

ACTION MINUTES

LAND USE & COMMUNITY DEVELOPMENT COMMITTEE

January 21, 2010

MEMBERS PRESENT: Louis Boitano, Supervisor, District IV

Supervisor Boitano called the meeting to order at 9:05 a.m.

AGENDA: Approved.

CORRESPONDENCE: None.

APPROVAL OF MINUTES: Approval of the minutes of the October 15, 2009 and December 17, 2009 meetings were withheld until next meeting due to the absence of Supervisor Forster.

PUBLIC MATTERS NOT ON THE AGENDA: None.

ITEM 1. DISCUSSION AND RECOMMENDATION TO BOARD OF SUPERVISORS REGARDING REQUEST FOR VARIANCE TO COUNTY CODE PERTAINING TO SETBACKS BETWEEN THE WELL AND THE GRINDER PUMP VAULT AND SEWERLINE LOCATED ON APN 042-020-004--Environmental Health

(Present: Mike Israel, Environmental Health; Alan Dowlat, Property Owner)

Mike Israel, Environmental Health, said Alan Dowlat, property owner, installed a grinder pump and vault to transfer sewage from the bathroom in his detached garage to the existing septic tank located on APN 042-020-004 without a permit. The pump vault is located within the setback from the existing water well and pipeline. Mr. Dowlat did not intentionally violate code.

Environmental Health is not opposed to a variance being granted by the Board of Supervisors with the conditions that the pump vault and pipeline be pressured tested to verify water tightness and a deed agreement be recorded notifying any future owner of the property of the situation.

Committee Recommendation: The Committee recommended to the Board of Supervisors, a variance be granted to setbacks based on the constraints of the lot. Mike Israel, Environmental Health, will prepare the ATF and have this matter placed on the February 2, 2010, Board agenda.

ITEM 2: INFORMATION UPDATE REGARDING DEVELOPMENT OF PROCEDURES/GUIDELINES FOR CARE OF COUNTY VEHICLES--Land Use Agency and Department of Transportation and Public Works

(Present: Roger Stuart, Transportation and Public Works; Mike Israel, Environmental Health; Greg Gillot, County Counsel)

Roger Stuart, Public Works, provided the Committee with a written report (attached) prepared by Kristin Bengyel regarding the development of a procedure or guidelines for the care of County vehicles. Mr. Stuart expressed his concerns (attached) regarding the additional maintenance costs and the impact due to increased use on the Public Works wash station if all County vehicles were to be washed at that location.

Committee Recommendation: The Committee asked that this matter be brought back before the Committee next month so more research can be done on costs, capacity limitations and impact to the County's wash rack if it were to be used to wash all County vehicles.

ITEM 3. DISCUSSION REGARDING A PROPOSED AGRICULTURAL BUILDING PERMIT EXEMPTION ORDINANCE--Building Department.
(Present: Roger Stuart, Transportation and Public Works; Greg Gillott, County Counsel; Steve Cannon, ATCD)

County Counsel and the Building Department provided the Committee with final drafts of the Agreement to Limit Uses of Agricultural Structure, the Ordinance adopting the Uniform Building and Related Codes, and the Agricultural Building Exemption Application form.

Steve Cannon asked, based on conversations he has had with ranchers, that the 3000 square foot limit be increased.

One correction to the Agreement (see attached) is required. Section 3. Additional Obligations of Owner 3.3--the word "to" is to be inserted as follows:

- Owner acknowledges that if the Agricultural Building Permit Exemption becomes void, Owner shall be required *to* remove the structure...

The Application (see attached) was approved for use.

Committee Recommendation: When the Board of Supervisors adopts the 2007 Building Code, the Committee recommends, the agricultural building exemption as proposed be included as an amendment to the Appendix of that Code. A decision as to whether or not the 3000 square foot limitation remains is to be discussed and determined by the full Board.

Greg Gillott, County Counsel, anticipates this matter to be on the Board agenda sometime in February.

The meeting adjourned at 9:40 a.m.