Fire District, and the Land Trust is preparing a response pre-plan with the Fire District for the entire property so their response would be to the entire property should a fire occur. Douthit states that in the pre-plan they identify access points, water sources, key infrastructure that needs to be protected in case of a wildland fire, and where the public would normally be accessing trails. Regarding cultural resources, Douthit describes the design and monitoring plan to avoid cultural resources and that there are protocols and procedures to address them if found.

DECISION

Tracey Ferguson, Zoning Administrator, adopts Negative Declaration No. 679, making Findings A through C; and approves the special use permit subject to the conditions of approval in Exhibit 14, with the amendment of Condition #12, making Findings A through D as follows:

ENVIRONMENTAL DETERMINATION FINDINGS

- A) That there is no substantial evidence in the record supporting a fair argument that the proposed project, as conditioned, might have any significant adverse impact on the environment; and
- B) That the proposed Negative Declaration reflects the independent judgment of the Plumas County Zoning Administrator; and
- C) That the location and custodian of the documents which constitute the record of these proceedings is Plumas County Planning and Building Services, 555 Main Street, Quincy, California.

CONDITIONS

1. The special use permit is approved as per the revised application submittal as revised on November 13, 2020, and as evaluated in Negative Declaration 679.

Northern Sierra Air Quality Management District

2. A Dust Control Plan shall be required by the Northern Sierra Air Quality Management District (NSAQMD) for any ground disturbance of greater than one (1) acre of surface.
3. If any open burning is proposed for vegetation management or disposal, it shall be done under the authority of an Air Pollution Permit issued by the Northern Sierra Air Quality Management District (NSAQMD).
4. If any diesel generator engine greater than 49 brake horse power (bhp) is proposed, the applicant should contact the Northern Sierra Air Quality Management District (NSAQMD) regarding the likely need for an operating permit.

California Regional Water Quality Control Board

Water Quality

5. If the project results in the disturbance of more than one (1) acre, a Storm Water Pollution Prevention Plan (SWPPP) shall be required.

Native American Heritage Commission

Cultural Resources

6. In the unlikely event that project construction reveals human remains, per California Health and Safety Code 7050.5, no further disturbance shall occur until the Plumas County Coroner has made a determination of origin and disposition pursuant to Public Resources Code 5097.98. The Coroner must be notified within twenty-four (24) hours. If the Coroner determines that the remains are not historic, but are pre-historic, the Native American Heritage Commission (NAHC) must be contacted to determine the most likely descendent for this area. Once the most likely descendent is determined, treatment of the Native American human remains will proceed pursuant to Public Resources Code 5097.98. The Native American Heritage Commission (NAHC) may become involved with decisions concerning the disposition of the remains.

Department of Environmental Health

Hazardous Materials

7. Within thirty (30) days of hazardous materials above reportable quantities being present at the facility, the facility shall submit a Hazardous Materials Business Plan and declare all additional applicable business activities through the California Environmental Reporting System (CERS). Prior to issuing a Hazardous Materials Registration for the facility, a California Environmental Reporting System (CERS) submittal must be received by Plumas County Environmental Health, at which time a site inspection will be scheduled to verify submittal actuary and the facility will be invoiced the applicable permit fees. Upon receipt of payment by Environmental Health a Registration will be issued to the facility.

Public Water System

8. The new Public Water System must be designed by a California Registered Professional Engineer and submitted to Environmental Health. The water system plans must show the layout and materials

proposed, along with shop drawings of any bulk water storage tank(s). The plans must be reviewed and approved by Environmental Health prior to any installation or construction. Plans must address the applicable portions of California Code of Regulations, Title 22, Division 4 "Environmental Health", Chapter 16 "Waterworks Standards" and the Plumas County Code, Title 6, Chapter 9 "Water Supply Systems".

9. Pursuant to the California Waterworks Standards and Plumas County Code, Title 6, Chapter 8 "Water Wells", the new Public Water System will require the installation of a new commercial drinking water well with a minimum fifty (50) feet deep sanitary seal. The well sanitary seal must extend for a minimum of fifty (50) feet in depth, or to the first confining layer, whichever is greater. The well must be installed under permit issued by Environmental Health, and with the approval of the Sierra Valley Groundwater Management District. Once the well is installed, the water from the well must be sampled and shown to meet drinking water standards as defined in the California Code of Regulations, Title 22, for a Transient Non-Community water system. Should the water quality not meet drinking water standards, the installation of water treatment will be required to bring the water quality within the regulatory standards.

Commercial Septic System

10. The commercial septic system must be installed under permit issued by Environmental Health as an engineered design. The designing engineer must submit detailed septic system construction plans to Environmental Health for review and approval prior to construction. The designing engineer, or their designee, shall be required to witness and document construction of the septic system with field notes and photographs. Septic system final approval shall be subject to submission of an engineering field note summary with photo documentation, a letter of conformance signed by the designing engineer, and an as-built diagram of the system. Environmental Health is required to conduct on-site inspections during construction, and witness a demonstration of pump and alarm function at final inspection.

