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**PLUMAS COUNTY  
ZONING ADMINISTRATOR**

Minutes of the Regular Meeting of November 8, 2023

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The Plumas County Zoning Administrator convened in a meeting on November 8, 2023, at 10:01 a.m. in the Permit Center Conference Room, Quincy. Interim Zoning Administrator, Jim Graham, presiding. Planning Director, Tracey Ferguson, is in attendance.

**I. PUBLIC COMMENT OPPORTUNITY**

No public comment is presented.

**II. TENTATIVE PARCEL MAP: ROCKRIDGE (LTO), INC.; APNs 010-060-083 & 010-060-084; T.23N/R.16E/S.22,27 MDM**

The proposal to divide 281.02 acres zoned Agricultural Preserve into two parcels of 116.03 and 164.99 acres for agricultural and residential use, located at 1950 Dotta-Guidici Road, Vinton, is presented. Tracey Ferguson, Planning Director, gives a presentation as reflected in the staff report. Ferguson notes a typographic error in the staff report under "II. Project Action" stating the correction of . . . "with the following findings (A through G)" not A through F. Interim Zoning Administrator, Jim Graham, questions if the applicant or their representative has read and agrees with the staff report. Andy Joy, representing the applicant, states he concurs with the staff report. The public hearing is opened at 10:13 a.m. Willo Vieira, Plumas County Agricultural Commissioner/Sealer of Weights and Measures, states she is interested based on the Agricultural Preserve zoning and requests to see the tentative parcel map so she can understand what is being proposed. Vieira and Ferguson discuss the tentative parcel map. No concerns are raised by Vieira. There being no further comments, the hearing is closed at 10:15 a.m.

Graham states the new road segment off Dotta Guidici Road to Parcel A needs a road name, noting there are requirements for how road names are determined and that the road names need to be approved by the Planning Director. The road name cannot be similar to any other road name in the area, otherwise emergency personnel get confused. Graham goes on to explain that there are detailed descriptions about how road names are to be approved in the Plumas County Code.

Graham also comments in the review of the project file that the road improvements have been constructed along the new road segment to Parcel A. Continuing, Graham states one thing he noticed that was missed is the requirement for a turnaround where the new road segment ends and the private driveway for Parcel A begins. Per Plumas County Code, all dead-end roads need a turnaround. Graham explains that the turnaround doesn't need to be a cul-de-sac, it could be a T-turnaround, but it will need to be constructed and Public Works will inspect the turnaround as they will the newly constructed road to make sure it meets State Minimum Fire Safe Regulations and County Code requirements.

Graham also notes in the review of the project file that compaction tests were performed for the new road segment but, in addition to the compaction tests, Public Works will need the load rating for the road surface to ensure it can support the imposed load of fire apparatus. Graham recalls the load design requirement is 75,000 pounds.

Staff recommends the road name requirement and turnaround and load requirements be added as conditions of approval as follows:

- Condition #1.H under Plumas County Department of Planning
- Conditions #3 and #4 under Plumas County Department of Public Works

## DECISION

Interim Zoning Administrator, Jim Graham, 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 Tentative Parcel Map subject to the conditions of approval outlined in Exhibit 16, *as modified*, making findings A through G as follows:

- A) The project, as conditioned, will satisfy required development standards, as per Plumas County Code, for Agricultural Preserve (AP) zoning because:
  - 1. The development will be served by roads which meet the required County Road Standard and all required wet and dry utilities and services are available or can be made available.
  - 2. The project site is located within the service boundaries of the Sierra Valley Fire Protection District which provides structural fire protection and suppression services within reasonable service distance from existing fire protection facilities.
  - 3. Electrical power is provided to all parcels.
- B) The project, as conditioned, will be consistent with the Agricultural Preserve (AP) zoning because each parcel will meet the minimum standards for size, width, and use. Therefore, land division does not result in any conflict with zoning and density standards, and any future development will need to meet all County Code standards.
- C) It is found that this project is consistent with the General Plan land use and zoning because the General Plan calls for Agricultural Preserve uses on the site and the zoning designation is AP (Agricultural Preserve), which is compatible with existing and proposed uses.
- D) The site is physically 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.
- E) It is found that sufficient land is available outside the Special Flood Hazard Area to support residential development and potential flood impacts can be sufficiently mitigated.
- F) It is found that the design and location of each lot, and the project as a whole, are consistent with the applicable regulations adopted by the California Department of Forestry and Fire Protection adopted pursuant to Section 4290 of the Public Resources Code.
- G) It is found that ingress and egress for the subdivision of Parcel A and Parcel B would be provided via Dotta Guidici Road (County Road 103), a maintained County road, and a private road section (class 10 roadway) with a required private road maintenance agreement, which are consistent with the General Plan and meet the regulations regarding road standards for fire equipment access, as applicable, adopted pursuant to Section 4290 of the Public Resources Code.

## 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 impact on the environment. An Initial Study checklist was completed for the project; and
- B) The custodian and location of the documents which constitute the record of these proceedings is the Plumas County Planning Department, 555 Main Street, Quincy, California.

