

TRINITY COUNTY
SUBDIVISION REVIEW COMMITTEE

Regular Meeting

October 8, 2009 at 3:00 p.m.

Weaverville Library meeting room, Weaverville

MINUTES

1. CALL TO ORDER

Vice-chairman Peter Hedtke called the meeting to order at 3:03 p.m. Members present: Environmental Health Director Peter Hedtke; Deputy County Surveyor Lyle Hymas; Fire Chiefs Association rep John Erwin; Planner Jeanne Bonomini. Members absent: Planning Commissioner Keith Groves.

2. PUBLIC COMMENT

Members of the public may address the Subdivision Review Committee concerning matters within their jurisdiction, which are not listed on the agenda. No action may be taken on these matters at this time.

No comments made.

3. MINUTES

None presented for adoption.

4. DEPARTMENTAL REPORTS AND COMMUNICATIONS - None

5. WITHDRAWN OR CONTINUED ITEMS - None

OLD BUSINESS

6. PROPOSED NEG. DEC. AND TENTATIVE PARCEL MAP

P-08-42

APPLICANT: V. Kastan

APN: 020-150-50 & 51

SURVEYOR: Haberstock Surveying

Tentative parcel map to create 1 parcel and 2 remainders from 98 acres and adjoining 3 acres, located on Mad River Road in Ruth, approx. ½ mile south of the Ruth Store.

Planner Bonomini presented the project. Lyle Hymas stated that this needs to be a 2-parcel map because you cannot have part of this property having a remainder and call the applicant's adjoining parcel a remainder too. There can only be one remainder.

Peter Hedtke opened the hearing to public comment. Comments received from Dave Hunt, Chris Erikson and Joan Carr (surveyors/consultants) that it would be great if two remainders were allowed, but didn't think there could be. Hearing closed to comment.

Lyle Hymas moved to:

1. Approve the Mitigated Negative Declaration, finding that on the basis of the whole record before the Committee, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that a negative declaration reflects the committee's independent judgment and analysis; and

2. Approve the Tentative Subdivision Map to create two parcels from 98 acres and designating the adjoining 3 not a part or a remainder, on property located on Mad River Road in Ruth, approx. ½ mile south of the Ruth Store, APNs 020-150-50 (and 51), based on the findings and subject to the Conditions of Approval as shown in the attached Resolution (SRC-09-02), by amending Condition C to say: "The Remainder parcel as shown on the tentative map shall be labeled as "Parcel 2" on the parcel map. Kastan's other adjoining parcel (APN 020-150-51) shall be shown and labeled as "not a part" to identify its existence for the purpose of tracking the number of parcels that Kastan is creating now and in the future."; and
3. Recommend the Planning Commission approve the rezone of Parcel 1 from Unclassified to Rural Residential five-acre minimum.

Peter Hedtke seconded. Motion carried.

NEW BUSINESS

7. PROPOSED NEG. DEC. AND TENTATIVE PARCEL MAP **P-09-27**

APPLICANT: Crlenjak
SURVEYOR: Wally Wright

APN: 018-540-45

Tentative parcel map to create 2 parcels from 4.6 acres, located on Van Duzen Road in Mad River, near the intersection of Hwy 36.

Planner Bonomini presented the project.

Vice Chairman Peter Hedtke opened the hearing to public comment. Comments were received from Ron Walashek, project agent. Hearing closed to comment.

Lyle Hymas moved to::

1. Approve the Mitigated Negative Declaration, finding that on the basis of the whole record before the Committee, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that a negative declaration reflects the committee's independent judgment and analysis; and
2. Approve the Tentative Subdivision Map to create two parcels from 4.6 acres on property located Mad River (APN 018-540-45), based on the findings and subject to the Conditions of Approval as shown in the attached Resolution (SRC-09-04).
3. Recommend the Planning Commission approve the rezone of Parcel One to Rural Residential 2.5-acre minimum.

Peter Hedtke seconded. Motion carried.

8. PROPOSED NEG. DEC. AND TENT. PARCEL MAP **P-09-25**

APPLICANT: Giacinto Land Corp.
SURVEYOR: Erikson Consulting & Surveying

APN: 019-200-41

Tentative parcel map to create 3 parcels from 233 acres. Located on Wildwood Road, approx. 1.5 miles west of the intersection of State Hwy 36, Wildwood.

