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**PLUMAS COUNTY**  
**ZONING ADMINISTRATOR**  
Minutes of the Meeting of May 15, 2013

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The Plumas County Zoning Administrator convened in a meeting on May 15, 2013, at 10:01 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**

No public comment presented.

**III. SPECIAL USE PERMIT: McNEILL, RICHARD; APN 104-051-015; T.28N/R.8E/S.19 MDM (Lake Almanor)**

This item is continued from April 10, 2013. Randy Wilson, Zoning Administrator, states a letter has been received from the applicant withdrawing the application. There will be no further consideration of the application.

**IV. SPECIAL USE PERMIT: FRIENDS OF PLUMAS COUNTY ANIMALS (Eric & Sandy Braswell, Owners); APNs 116-142-001 & 116-131-036; T.24N/R.10E/S.19 MDM (E. Quincy)**

The request for a Special Use Permit for a public service facility consisting of an animal rescue and adoption site for cats and dogs located at 2163 E. Main Street, East Quincy, is presented. Rebecca Herrin, Senior Planner, gives a presentation. Herrin reports that no negative comments have been received from either the agencies contacted or neighbors. The hearing is opened at 10:03. Rose Buzzetta, applicant, states they have received positive feedback from neighbors. The whole idea of the animal rescue site has been beneficial in the neighborhood. The yards are kept clean and the lawns are mowed. The kennels, inside and out, are cleaned every day. There is staff onsite, and whenever the animals are outside, staff is present. This facility takes pressure off of the local shelter and they have been very successful partnering with Pet Country. Buzzetta states she is in agreement with the proposed conditions of approval. There being no further comments, the hearing is closed at 10:07 a.m.

**DECISION**

Randy Wilson states he will take the actions recommended by staff, and 1) Find the project exempt from the requirements of the California Environmental Quality Act under Section 15061(b)(3), making Findings A & B; and 2) approve the special use permit subject to the conditions of approval outlined in Exhibit 1 of the Staff Report, making Findings A through E:

## **ENVIRONMENTAL FINDINGS**

- A. That it can be seen with certainty, based upon review of the initial environmental assessment, that there is no possibility that the project may have a significant effect on the environment; and
- 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 to the general plan constraints and polices, and with applicable state and county codes that are designed to protect public health and safety.
- 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.

The outdoor dog runs and enclosures will be used in conjunction with volunteers in order to socialize the dogs for adoption. The facility will not be used when handlers are not present. In addition, the outdoor dog runs and enclosures will only be used during daylight hours.

Waste removal and disposal shall be in an approved manner at least three times per week or more frequently if deemed necessary by the Health Official.

- C. This project is not economically incompatible 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 and to protect property owners' rights to develop consistent with the General Plan.
- D. This project is consistent with the general plan and zoning because the general plan calls for Prime Opportunity area, Periphery Commercial uses on the site and the zoning designation is C-2 (Periphery Commercial) zoning which is compatible with existing and proposed uses. The use will take place in an existing structure.
- E. There is a reasonable probability that the project will be consistent with the future adopted general plan because this facility is located in an area designated for development. There is little or no probability that the project will be detrimental to or interfere with the future adopted general plan because of the existing structure on the property, and the developed commercial nature of the surrounding area

**V. AMENDMENT OF SPECIAL USE PERMIT: PLUMAS COUNTY DEPARTMENT OF PUBLIC WORKS; APN 001-450-013; T.28N/R.7E/S.12 MDM (Chester)**

The request for an amendment of an existing Special Use Permit to add a permanent attendant's building, with associated infrastructure, and a recycling compactor to the existing permitted transfer station, located at 40 County Road 322, Chester, is presented. Randy Wilson, Zoning Administrator, states a letter has been received from the Public Works Director, Bob Perreault, requesting this item be continued to the June 12th Zoning Administrator meeting. The hearing is opened at 10:08. There being no comments, Wilson continues this item, with the public hearing open, to June 12, 2013, at 10:00 a.m.

