

PLUMAS COUNTY PLANNING SERVICES

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Date: January 8, 2013
To: Honorable Board of Supervisors
From: Rebecca Herrin, Senior Planner *RKH*
Subject: **Public Hearing for Zoning Change: Norbert and Christine Schneider Proposal to add the Farm Animal Combining Zone (F) to properties located near Blairsden**

Location: 174 Little Bear Road, Blairsden, CA; Assessor Parcel Number 129-010-011; Township 22 North, Range 12 East, Section 9, MDM (Exhibit 1)

General Plan: Moderate Opportunity area, Prime Expansion, Prime Recreation

Planning Area: Mohawk

Zoning: Recreation (Rec-10) and Recreation-Commercial (R-C)

Supervisory District: District 5- Supervisor Kennedy

Applicants: Norbert and Christine Schneider

RECOMMENDATION:

Planning staff requests that the Board hold a public hearing on the proposed zone change.

BACKGROUND/DISCUSSION:

Notice of the application was sent to Environmental Health and Supervisor Kennedy.

Rob Robinette of Environmental Health has responded approving the request.

Mailed and published notice has been provided as per code. County Counsel has previously reviewed and approved an identical ordinance as to form.

An application was received on September 11, 2012 (Exhibit 2). The applicants would like to raise chickens and alpacas on a portion of the property which is 42.09 acres in size.

530-283-7003 KATIE: ENGINEERING

The current county zoning code allows small and large animal husbandry in several ways. Residential properties that are zoned for three acre or greater, such as the 3-acre, 10-acre and 20-acre per dwelling unit zoning codes of S-3 (Secondary Suburban), R-10 (Rural) and R-20 (Rural), allow large animal husbandry as do all the Agricultural, Timber and Mining zones. Animal husbandry is not allowed in Recreation zones, however Animal Breeding and Boarding and Veterinary Services are allowed subject to the issuance of a Special Use Permit in the Recreation-Commercial (R-C) zone.

Small animal husbandry is defined in code as "the care and raising of hoofless livestock for the personal use of residents of the property and 4-H market projects".

Large animal husbandry is defined in code as "the care and raising of hooved livestock for the personal use of residents of the property, 4-H market and breeding projects, except horses, cows, and pigs and the care of horses, cows, and pigs at the ratio of two (2) animals with their young (one year old or less) for the first acre of property and one additional animal for each additional one-half (1/2) acre. Horses, cows or pigs may not be kept on parcels smaller than one acre".

Chickens would be considered small animals and alpacas as large animals under the animal husbandry definitions.

The other method of allowing small and large animal husbandry on property is through the addition of the Farm Animal Combining Zone (see attached as Exhibit 3). This combining zone allows large animal husbandry, as well as small animal husbandry.

ATTACHMENTS:

1. Location Map
2. Application for zoning change from Norbert and Christine Schneider.
3. Title 9, Chapter 2, Article 40: Farm Animal Combining Zone (F)
4. Ordinance rezoning real property

ACTIONS FOR CONSIDERATION:

Staff recommends that the Board of Supervisors

- I. Hold a public hearing on the proposed zoning change.
- II. Find that the proposed project is exempt from the requirements of the California Environmental Quality Act under Section 15061(b)(3) because it can be seen with certainty, based on the initial study and requirements of the County Code applicable to this project, that there are no significant adverse environmental impacts.
- III. If the Board chooses to approve the zoning change, waive the first reading of the ordinance enacting the zoning change. County Counsel has previously approved an identical ordinance as to form (see attached as Exhibit 4).

ORDINANCE NO. 2013- 1092

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA,
REZONING CERTAIN REAL PROPERTY TO ADD THE FARM ANIMAL COMBINING ZONE (F)

The Board of Supervisors of the County of Plumas, State of California, ORDAINS as follows:

Section 1. Creation of Zone.

The following real property, as depicted in Exhibit "A", is hereby rezoned to add the Farm Animal Combining Zone (F) as the terms are described in the Plumas County Code, retaining the Recreation (Rec-10) and the Recreation-Commercial (R-C) zones as currently exist.

The real property herein described is located at 174 Little Bear Road, unincorporated Plumas County, CA; more particularly described as Assessor's Parcel Number 129-010-011; T22N/R12E/Section 9, MDM.

Section 2. Zoning Plan Maps.

The Plumas County Planning Director is hereby directed to reflect the zoning as provided for in this ordinance and pursuant to Section 9-2.302 of the Plumas County Code.

Section 3. Codification.

No sections of this ordinance shall be codified.

Section 4. Publication.

This ordinance shall be published, pursuant to Section 25124(a) of the Government Code of the State of California, before the expiration of fifteen days after the passage of the ordinance, once, with the names of the supervisors voting for and against the ordinance, in the *Portola Reporter*, a newspaper of general circulation in the County of Plumas.

Section 5. Effective Date.

This ordinance shall become effective thirty (30) days from the date of final passage.

The foregoing ordinance was introduced at a regular meeting of the Board of Supervisors on the 8th day of January, 2013, and passed and adopted on the 15th day of January, 2013 by the following vote:

AYES:	Supervisors:	GOSS, THRALL, KENNEDY, SIMPSON, SWOFFORD
NOES:	Supervisors:	NONE
ABSENT:	Supervisors:	NONE


Chairman, Board of Supervisors

ATTEST:


Clerk of said Board of Supervisors