Building Department

Flood Standards

11. All buildings shall be constructed to the flood standards of the Plumas County Code as per Title 8, Chapter 17.

Building Permits

12. The applicable building permit applications shall be submitted to Planning and Building Services within eighteen (18) months from the date of approval of the special use permit.

Fire Suppression System

13. The proposed fire suppression system will be designed to NFPA 1142 standards and will be separated from the drinking water system to reduce potential for water stagnation issues. If permitted to be combined, the drinking water system will require backflow protection.

Department of Public Works

Encroachment Permit Requirements

14. The applicant shall provide a scheduled event calendar to the Department of Public Works on an annual basis.

15. The applicant shall obtain one (1) annual permit that covers all special events for the calendar year, unless otherwise approved by the Department of Public Works.

16. The applicant shall avoid scheduling a large event on a Friday during the summer months.
17. The applicant shall obtain a no-fee permit from the Department of Public Works for Sierra Valley Preserve staff to plan “Special Event Ahead” signs as required.
18. The applicant shall notify California Highway Patrol and Plumas County Sheriff prior to the date of the special events.
19. The applicant shall collect intersection data no later than five (5) years after project completion or as per request of the Department of Public Works.
20. The applicant shall prepare a formal traffic analysis when data collection shows more than a sixty (60) trip increase in PM peak hour for a summer Friday.
21. Improvements shall include the use of California Department of Transportation (CALTRANS) standards for egress and site distance requirements.

Water Quality

22. The applicant or applicant’s representative shall submit a complete drainage plan and calculations to the Building Department and the Department of Public Works at the time of building permit and grading permit review by Plumas County. Once submitted, Public Works staff will conduct an appropriate review and provide comment.

Planning Department

Special Use Permit Requirements

23. The violation of any condition of a special use permit shall be a violation of the provisions of this chapter and shall be punishable as set forth in Article 12 of Chapter 2 of Title 9 of the Plumas County Code.
24. The Special Use Permit is to be signed by the property owners and applicants and returned within forty (40) days of the date of approval or the permit will be voided.

FINDINGS

- A) This project, as conditioned, is environmentally compatible with the surrounding area because the proposed project conforms with applicable state and county codes that are designed to protect public health and safety and to reduce potential impacts as described in Negative Declaration 679.
- 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.
- C) This project is economically compatible with the surrounding area because the use will not 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.
- D) This project is consistent with the General Plan and zoning subject to the conditions imposed by the issuance of a special use permit.

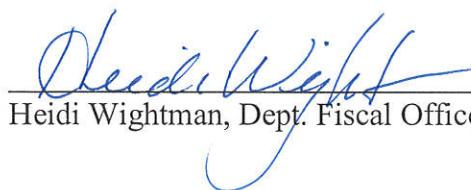
IV. **MODIFICATION OF RECORDED MAP BY CERTIFICATE OF CORRECTION: CARVER, RICHARD & DENISE; APN 028-030-042; T.23N/R.14E/S.16 MDM**

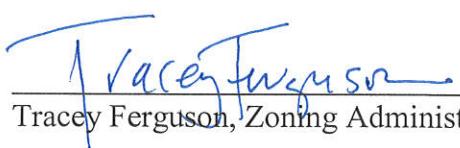
The request for a modification of recorded map by certificate of correction to remove a portion of the “relocated common driveway” on Lot 80 of Grizzly Ranch, Unit 1, located at 142 Clubhouse Drive, Grizzly Ranch, is presented. Assistant Planning Director, Rebecca Herrin, states she had a discussion with the project surveyor, Steve Alfred, and his clients have requested a continuation of the hearing to see if there’s something they can propose that will work for the Certificate of Correction. Herrin requests it be continued to the May 12, 2021, Zoning Administrator meeting. Alfred states that his clients intend to provide additional information to show the same practical effect as the easement. For instance, the property is on the golf course, so the whole one side of the property is fire safe. Also, instead of eliminating the area of the easement, modifying it in some fashion so the Carver’s can achieve their goal of siting a garage at an acceptable, buildable location on the property. Ferguson confirms she will continue this item to the May 12th meeting and Alfred can then work with Planning staff to provide additional supplemental information. With that said, Ferguson then questions Alfred if 30 days is enough time to evaluate any new information. Alfred suggests continuing it to the June 9th Zoning Administrator meeting instead to allow for additional time. Ferguson responds she would feel more comfortable in case new information needs to be recirculated to County departments and/or agencies and continues the item to the June 9, 2021, Zoning Administrator meeting instead.

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. Fee information is available from Planning and Building Services.

ADJOURN

There being no further business, the meeting adjourns at 11:35 a.m. The next regularly scheduled Zoning Administrator meeting is set for May 12, 2021, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.


Heidi Wightman, Dept. Fiscal Officer II


Tracey Ferguson, Zoning Administrator