



SIERRA COUNTY PLANNING COMMISSION REGULAR MEETING AGENDA

October 15, 2020
10:00 AM

Chair: Mike Filippini
Vice Chair: Janet Baldrige
Irv Christensen
Liz Fisher
[Vacancy]

LOCATION: Sierra County Courthouse
Board of Supervisors Chambers
101 Courthouse Square
Downieville, CA 95936

In accordance with Governors Executive Order pertaining to convening of public meetings in response to COVID-19 pandemic, the Planning Commission will hold meetings via teleconference. The Board of Supervisors' Chambers will remain closed until further notice.

The public may observe and provide public comments by using the WebEx options below:

By Phone: 1-408-418-9388
Access Code: 146 947 4059

By PC:: <https://tinyurl.com/1011520pc> Meeting Number: 146 947 4059 Password: SCPC

By Video System: Dial 1469474059@countyofsierra.webex.com
You can also dial 173.243.2.68 and enter your meeting number.

The Sierra County Planning Commission welcomes you to its meetings which are regularly scheduled for the second Thursday following the first Tuesday of each month. Special meetings may be called from time to time and the meeting location, time, and date will be announced at the appropriate time as required by law.

Supporting documentation for meeting agenda matters are available for public review on-line at: www.sierracounty.ca.gov/agendacenter or at the Office of the Sierra County Planning Department located in the annex building directly across from the Sierra County Courthouse, Downieville, California, 95936, during regular business hours (M – F, 8:00am – 5:00pm).

1. **CALL TO ORDER/ROLLCALL/INTRODUCTIONS**

2. **APPROVAL OF AGENDA**

- October 15, 2020 Agenda

3. APPROVAL OF MINUTES

- July 18, 2019
- November 21, 2019
- March 18, 2020

4. CORRESPONDENCE

5. PUBLIC COMMENT OPPORTUNITY

At this time, the public has the opportunity to address the Commission concerning any item of interest not listed on the agenda. The Commission may not discuss or take any action on any item presented during the public comment period that is not on the agenda. The Commission may briefly respond to statements made or questions posed by members of the public. Upon recognition by the Chair, please state your name, county of residence, and subject matter. Discussion of any non-agenda items will be limited to three (3) minutes or such reasonable time as is granted by the Chair of the Commission.

6. WORKSHOPS

The Planning Commission allows time for staff or guest presentations on matters of general or specific interest to the Commission or for conducting educational or technical workshops.

6.1 General Plan Housing Element Update

7. PUBLIC HEARINGS

The Planning Commission conducts all public hearings in accordance with its governing by-laws as approved by the Commission and in accordance with Sierra County Resolution 76-80 entitled "Rules of Conduct."

8. BUSINESS REQUIRING ACTION OR DISCUSSION

None

9. PLANNING DIRECTOR'S STAFF REPORTS

Brief announcements or brief reports by the Sierra County Planning Director on upcoming projects, county staff activities, upcoming workshop or training opportunities, or other items of interest to the Planning Commission.

10. PLANNING COMMISSIONERS' REPORTS

Brief announcements or brief reports by Planning Commission members on their activities or items of interest to Sierra County.

11. ADJOURNMENT

The next regularly-scheduled Planning Commission meeting is: November 12, 2020

**SIERRA COUNTY PLANNING COMMISSION
MEETING MINUTES - July 18, 2019**

PART I-CALL TO ORDER-ROLL CALL-INTRODUCTIONS

Present: Commissioners Filippini, Fisher, Devore, Christensen, Baldrige
Absent: None
Staff Present: Planning Director Tim Beals, Assistant Planning Director Brandon Pangman,
Kathy Whitlow, Departmental Specialist

PART I-APPROVAL OF AGENDA-July 18, 2019

APPROVED: Motion: Christensen/Devore/Vote 5/0

PART III-APPROVAL OF MINUTES-January 24, 2019

APPROVED: Motion: Fisher/ Christensen Vote: 5/0

PART IV-INFORMATIONAL ITEMS AND CORRESPONDENCE

Director Beals informs of the upcoming Planning Commissioner conference in Northern California and will notify the Commissioners when the agenda has been finalized.

The Mettlers, Dancing Pines Events have notified us that they are booked for the entire season and a possible field trips list is discussed.

PART V-PUBLIC COMMENT TO THE COMMISSION

There were no comments to the Commission.

PART VI-PRESENTATION AND WORKSHOPS

PART VII-PUBLIC HEARINGS

7.1 Rhyne and Bonnie Hollitz, Applicants and Landowners: Consideration of an amendment or correction of a tentative parcel map to remove (strike) a deed restriction placed on a recorded subdivision map that currently prohibits construction of a residence on a 234 acre parcel zoned A1-Agricultural, and under Williamson Act (agricultural preserve) contract. The project site, identified as APN 013-110-120, is located at 611 W. Willow St., Sierraville. Planning staff's preliminary environmental assessment: exempt under CEQA Guidelines Sections CCR 15303 (Class 3) and 15305 (Class 5) Categorical Exemptions.

