
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of November 14, 2012

The Plumas County Zoning Administrator convened in a meeting on November 14, 2012, at 10:00 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding. Senior Planner, Rebecca Herrin, is in attendance.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

There is no public comment.

III. SPECIAL USE PERMIT: GRAEAGLE FIRE PROTECTION DISTRICT; APN 133-340-041; T.22N/R.13E/S.31,& 32 MDM

The request to establish a public service facility consisting of a fire station in a residential zone, located at 683 Bobcat Trail, Whitehawk Ranch, Clio, is presented. Becky Herrin, Senior Planner, gives a presentation outlining the details of the project as outlined in the Staff Report. Herrin notes that Whitehawk Ranch handled fire protection until the entire subdivision was annexed to the Graeagle Fire Protection District. The proposed fire station will replace the original one. Herrin also notes that the fire station is an allowable use under the development agreement and planned development permit. The only issue is obtaining an encroachment permit from Caltrans even though the encroachment is already there. Randy Wilson, Zoning Administrator, questions Condition #4 pertaining to the parking plan, noting that the site plan shows parking. Herrin responds that the Site Plan satisfies Condition #4, but will be checked when the building permit is submitted. There is further discussion in regard to Condition #3 and the requirement for an encroachment permit. The hearing is opened at 10:06. There being no comments, the hearing is closed at 10:07.

DECISION

Wilson states he will take the actions recommended by staff, and 1) Certify that Environmental Impact Report #38, previously adopted for the Whitehawk Ranch project remains adequate to carry out this project component, with Findings A & B; and 2) Approve the Special Use Permit subject to the conditions of approval outlined in Exhibit 3 of the Staff Report, with Findings A through F:

ENVIRONMENTAL FINDINGS

- A. The circumstances set forth in Section 15162 of the California Environmental Quality Act Guidelines have not arisen and there are no new significant environmental impacts that could not have been known with the exercise of reasonable diligence at the time the previous negative declaration was adopted.
- B. That the location and custodian of the documents, which constitute the record of these proceedings, is the Plumas County Planning Department, 555 Main Street, Quincy, California.

FINDINGS

- A. This project, as conditioned, is environmentally compatible with the surrounding area because the proposed project conforms with Environmental Impact Report #38, and with applicable state and county codes that are designed to protect public health and safety and to reduce potential impacts to the neighborhood. Such codes include those pertaining to encroachment permits, fire clearance, accessibility and parking, and mitigation of noise impacts.
- B. Prior to the public hearing, it can be presumed that this project is socially compatible with the surrounding area because the conditions are designed to ensure that the project will not create any nuisances or interfere with the surrounding community. The project will be in conformance with all other regulations pertaining to the use.
- C. This project is economically compatible with the surrounding area because it does not prevent or diminish the ability of the surrounding property owners from deriving economic benefit, nor will the use interfere with the economic use of properties in the vicinity in conformance with zoning requirements adopted for the promotion of the public health, safety, and general welfare.
- D. This project is consistent with the General Plan and zoning because a public service facility is a permitted use in all residential zones, subject to issuance of a special use permit.
- E. This project is consistent with the Development Agreement for Mohawk Valley Ranch, Inc. (2005-0001247), as a fire station is a permitted use in residentially zoned areas. The Development Agreement is silent on the requirement to obtain a special use permit.
- F. There is a reasonable probability that the project will be consistent with the future adopted General Plan because there are no plans to change land use patterns in the Whitehawk Ranch development, a planned community developed in accordance with an existing Development Agreement.

ADJOURN

There being no further business, the meeting adjourns at 10:08 a.m. The next regularly scheduled Zoning Administrator meeting is set for December 12, 2012, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.



Randy Wilson, Zoning Administrator



Heidi Wightman, Department Fiscal Officer II