RECOMMENDATION:

1. Approve the Mitigated Negative Declaration, finding that on the basis of the whole record before the Commission, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that a negative declaration reflects the commission's independent judgment and analysis; and
2. Approve the Tentative Subdivision Map to create three parcels from 233 acres on property located on Wildwood Rd., approx. 1.5 miles west of intersection with State Hwy 3, Wildwood, (APN 019-200-41), based on the findings and subject to the Conditions of Approval as shown in the attached Resolution (SRC-09-05).
3. Recommend the Planning Commission approve the rezone to Agriculture 10-acre minimum.

9. REVIEW AND RECOMMENDATION

P-09-26

APPLICANT: Hollister
SURVEYOR: Hunt Land Surveying

APN: 007-740-40

Tentative parcel map to create 4 parcels and a remainder from 33.29 acres. Located at 1281 Carrville Loop Road, Carrville area.

RECOMMENDATION:

Recommend the Planning Commission:

1. Approve the Mitigated Negative Declaration, finding that on the basis of the whole record before the Commission, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that a negative declaration reflects the commission's independent judgment and analysis; and
2. Approve the Tentative Subdivision Map to create four parcels and a remainder from 33.29 acres on property located at 1281 Carrville Loop Road, Carrville, (APN 007-740-40), based on the findings and subject to the Conditions of Approval as shown in the attached Resolution (PC-09-05).
3. Approve the rezone to Rural Residential 2.5-acre minimum.

10. REVIEW AND RECOMMENDATION

P-09-24

APPLICANT: Lay
SURVEYOR: Carr Consultants

APN: 025-190-12

Tentative parcel map to create 2 parcels and a remainder from 58 acres. Located at 180 Fawn Lodge Road, Lewiston area.

RECOMMENDATION:

Recommend the Planning Commission:

1. Approve the Mitigated Negative Declaration, finding that on the basis of the whole record before the Commission, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that a negative declaration reflects the commission's independent judgment and analysis; and
2. Approve the Tentative Subdivision Map to create two parcels and a remainder from 58 acres on property located at 180 Fawn Lodge Road, Lewiston, (APN 025-190-12), based on the findings and subject to the Conditions of Approval as shown in the attached Resolution (PC-09-06).
3. Approve the rezone of the northern portion to Rural Residential 10-acre minimum.
4. Approve the General Plan Amendment of the northern portion from Resource to Rural Residential.

11. REVIEW AND RECOMMENDATION

P-09-23

APPLICANT: Poulton
 SURVEYOR: Hunt Land Surveying

APN: 025-330-09

Tentative parcel map to create four parcels and a remainder from 55.8 acres. Located at 700 Lewiston Road, Lewiston.

RECOMMENDATION:

Recommend the Planning Commission:

1. Approve the Mitigated Negative Declaration, finding that on the basis of the whole record before the Commission, including the initial study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that a negative declaration reflects the commission's independent judgment and analysis; and
2. Approve the Tentative Subdivision Map to create four parcels and a remainder from 55.8 acres on property located at 700 Lewiston Road, Lewiston, (APN 025-330-09), based on the findings and subject to the Conditions of Approval as shown in the attached Resolution (PC-09-07).

12. ADJOURN

*ALL PERSONS INTERESTED ARE INVITED TO ATTEND AND BE HEARD OR TO WRITE THEIR COMMENTS TO THE PLANNING COMMISSION. IF YOU CHALLENGE THE APPLICATION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ITEMS YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS AGENDA OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE COMMISSION AT, OR PRIOR TO, THE PUBLIC HEARING.

*ANY PERSON DISSATISFIED WITH THE DETERMINATION BY THE PLANNING COMMISSION MAY APPEAL THE MATTER TO THE BOARD OF SUPERVISORS WITHIN TEN (10) WORKING DAYS AFTER THE DECISION OF THE PLANNING COMMISSION ON A FORM AVAILABLE FROM THE COUNTY CLERK. (NOTE: THERE IS A FEE ESTABLISHED FOR FILING AN APPEAL.)