The Chair recognizes Planner Pangman who notes this application is an amendment to a parcel map that was originally a 422 + acre parcel subdivided by the Amodei family. During the subdivision process the Amodei family did a perc. and mantel which showed the soils would not support a septic system. The family decided to reserve this parcel for agricultural uses and being that it is in a Williamson Act contract this was the logical use.

The Hollitz's subsequently bought the property and have been running cattle on it, but now wish to build a home and need to remove the deed restriction. The property currently has a barn, dairy building, equipment shed, horse shelter, and corrals. Continuing, Planner Pangman informs a map amendment is the easiest process to remove the restriction, and after reviewing the original subdivision files, it was found that a suitable

method of onsite septic disposal was proven for this parcel. Therefore, a home can be built once the deed restriction is removed. Sierra County Subdivision Regulations provides the procedures for amending a recorded map and filing a Certificate of Correction, and is the simplest and most appropriate method for this project. Planner Pangman enters Staff Recommendation No. 1204 with Appendices A-O into record as Exhibit 1 including five Conditions of Approval. There was one environmental concern received from the Northeast Center recommending an archeological survey be done on this site. However, Staff disagrees due to the limited size of just a signal family residence, and have not incorporated the suggestion into the Conditions of Approval.

The draft certificate of completion needs to be prepared by a licensed engineer. For clarification Staff is recommending approval of the map amendment as proposed, and the project is appropriately exempt under CEQA.

Commissioner Baldrige asks for clarification of the northern and southern parcels. Parcel one is the northern (Hollitz parcel), parcel two is the southern lot.

The Chair opens the public hearing.

Bonnie Hollitz thanks Brandon Pangman for his work on the project.

No other public comments were given. The Chair closed the Public Hearing.

APPROVED: Motion: Christensen/Devore/Vote 5/0.

7.2 Fred Mitchell, Applicant and Landowner: Consideration of an amendment to a conditional use permit to allow an increase in the number of allowed special events from 10 to 12, and to extend the life of the permit for a period of ten years. The project site, an 80 are parcel, zoned General Forest, is identified as APN 019-040-009 and located at 320 Independence Lake Road, South of Sierraville. Planning staff's preliminary environmental assessment: exempt under CEQA Guidelines Sections CCR 15303 (Class 3) and 15304 (Class 4) Categorical Exemptions.

The Chair recognizes Planner Pangman who introduces the project and informs there have been zero complaints in the last 5 years. The applicants have had a great success with the venue and would like to continue doing it. So they have requested an extension of 10 years on the life of the permit and to increase the number of events from 10 to 12. The changes are minor with no additional disturbances. Staff routed the project to 21 commenting agencies, and didn't receive any comments. Planner Pangman enters the Staff Recommendation No. 1205 into record as Exhibit 1 with Appendices A-F, and recommending exempt from CEQA.

Commissioner Baldrige questions the term of the permit, cars driving fast on dirt roads, and notes that the Sierraville Ranger Station comment is not a scientific evaluation.

Commissioner Fisher questions the event webpage and its statement regarding the lack of neighbors and "party to midnight", and as in other agencies, why aren't dust control measures included in the conditions of approval.

Commissioner Christensen notes that there haven't been any complaints in the last five years.

Chair Filippini notes the concern on the table is extending the term for ten (10) years, and continues by noting that when you enter into a relationship with an entity it should lead to a cooperative relationship. Ten (10) years is not that long of a time when you have to go through the process. The CUP has checks and balances built in.

Planning Director Beals notes that the Mitchells are very good stewards of the property and with the success of their adventure are booking two years out, in order to be consistent they would have to file for an extension two years before the permit expires. I understand why they are requesting a ten year extension. If they get sideways with the events we can conduct hearings, allege conflict with the conditions –there are lots of ways for the Commission to address them.

The Chair opens the public hearing: Mrs. Mitchell introduces herself and thanks staff for the work and notes they work with Northstar shuttle service from Truckee for their guests which has cut down on cars and dust.

The Chair closed the Public Hearing.

APPROVED: Motion: Christensen/Devore/Vote 5/0.

PART VIII BUSINESS REQUIRING ACTION

None

PART IX-DISCUSSION ITEMS AND STAFF REPORTS

None

PART X- COMMISSION MEMBER REPORTS

None

PART XI-ADJOURNMENT

The meeting was adjourned at 11:54 a.m.

Respectfully Submitted,

Jill Molaris

Administrative Secretary

Approved as Witnessed

Tim H. Beals

Commission Secretary