

<p>TRINITY COUNTY PLANNING COMMISSION STAFF REPORT</p>

APPLICANT: Daljit Pawar

REPORT BY: Leslie Hubbard

OWNER: Pawar International, Inc.

APN: 020-360-15

PROJECT DESCRIPTION: Place a 62' x 12' (744 square foot) mobile home on the Ruth Store property as a residential caretaker unit.

LOCATION: 18001 Mad River Road, Ruth, CA. (Figure 1)

PROJECT INFORMATION:

- A) Planning Area: Ruth-Mad River
- B) Existing General Plan Designation: Village
- C) Existing Zoning: Highway Commercial
- D) Existing Land Use: store, gas station, bar/restaurant
- E) Adjacent Land Use Information:

	<u>Land Use</u>	<u>Zoning</u>	<u>General Plan Des.</u>
North:	residence	RR-2.5	Village
South:	trailer park/res.	HC	Village
East:	vacant	RR-2.5	Village
West:	Ruth Lake lease lots	Unc/SUD	Village

BACKGROUND INFORMATION:

Section 30.L of the Trinity County Zoning Ordinance provides standards for a Residential Caretaker Unit. The standards are as follows:

- Structural setbacks consistent with the Rural Residential Zoning District standards
- The caretaker unit shall be limited to no more than 1000 gross square feet.
- The caretaker unit shall be located in such a manner so that it is not visually intrusive or highly visible from arterial or collector roads abutting the subject site.
- The caretaker unit shall be located in such a manner so as not to interfere or adversely impact the use of the site or adjacent parcels.

Approval of Residential Caretaker Units are subject to first securing a Planning Commission-issued use permit on all commercially-zoned parcels (C-1, C-2, C-3, HC), as well as Public Facilities and Industrial zones.

PROJECT EVALUATION:

Staff accompanied the Environmental Health Inspector to visit the site on April 9, 2018 and observed the mobile home was on site and located close to the bank above Johnson Creek on the northwestern border (Figure 2) while the septic system was being installed and inspected. The mobile home will be relocated to the southeast after the septic is buried and will be near the rear of the property and up a slight incline, at least 25 feet from the rear property line. It is partially visible from Mad River Road, where trees (along the top of the bank of Johnson Creek and around the shed) provide partial screening.

The proposed Residential Caretaker Unit, due to its location in the rear of the property, will not interfere with existing commercial uses. No dwelling was observed on the residential property across Johnson Creek to the northwest or to the east. The mobile home park to the southwest is well-screened from Mad River Road and the Ruth Store facilities.

In summary, the mobile home will meet the Rural Residential setback requirements, is under the 1000 square foot maximum size, is partially screened from Mad River Road by vegetation and an existing shed and does not interfere or limit the primary function of commercial activity on the parcel.

ENVIRONMENTAL EVALUATION:

The project is categorically exempt under the California Environmental Quality Act as follows: New Construction or Conversion of Small Structures – Article 19, Section 15303 (a), Class 3: One single family residence, or a second dwelling in a residential zone.

STAFF RECOMMENDATION:

Staff recommends approval of the placement of a 62' by 12' mobile home on APN 020-360-15 (Ruth Store) based on the following findings of fact and subject to the conditions in Exhibit A.

Findings of Fact for the Use Permit

- 1. Finding: Sound Principles of Land Use. The use permit is granted on sound principles of land use.**

Statement of Fact: Residential Caretaker Units are allowed in this zoning district after first securing a Conditional Use Permit. The mobile home is under the 1000 square foot maximum size. Trinity County Zoning Ordinance Section 30.L.

- 2. Finding: Not Injurious. Granting the use permit will not be detrimental to the public health, safety, or welfare, nor will it create a public nuisance.**

Statement of Fact: The use permit, as conditioned, will mitigate for potential aesthetic, odor, traffic, and internal circulation impacts as the mobile home will meet the Rural Residential setback requirements, is partially screened from Mad River Road by vegetation and an existing shed, and does not interfere or limit the primary function of the commercial activity of Ruth Store.

