

ACTION MINUTES

LAND USE & COMMUNITY DEVELOPMENT COMMITTEE

August 21, 2008

MEMBERS PRESENT: Louis Boitano, Supervisor, District IV
Brian Oneto, Supervisor, District V

Supervisor Boitano called the meeting to order at 9:02 a.m.

AGENDA: Approved

CORRESPONDENCE: None.

APPROVAL OF MINUTES: The minutes of the July 17, 2008 meeting were approved as submitted.

PUBLIC MATTERS NOT ON THE AGENDA: None.

ITEM 1. APPEAL OF STAFF'S DECISION REQUIRING REPLACEMENT OR ABANDONMENT OF THE EXISTING NONCONFORMING, UNPERMITTED ONSITE SEWAGE DISPOSAL SYSTEM LOCATED ON APN 014-270-021 --Environmental Health

(Present: Mike Israel, Environmental Health; Linda VanVleck, Code Enforcement; Kristin Bengyel, Deputy CAO; Richard Bohn, property owner)

Mike Israel, Environmental Health, said a garage on APN 014-270-021 was converted to living quarters without benefit of permits. The Environmental Health Department met on site with Mr. Bohn, the property owner, to evaluate the size, location and condition of the existing unpermitted septic system installed to serve the living quarters as well as soil conditions, topography and setbacks in order to determine whether the existing system is in compliance with existing code and could be issued a permit. At the time of the site visit, it was determined that the existing system did not comply with Amador County Code Section 14.23.100.I due to the fact profiles dug at the time indicated that the minimum soil depth of four feet below the bottom of the leaching trench was not being met. The septic tank appeared to be in good condition, the setbacks were being met and there was no indication of system failure.

Mr. Bohn apologized for the circumstances that brought him before the Committee. He asked to convert the living quarters back to a garage with restroom facilities under permit and requested a variance to County Code be granted thereby allowing the garage restroom to remain connected to the nonconforming septic system. If any other buildings are constructed on the property requiring sewage disposal, Mr. Bohn agreed he would obtain a sewage disposal permit for a new septic system. Mr. Bohn also offered to record a statement on his deed indicating the septic system for the garage does not meet County Code requirements.

Committee Action: The Committee recommended this matter be heard by the full Board without a recommendation from the Committee. The appeal fee was waived.

The meeting adjourned at 9:20 a.m.