

ACTION MINUTES

LAND USE & COMMUNITY DEVELOPMENT COMMITTEE

July 15, 2010

MEMBERS PRESENT: Louis Boitano, Supervisor, District IV
Richard Forster, Supervisor, District II

Supervisor Boitano called the meeting to order at 2:45 p.m.

AGENDA: Approved.

CORRESPONDENCE: None.

APPROVAL OF MINUTES: The Minutes of the May 20, 2010 meeting were approved as submitted.

PUBLIC MATTERS NOT ON THE AGENDA: None.

ITEM 1. REQUEST FOR GUIDANCE ON HOW TO PROCEED WITH PROJECT LOCATED ON APN 036-300-008-000 (EASTERWOOD) WHEREIN A RELIABLE PERMANENT SOURCE OF POTABLE WATER DOES NOT EXIST--Environmental Health
(Present: Mike Israel and Michelle Opanlenik, Environmental Health; and the Easterwoods, property owners)

Mike Israel, Environmental Health, said a home was constructed on APN 036-300-008-000 and it recently became evident that the existing well located on the property is not serviceable.

Ms. Easterwood, property owner, said finances at this time prevent deepening the well or drilling a new well. They have purchased a storage tank and are hauling water for use in the home. Ms. Easterwood also said neighbors have attempted to drill wells but have not been successful in finding water.

Coming up with a policy that recommends a current 24-hour pump test before building permit clearance and gpm requirements for when storage is needed were discussed.

Committee Action: The Committee directed County Counsel to draft an agreement for recordation on the property to assure adequate disclosure to future buyers of the property that the existing well is not serviceable. This agreement can be expunged upon connection to a public water source or the drilling of a successful well. When the agreement has been signed and recorded, Building Permit #32841 can be finalized.

ITEM 2. CONTINUED DISCUSSION AND REVIEW OF DRAFT POLICY REGARDING THE USE OF BULK HAULED WATER FOR NEW AND ONGOING USES--Environmental Health

(Present: Mike Israel and Michelle Opalenik, Environmental Health)

Michelle Opalenik presented a draft Hauled Potable Water Policy and draft guidelines for The Use of Bulk Hauled Potable Water for Emergencies for small water systems and for homeowners.

Committee Action: The Committee directed Environmental Health to present the proposed policy and guidelines to the full Board for review and approval.

ITEM 3. CONTINUED DISCUSSION AND REVIEW OF REVISED BEDROOM RESTRICTION AGREEMENT AND CSA#6 ALTERNATIVE SYSTEM DEED AGREEMENT--Environmental Health

(Present: Mike Israel, Environmental Health; Pat Keene and Mike Buck, counsel for Dave Pier)

Discussion took place regarding the content of the CSA #6 Alternative System Deed Agreement. Pat Keene provided an agreement that he felt accomplished the intent to notify future owners of the fact that an alternative system is located on the property and that further information regarding alternative systems can be obtained from the Environmental Health Department. Mr. Israel said the current agreement summarizes information from more than one entity. Mr. Keene was concerned that changes in regulations or policy may occur and no longer apply. Then changes would need to be made to the recorded agreement.

Committee Action: The Committee directed Mr. Keene to e-mail Environmental Health his agreement with the paragraph indicating Environmental Health has more information set forth in bold font. Mr. Keene's agreement is specific only to Mr. Pier's property. The agreements for other properties will continue to be recorded as have been.

Review of the Maintenance and Inspection Agreement was held over until next meeting to allow Martha Shaver, County Counsel, to make revisions.

ITEM 4. CONTINUED REVIEW OF AB 45 (BLAKESLEE) DISTRIBUTED GENERATION: SMALL WIND ENERGY SYSTEMS. DISCUSSION AND DIRECTION REGARDING CONSIDERATION OF A SMALL WIND ENERGY SYSTEM ORDINANCE--Planning Department

(Present: Cara Agustin, Planning Department)

Cara Agustin reminded the Committee that if it is the County's intent to adopt a local ordinance, they would need to do so by January 1, 2011.

Committee Action: The Committee directed Ms. Agustin to pursue drafting an ordinance based on previous comments and the Plumas County model where design standards are

developed on a case-by-case basis. A resolution of intention is to be placed on the Board of Supervisor's consent agenda and a memorandum provided to the other Board members informing them of the proposed content of the ordinance.

The meeting adjourned at 3:35 p.m.

