
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of June 12, 2019

The Plumas County Zoning Administrator convened in a meeting on June 12, 2019, at 10:00 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding. Assistant Planning Director, Rebecca Herrin, and Associate Planner, Tim Evans, are in attendance.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

No public comment presented.

III. TENTATIVE PARCEL MAP: WIEGAND, KENNETH & SANDERSON, ALICE; APN 115-250-033; T.24N/R.9E/S.15; MDM

The proposal to divide 2.86 acres into two parcels of 1.86 and 1.0 acres for single-family residential use, located at 70 Beskeen Lane, Quincy, is presented. Tim Evans, Associate Planner, gives a presentation as outlined in the Staff Report. Evans explains that both parcels are currently served by an individual well located on parcel 1. Proposed condition No. 3 requires water service be provided by the American Valley CSD. This condition may need to be modified due to the American Valley CSD not providing water service to the parcel. Randy Wilson, Zoning Administrator, clarifies that the community water main is not close to this property and none of the parcels in the area are on community water. Map note No. 2 indicates the approximate location of the water line from the well on parcel 1 to parcel 2. Evans comments that the Environmental Health Department requested the wording in their memo go along with that map note.

Wilson questions if the applicant has read the conditions of approval. Alice Sanderson replies that she has. Discussion follows regarding Condition #5, which requires two new encroachment permits from the Department of Public Works. The public hearing is opened at 10:12. Sanderson addresses Condition #4, which requires the carport be removed in its entirety. She provides photos showing that the portion of the carport that was crossing the property boundary has been removed and new structural poles have been set. The carport is now 5 feet from the property lines. There being no further comments, the hearing is closed at 10:14.

Wilson proposes modifying Condition #3 as follows: "An easement shall be established along the water supply line to the well house on Parcel 1 that encompasses the well and water supply line to Parcel 2. In conjunction with the easement, a management document shall be drafted in accordance with Plumas County Code of Ordinance Sec. 6-11.12-Shared Water Supply to the satisfaction of the Plumas County Environmental Health Department."

Wilson also proposes modifying Condition #4 as follows: "The carport shown on the tentative parcel map, dated November 2018 (11/2018) as crossing the proposed property line shall be modified such that

the carport does not cross the property line and all setbacks are met prior to the recordation of the final parcel map. An appropriate building permit shall be obtained.”

Since it is not clear why the Public Works Department wants encroachment permits on existing property, Wilson states he is not going to require them and Condition #5 will be deleted in its entirety. Becky Herrin, Assistant Planning Director, points out that the applicant will probably need to get an encroachment permit for the carport when she applies for the building permit, if there is not one currently on file.

Sanderson states she is in agreement with the proposed changes to the conditions of approval.

DECISION

Randy Wilson, Zoning Administrator, determines the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3), making Findings A through C; and approves the tentative parcel map subject to the conditions of approval outlined in Exhibit 7 of the Staff Report, as modified at this hearing, making Findings A through G, 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 impact on the environment. An Initial Study checklist was completed for the project; 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; and
- C. That both parcels are already developed.

CONDITIONS

- 1. The Final Parcel Map shall be in substantial conformance with the Tentative Parcel Map prepared by Bastian Engineering dated 11/2018, except as modified by these conditions.
- 2. The Final Parcel Map shall be recorded prior to June 12, 2020 or an Extension of Time shall be filed.
- 3. An easement shall be established along the water supply line to the well house on Parcel 1 that encompasses the well and water supply line to Parcel 2. In conjunction with the easement, a management document shall be drafted in accordance with Plumas County Code of Ordinance Sec. 6-11.12-Shared Water Supply to the satisfaction of the Plumas County Environmental Health Department.
- 4. The carport shown on the tentative parcel map, dated November 2018 (11/2018) as crossing the proposed property line shall be modified such that the carport does not cross the property line and all setbacks are met prior to the recordation of the final parcel map. An appropriate building permit shall be obtained.

5. If future development is initiated or occurs it shall be subject to the Plumas County Codes that have been certified in lieu of, and that implement, the California Board of Forestry and Fire Protection SRA Fire Safe Regulations (PRC 4290 and 4291).
 - a. Parcels must meet access, address signage, and setbacks for all qualifying construction.

FINDINGS

- A) This project, as conditioned, will satisfy required development standards, as per Plumas County Code, for Suburban (S-1) zoning because the development will be served by roads which meet the required County Road Standard and all required utilities and services are available or can be made available. The project site is located within the service boundaries of the Quincy Fire Protection District which provides fire protection within reasonable service distance from existing fire protection facilities. Electrical power is provided to all parcels.
- B) This project, as conditioned, will be consistent with the Suburban (S-1) zoning because each parcel will meet the minimum standards for size, width, and use. In addition, each parcel is already developed with one dwelling unit each. 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 Suburban uses on the site and the zoning designation is S-1 (Suburban), 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 the design and location of each lot, and the project as a whole, are consistent with the applicable regulations adopted by the State Board of Forestry and Fire protection adopted pursuant to Sections 4290 and 4291 of the Public Resources Code.
- F) Structural fire protection and suppression services will be available for the subdivision through the Quincy Fire Protection District.
- G) It is found that ingress and egress for the subdivision would be provided via the paved, maintained county road, meeting the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code.

IV. REVERSION TO ACREAGE: TRAILHEAD SUBDIVISION, UNIT #1 – PLUMAS BANK (owner); APNs 103-480-001 through 103-480-044; T.28N/R.18E/S.18 MDM

The request for a reversion to acreage the real property development known as Trailhead, Unit #1, located on Big Cove Road and Forest Meadows Loop, Lake Almanor Peninsula, is presented. Randy Wilson, Zoning Administrator, opens the public hearing at 10:25. There being no comments, the hearing is closed at 10:25. Wilson states this item will be taken up again in the future and will be re-noticed at that time. The Board of Supervisors put this item on hold pending further action by the Public Works Director.

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 10:26 a.m. The next regularly scheduled Zoning Administrator meeting is set for July 10, 2019, 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