
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of December 14, 2011

The Plumas County Zoning Administrator convened in a meeting on December 14, 2011, at 10:01 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

There is no public comment.

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

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. James Graham, Senior Planner, explains the details of the project as outlined in the Staff Report. John Pinjuv, applicant/owner, states he has reviewed the conditions of approval and has no comments. There is discussion regarding Conditions #1 and #3. The public hearing is closed at 10:10 a.m.

DECISION

Wilson states he will take the actions recommended by staff, and 1) Find this project exempt from the California Environmental Quality Act under Section 15061(b)(3) subject to Finding A in the Staff Report, and 2) Approve the Parcel Map Waiver subject to the conditions of approval outlined in Exhibit 5 of the Staff Report with Findings A through D. Condition #1 is amended to read, "The final waived map shall be in substantial conformance with the revised tentative parcel map received March 30, 2011, except as modified by the following conditions. The final map shall be recorded by December 14, 2013." Condition #3 is amended to read, "All easements shown on the Preliminary Title Report shall be reflected on the plot plan to the satisfaction of the Plumas County Engineering Department." It is also noted that the first paragraph on page 2 of the Project Description is amended by removing the last sentence, "Both lots have suitable area for on-site wells."

ENVIRONMENTAL DETERMINATION FINDINGS

- A) It is found for reasons set forth above in the staff analysis, that it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment because of the absence of General Plan constraints or policies needing mitigation, the above conditions, and because the applicable development standards will be met, the impacts of development are reduced to a level of insignificance (EIR #39, page 78); therefore, this project is not subject to CEQA under Section 15061(b)(3) of the Plumas County Environmental Review Guidelines.

FINDINGS

- A) This project is consistent with the Plumas County General Plan Development Standards for Prime Opportunity Areas as set forth below:

Roads - A paved roadway maintained year-round by the State, County or private association. All developments shall be required to provide a paved internal roadway system. A parking lot is an internal roadway system. All developments shall make provisions for access to any adjacent lands that are not otherwise served by or shown on a planned roadway alignment to be served by another paved public roadway.

Peninsula Drive, which serves this property, satisfies the above standard.

Water - A community water system with adequate water, volume, pressure, and storage capacity to insure a reasonable level of fire protection. For development by lot creation and alternative methods of subdivision (i.e. condominiums), such a community water system shall be one which provides a 2-hour fire flow plus 8-hour average domestic needs. Fire flow requirements: 750 gallons per minute <2 dwelling units per acre; and 1,000 gallons per minute >2 dwelling units per acre, commercial and industrial. For development by utilization of a parcel for other than single-family residential land uses, rely on enforcement of the Uniform Fire Code. Existing community water systems in prime opportunity areas should attempt to achieve this minimum standard as part of their ongoing improvement program.

The Lake Almanor Mutual Water Company provides domestic and emergency water service which satisfies the above standard. A letter has been provided by the Peninsula Fire Protection District which confirms that the fire flow of the nearest hydrant is 2,289 GPM.

Sewers - A community sewerage disposal system with adequate capacity to accommodate the proposed development and with adequate treatment facilities that meet or exceed the standards of the California Water Quality Control Board, provided the County may waive the requirements of a community sewerage disposal system if the Water Quality Control Board and the County determine that the development can be adequately served by individual sewerage disposal systems, and the exclusion of the development from the sewer requirements will not preclude the logical and orderly extension of the community sewerage system, or will not result in inequities in the assessment of taxes or fees for the community system.

The Plumas County Department of Environmental Health has indicated that, as conditioned, the proposed parcels have adequate area for individual septic tanks and leachfields.

Street Lighting - Provide facilities for future street lighting.

Existing street lighting facilities are in place.

Fire Protection - Located within a district or similar entity that provides fire protection services, has the capability of year-round service, and a response time short enough to realistically provide protection.

The Peninsula Fire Protection District serves this property.

Open Space - Require all developments in proximity of designated "urban open spaces" to be designed to avoid precluding access to the designed open space.

This project is not within any designated urban open space.

Utilities - Electrical power shall be provided to all lots and within all developments.

Electrical power is currently available to both lots.

- B) This project is consistent with the Plumas County zoning for Recreation Commercial Areas as set forth below:

Consistency with Zoning:

This project is consistent with the Recreation Commercial (R-C) designation because:

- a) The minimum lot size of 8,500 square feet is maintained.
 - b) The development will be served by a paved maintained County road.
 - c) The minimum width of 60 feet will be maintained.
- C) The proposed development is consistent with the existing General Plan because the Prime Opportunity development standards are met and the density is not exceeded. There is a reasonable probability that the project will be consistent with the future adopted general plan because it is unlikely that density of the property will be increased due to the lack of services to the property. It is unlikely that the density will be decreased, because the property is already developed with three dwellings. There is little or no probability that the project will be detrimental to or interfere with the future adopted general plan because of the existing development on the property. Should the property be down-zoned, the existing development would become lawful non-conforming.
- D) The Zoning Administrator finds that the proposed division of land complies with requirements as to area, improvements, and design, flood and water drainage control, appropriate improved roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Map Act, the provisions of this chapter, and resolutions pertaining thereto.

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 10:13 a.m. The next regularly scheduled Zoning Administrator meeting is set for January 11, 2012, 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, Recording Secretary