
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of May 12, 2010

The Plumas County Zoning Administrator convened in a meeting on May 12, 2010, at 10:03 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. CONTINUED PUBLIC HEARING - TENTATIVE PARCEL MAP & MODIFICATION PERMIT: WOLF MEADOWS RANCH, LLC; APNs 025-091-004, 025-091-005 & 025-091-006; T.22,23N/R.13E/S.3,33,34 MDM

The proposal to divide 216.09 acres into 4 parcels of 73.13, 63.56, 71.03, and 22.33 acres with a remainder of 8.37 acres in conjunction with a Modification Permit to allow the existing primary roadway to be used to access the proposed development, located at 73077 Highway 70, Delleker, is presented. Rebecca Herrin, Senior Planner, states we need to request a continuance of this item to the August 11, 2010, Zoning Administrator meeting. The Department of Fish & Game raised some issues after reviewing the Negative Declaration and wanted a plant study, which will take place in June. The applicant has agreed, but the environmental document will have to be re-done and re-circulated. Randy Wilson, Zoning Administrator, questions if Herrin wants the hearing continued to a time certain, or continued indefinitely. Wilson continues the hearing indefinitely, pending completion of the sensitive plant study and any other issues that come up.

IV. TENTATIVE PARCEL MAP: BUTLER, TIMOTHY & VIRGINIA; APN 010-040-056; T.23N/R.15E/S.28 MDM

The proposal to divide 23.1 acres into two parcels of 11.9 and 11.2 acres for residential use, located at 85623 Highway 70, Beckwourth, is presented. Rebecca Herrin, Senior Planner, gives an overview of the project noting that a Mitigated Negative Declaration has been prepared for this project by PMC. The only mitigation required is the standard cultural resources mitigation, which is proposed to be on the additional information map so anyone who buys the property is aware they're responsible for that. Herrin is recommending approval subject to the Conditions outlined in Exhibit 4 with Findings A through F. In looking at the Drainage Plan, Randy Wilson, Zoning Administrator, states it confirms the cul-de-sac radius is 50 feet. The map shows a 60-foot radius right-of-way, but doesn't specify the cul-de-sac radius. Wilson opens the public hearing at 10:09 a.m. Wilson discusses each condition of approval. In regard to Condition No. 11, Wilson adds ". . . which shows information required by the Environmental Health Department.". Wilson questions if the applicant agrees with and understands the conditions of approval. Tim Butler, applicant, states he does. There being no further comments, the hearing is closed at 10:21 a.m.

DECISION

Wilson states he will take the actions recommended by staff: 1) After review and consideration, adopt Mitigated Negative Declaration #650 pursuant to Section 15074 of the California Environmental Quality Act Guidelines, with Findings A through C, and 2) Approve the Tentative Parcel Map subject to the conditions of approval as outlined in Exhibit 4, with the amendment of Condition No. 11, making Findings A through F, noting that Finding E addresses the OPR extension required finding.

ENVIRONMENTAL DETERMINATION FINDINGS

- A) That there is no substantial evidence in the record supporting a fair argument that the proposed project, as mitigated and conditioned, might have any significant adverse impact on the environment; and
- B) That the proposed Mitigated Negative Declaration reflects the independent judgment of the Plumas County Zoning Administrator, and that the mitigation measures will reduce potentially significant impacts to less than significant levels; and
- C) 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.

FINDINGS

- A) This project, as conditioned, will satisfy required development standards for Moderate Opportunity, Agricultural Buffer area because the development will be served by roads which meets the required County Road Standard and all required utilities and services are available.
- B) This project, as conditioned, will be consistent with the R-10 (Rural) zoning designation because:
 - i) The minimum required lot size of 10 acres is maintained.
 - ii) The minimum required width of 300 feet is maintained.
- C) It is found that this project is consistent with the general plan and zoning because the general plan calls for Moderate Opportunity area, Agricultural Buffer uses on the site and the zoning designations is R-10 (Rural) which is compatible with existing and proposed uses. The Moderate Opportunity area, Agricultural Buffer development standards will be met.
- 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; 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; and the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

- E) The proposed construction is consistent with the existing General Plan because the Moderate Opportunity area 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 of the large size of the proposed parcels that does not preclude future development options. Two dwelling units, along with appurtenant structures, could be built on the property under the current zoning without a division.
- F) There is little or no probability that the project will be detrimental to or interfere with the future adopted general plan because of the large parcel sizes and use of existing roads serving the property that will not lead to a higher level of development that will preclude future planning options.

CONDITIONS

1. The Final Parcel Map shall be prepared in conformance with the Tentative Parcel Map prepared by Hamby Surveying stamped received on August 12, 2008.
2. The Final Parcel Map shall be recorded prior to May 12, 2012, or an Extension of Time shall be filed.
3. A Storm Water Pollution Prevention Plan (SWPPP) shall be filed with the State Water Resources Control Board prior to commencement of grading activities on site, if such grading activities disturb an area of more than one acre.
4. A note shall be placed on the additional information map recorded concurrently with the Final Map and on all building and site development plans that states: **(Mitigation Measure 5.A)**

“Should development activities reveal the presence of cultural resources (i.e., artifact concentrations, including arrowheads and other stone tools or chipping debris, cans, glass, etc.; structural remains; human skeletal remains), work within 50 feet of the find shall cease immediately until a qualified professional archaeologist can be consulted to evaluate the remains and implement appropriate mitigation procedures. Should human skeletal remains be encountered, State law requires immediate notification of the County Coroner. Should the County Coroner determine that such remains are in an archaeological context, the Native American Heritage Commission in Sacramento shall be notified immediately, pursuant to State law, to arrange for Native American participation in determining the disposition of such remains.”
5. Kimberly Road shall be improved to a County Class 9 road standard prior to recordation of the final map or construction be bonded to the satisfaction of the County Engineer.
6. Access and utility easements shall be dedicated on the Final Map.
7. A road maintenance agreement, in a form satisfactory to the Engineering Department, shall be recorded concurrently with the Final Map.
8. Improvement plans shall be prepared by an Registered Civil Engineer licensed in the State of California for any required road improvements. These plans shall be reviewed and approved by the County Engineer.

9. An encroachment permit shall be obtained from the California Department of Transportation for any work within the right of way prior to the recordation of the Final Map.
10. A note shall be placed on the additional information map that contains the following language:

“Under 1275.00 *et seq.* of the SRA Fire Safe Regulations and the provisions of Article 10 of Chapter 4 of Title 9, commencing with Section 9-4.1001 of the Plumas County Code, emergency water for fire protection shall be required for each dwelling before final inspections for building construction.”
11. Prior to the recordation of the final map, an additional information map shall be submitted to the Engineering Department and reviewed and approved by the Environmental Health division that meets the requirements of Plumas County Code, Title 6, Chapter 11, which shows information required by the Environmental Health Department.

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 10:22 a.m. The next regularly scheduled Zoning Administrator meeting is set for June 9, 2010, 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