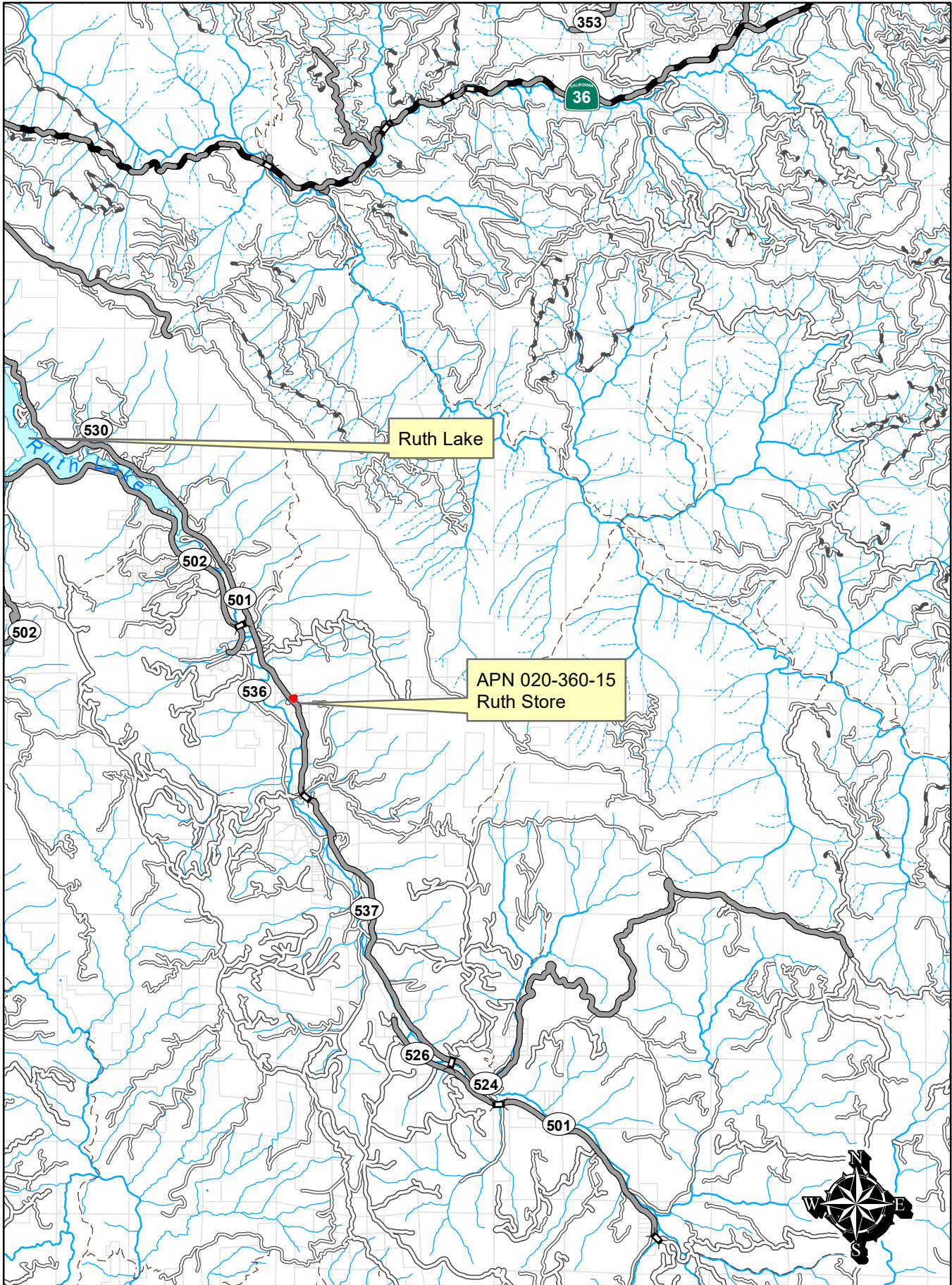
- 3. Finding: The use permit complies with the objectives of the general plan for the area in which it is located.**

Statement of Fact: The use permit is consistent with the objectives of the Land Use Element for the Southern Trinity, Mad River-Ruth Lake area by supporting commercial development, especially those that provide essential services for residents, tourists, and recreationists.

