
**PLUMAS COUNTY
ZONING ADMINISTRATOR**
Minutes of the Meeting of October 11, 2017

The Plumas County Zoning Administrator convened in a meeting on October 11, 2017, at 10:00 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: SWIMM, GERARD & MARTHA; APN 104-092-003; T.28N/R.8E/S.19 MDM; NST ENGINEERING

The request to divide a 32,942 sq. ft. parcel into two parcels of 10,640 sq. ft. and 22,302 sq. ft. for commercial and single-family residential use, located at 332 Peninsula Drive, Lake Almanor, is presented. Rebecca Herrin, Senior Planner, gives a presentation as outlined in the Staff Report. Herrin notes that PG&E suggested the language in proposed Condition #3. Randy Wilson, Zoning Administrator, notes that the access easement to Parcel No. 1 shall also be shown on the final map. Katy Stadter, with the Plumas County Engineering Department, requests a condition that the lender's statement be upon the face of the final map as noted in the letter provided to the Planning Department dated August 2, 2017. However, if the deed of trust is taken care of prior to recordation of the final map, the condition will not be necessary. Stadter also requests that easements for utilities and access be noted upon the face of the final map. Tyler Morrish of NST Engineering states they are in agreement with the proposed conditions of approval. The public hearing is opened at 10:07. Neighbor, Jim Rippey, questions if the residence currently on the commercially zoned parcel can be maintained as a residence. Herrin replies that it's permitted under the zoning, and since they were in compliance with the zoning when it was built, they are still in compliance. Wilson questions if a business would be allowed on the parcel zoned residential. Herrin responds that it would if they can meet building and zoning requirements. There being no further comments, the public hearing is closed at 10:10.

DECISION

Wilson states he will take the actions recommended by staff, and 1) find the project exempt from the requirements of the California Environmental Quality Act under Section 15061(b)(3), making findings A & B; and 2) approve the tentative parcel map subject to the conditions of approval outlined in Exhibit 4, with the addition of Conditions 4 and 5, making findings A through D as follows:

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.

CONDITIONS

1. The Final Map shall be prepared in conformance with the Tentative Map prepared by NST Engineering, Inc. on July 7, 2017.
2. The Final Map shall be recorded prior to October 11, 2019, or an Extension of Time shall be filed.
3. The following language shall be used when establishing the proposed 30 foot by 180 foot utility easement on the final map:

“We, the undersigned, as Owners of the land shown thereon, do hereby state that we are the only persons whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.”

4. A lender’s statement is required to be upon the face of the final map if the deed of trust remains in effect at the time the final map is recorded.
5. All easements for utilities and access are to be noted upon the face of the final map.

FINDINGS

- A) This project, as conditioned, will satisfy required development standards, as per Plumas County Code.
- B) This project, as conditioned, will be consistent with the R-C (Recreation Commercial), zoning because each parcel will meet the minimum standards for size, width and use. The two parcels are already developed; one with a single-family dwelling and one with a lodging facility. 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 and zoning because the general plan calls for Resort and Recreation uses on the site and the zoning designation is Recreation-Commercial (R-C) 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.

**IV. CONDITIONAL CERTIFICATE OF COMPLIANCE: PERANO, DANTE & SANDI
(applicants) / G & G CAPITAL, INC. (owner); NST ENGINEERING (Agent); APN 103-060-008;
T.28N/R.8E/S.21 MDM**

As continued from the September 13, 2017, Zoning Administrator meeting, the request for a certificate of compliance for the “designated remainder” as shown on the Creekside Subdivision map recorded at Book 7 of Maps at Page 87, located at 7891 Highway 147, Hamilton Branch, Lake Almanor, is presented. Randy Wilson, Zoning Administrator, states he is in receipt of a letter from NST Engineering dated October 10, 2017. Wilson feels the letter needs to be reviewed by the County Engineer. There is a General Plan policy that states that the County shall not allow development on slopes 30% or greater unless the applicant can sufficiently mitigate the inherent problems associated with development on steep slopes. Wilson questions if Perano is willing to pay the fee for that review. Perano states he is. There being no comments, Wilson continues this item to the November 8, 2017, Zoning Administrator meeting at 10:00 a.m. Perano states that he will not be present at that meeting but he will authorize NST Engineering to represent him.

***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 10:15 a.m. The next regularly scheduled Zoning Administrator meeting is set for November 8, 2017, 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