## CONDITIONS

### Plumas County Department of Planning

1. The Final Parcel Map shall be in substantial conformance with the revised Tentative Parcel Map prepared by DK Survey, Inc. dated January 28, 2023, and received by the Planning Department on October 4, 2023, with the Additional Information Map received by the Planning Department on October 8, 2023, except as modified by these conditions:
  - A. Include a new access easement for proposed road/existing driveway across Parcel B to serve Parcel A.
  - B. Remove “PG&E” and include “Electricity” provider as “Plumas-Sierra Rural Electric Cooperative (PSREC).”
  - C. Include center line of (perennial) Last Chance Creek on Additional Information Map.
  - D. Include note on Additional Information Map stating any new well application shall be provided to the Sierra Groundwater Management District with a groundwater supply evaluation which meets the standards of the District.
  - E. Include note on Additional Information Map stating should development occur, all applicable sections of California Code of Regulations, Title 14. Natural Resources, Division 1.5. Department of Forestry and Fire Protection, Chapter 7. Fire Protection, Subchapter 2. State Minimum Fire Safe Regulations found in Public Resource Code 4290 shall be applied.
  - F. Include note on Additional Information Map stating structures constructed in the State Responsibility Area (SRA) are required to comply with the defensible space regulations in California Code of Regulations, Title 14. Natural Resources, Division 1.5. Department of Forestry and Fire Protection, Chapter 7. Fire Protection, Subchapter 3. Fire Hazard.
  - G. Include note on Additional Information Map stating Special Plan Scenic Road (SP-ScR) development standards apply to Parcel B, south of Dotta Guidici Road (County Road 103), as shown on County GIS, and include:
    - i. No off-premise advertising signs.
    - ii. Signs, on-premise only, shall not exceed 6 square feet maximum for residential uses, and 100 square feet maximum area for commercial uses. Signs will not exceed the height of any on-site building roof line. No pennants or flashing lights shall be permitted.
    - iii. Locate transmission and utility lines where they may be concealed by vegetation or topographical features.
    - iv. Establish building exclusion areas within 50 feet from perennial streams or irrigation ditches, measured from the top of the bank.
    - v. Maintain natural topographical features within public road rights-of-way where it is not a clear and present danger to public health, safety, and welfare.
    - vi. Maintain natural vegetation within scenic corridor areas.
- H. *The new private roadway shall be provided a name in a manner consistent with Plumas County Code.*
2. The Final Parcel Map shall be recorded prior to November 8, 2025, or an Extension of Time shall be filed.

## **Plumas County Department of Environmental Health**

1. The Additional Information Map recorded with the Final Parcel Map shall be in substantial conformance with the revised Additional Information Map sent to Environmental Health on October 8, 2023.
2. To serve the one dwelling unit planned on Parcel B, a new well and septic system shall be installed under permit by the Environmental Health Department at time of future improvement.

## **Plumas County Department of Engineering**

1. To the satisfaction of the County Engineering Department, a Record of Survey shall be filed and recorded prior to recordation of the Final Map.

## **Plumas County Department of Public Works**

1. Require proposed access to Parcel A (private road section) shown on the revised Tentative Parcel Map dated January 28, 2023, and received by the Planning Department on October 4, 2023, with road alignment, road profile, and road section be improved to class 10 roadway standard with maximum slope not to exceed 13% across Parcel B. The width reduction at the existing gate at 22.5 feet wide is acceptable. No County encroachment permit is required.
2. Prior to recordation of the Final Map, a private road maintenance agreement for private road section serving Parcel A to be prepared and recorded.
3. *A turnaround meeting Plumas County and SRA Fire Safe Regulations standards shall be constructed to the satisfaction of the Plumas County Public Works Department prior to recordation of the final map.*
4. *The roadway and turnaround surface shall meet the load requirements set forth in Plumas County Code Section 9-4.501(c).*

**Zoning Administrator Notation:** Any decision made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) calendar days of the decision. If the tenth day lands on a Saturday, Sunday, or County holiday, the end of the appeal period will be the next working day. The appeal shall be based on relevant information stated or submitted at or prior to this meeting by (a) the applicant; (b) any owner of real property within 300 feet of the exterior boundaries of the property involved who was present at the hearing or who presented written testimony before the Zoning Administrator, or who may be adversely affected by the decision of the Zoning Administrator; (c) such other person whom the Board determines to have been adversely affected by the decision; or (d) any County department head whose department has an interest in the decision (Plumas County Code, Title 9, Chapter 2, Article 10, Section 9-2.1001). Appeals shall be filed with the Clerk of the Board of Supervisors, paying the fee according to the Planning & Building Services Fee Schedule.

## **ADJOURN**

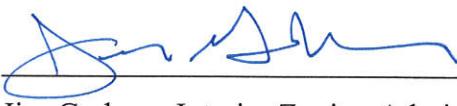
There being no further business, the meeting adjourns at 10:29 a.m. The next regularly scheduled Zoning Administrator meeting is set for December 13, 2023, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.

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Heidi Wightman, Dept. Fiscal Officer II

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Jim Graham, Interim Zoning Administrator