**CONDITIONS OF APPROVAL
P-18-10
RESIDENTIAL CARETAKER UNIT**

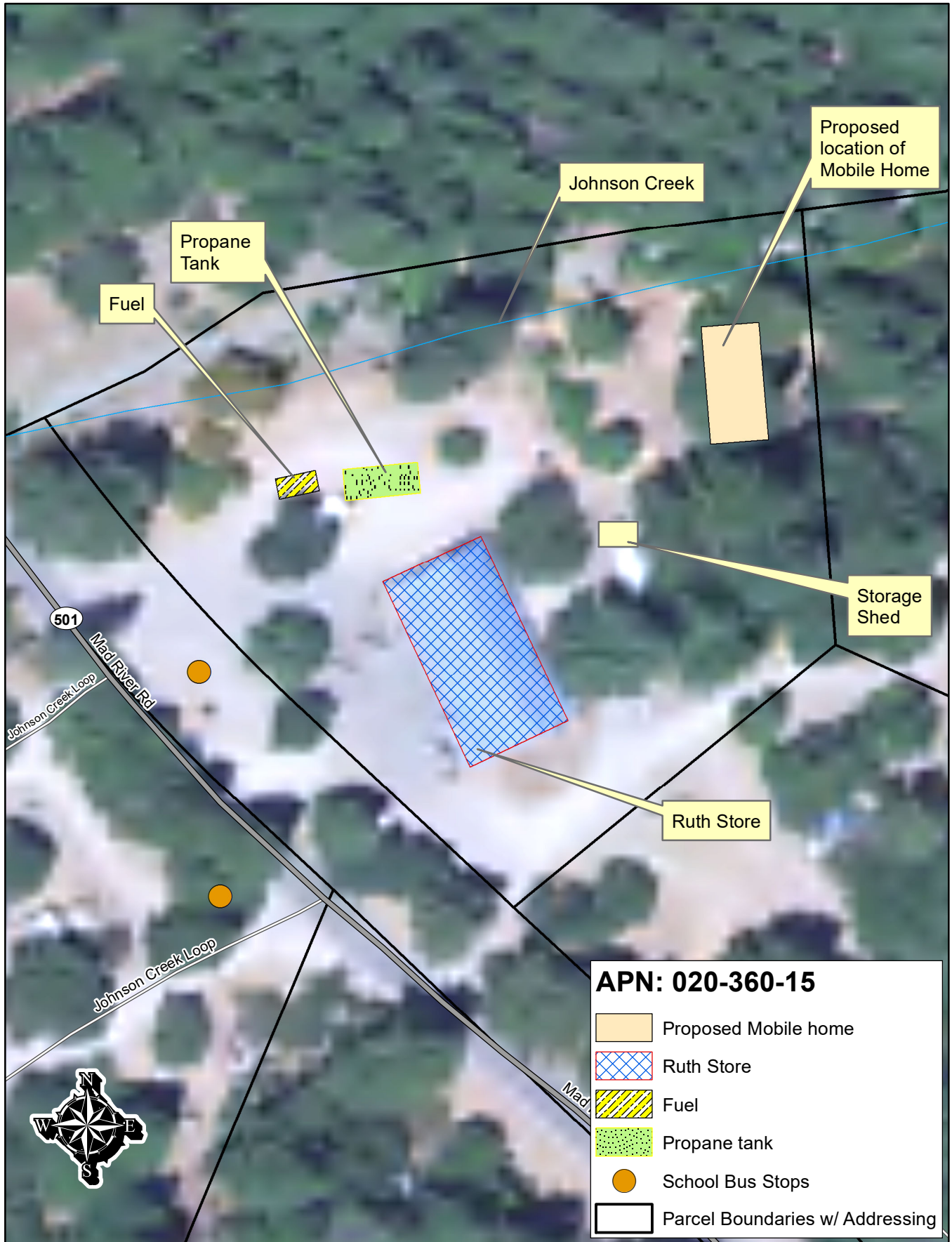
1. All necessary permits from the Building Department shall be obtained prior to operation.
2. All necessary permits from the Department of Environmental Health shall be obtained prior to operation. This includes adequate sewage disposal systems for proposed use, domestic and potable water for all activities.
3. The applicants shall comply with Trinity County's Fire Safe Ordinance to reduce potential impacts to the threat of wildfires, including road widths, turn-outs and access to structures.
4. The applicants shall obtain a Less Than Three-Acre Conversion Exemption Permit from CALFIRE prior to removing timber at the proposed location of the caretaker unit.
5. An encroachment permit from the Trinity County Department of Transportation is required for the driveway encroachment where it enters onto the County-maintained Mad River Road (County Road No. 501). The encroachment onto Mad River Road shall conform to the current Department of Transportation standards for a commercial driveway.

FIGURE 1.
PROJECT LOCATION MAP
P-18-10



P-18-10 Pawar CUP

Figure 2 - Site Plan



0 15 30 60 90 120 Feet