**VI. SPECIAL USE PERMIT: PLUMAS RURAL SERVICES; APNs 116-290-036, 037, 039, 042; T.24N/R.9E/S.13 MDM (Quincy)**

The request for a Special Use Permit for a public service facility consisting of construction of a new building on the same site as an existing structure in use by Plumas Rural Services (PRS) to house multiple social service programs and administration for Plumas Rural Services, located at 711 East Main Street, Quincy, is presented. Rebecca Herrin, Senior Planner, explains that the building has been used by various organizations over the years with various forms of a Special Use Permit for the various uses. When Plumas Rural Services first moved in, the existing special use permit for the Plumas County Alcohol & Drug Department was used. The proposed new building triggered the need for a special use permit to cover all the uses that Plumas Rural Services was doing on the property. Negative Declaration #663 has been prepared for this project and no major issues as far as environmental concerns were identified. The one outstanding issue that will need to be discussed is the parking plan. The Planning Director has the ability to modify parking requirements associated with the building permit.

Randy Wilson, Zoning Administrator, states he has reviewed the conditions of approval. Conditions 5, 6 & 7 have to do with the East Quincy Services District and Quincy Community Services Districts. The District boundary currently goes through the property. The building is located in the Quincy CSD, but it is hooked up to the East Quincy Services District. The existing building has sewer connections with the Quincy CSD. Wilson notes that there is a will-serve letter for the sewer from the East Quincy Services District, but LAFCo is not in agreement with it. John Kolb with the Public Works Department states that they haven't asked LAFCo yet, so they don't know what their position is. Herrin clarifies that LAFCo's position is that it needs to get straightened out. The hearing is opened at 10:14. Kolb states he is in agreement with Conditions 5, 6 & 7 regarding water & sewer services.

Continuing, Wilson states Conditions 3, 4, 10, 11 & 15 deal with parking & access to the Chinese cemetery. One of the issues is whether or not there is enough parking for the intensity of the use, bus turnaround and parking, and the easement for the Chinese cemetery that must be kept open. Jim Graham with the Public Works Department suggests amending Conditions 3 & 4 to read that they be satisfied prior to issuance of the Certificate of Occupancy or finaling of the building permit. Wilson notes that Condition #15 specifically states the parking plan shall be submitted and approved prior to the issuance of the building permit. Tom Yagerhofer with Plumas County Community Development states that the grant money for this project would need to be paid back to the State if the project is not completed within a certain timeframe. The Special Use Permit triggers their ability to ask the State for an extension, which would give them an additional 6 months. Wilson states that in order to provide some leeway, he could modify Condition #15 to state "prior to finaling" rather than "issuance" of the building permit.

Wilson notes that Condition #8 regarding an Owner Initiated Merger needs to be taken care of very quickly because a building permit cannot be issued with a property line going through the middle of a building. Regarding Condition #16, Wilson notes that the propane tank is currently located on the Chinese cemetery property. After discussion, Wilson suggests changing the condition to read: "The existing propane tank shall be *proven* to be located on the *project* property or shall be relocated, *if necessary*, to the satisfaction of Planning and Building Services prior to issuance of the building permit."

Wilson questions where they plan to re-locate the existing dumpster and storage building referenced in Condition #17. Michele Piller with Plumas Rural Services replies that they need to coordinate with the garbage company about their capabilities and where it needs to be. The storage shed can be taken down or re-located to other properties they own. Wilson notes that the issue is interference with parking, which is already tight. In regard to Condition #18 involving the agreement for use of the play equipment located on the site of the Chinese Memorial Park, Kolb notes its part of the same easement agreement they are working on with County Counsel. Piller notes that the play equipment can be moved to their 586 Jackson Street location where it would be used better. Wilson also notes that this project requires Design Review approval and that will happen in conjunction with the Building Permit. It is not a condition of approval, but rather required by Code. There being no further comments, the hearing is closed at 10:41.

## **DECISION**

Wilson states he will take the actions recommended by staff, and 1) adopt Negative Declaration #663 pursuant to Section 15074 of the California Environmental Quality Act Guidelines making Findings A through C, and 2) approve the Special Use Permit subject to the conditions of approval outlined in Exhibit 2 of the Staff Report, with the changes made at the hearing, making Findings A through E

## **ENVIRONMENTAL FINDINGS**

- A. That there is no substantial evidence in the record supporting a fair argument that the proposed project, as mitigated and conditioned, might have any significant adverse impact on the environment; and
- B. That the proposed Negative Declaration reflects the independent judgment of the Plumas County Planning Director, and
- C. 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 applicable state and county codes that are designed to protect public health and safety and to reduce potential impacts to the neighborhood.
- 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. Any potential conflict with zoning regulations will be addressed prior to the issuance of the building permit.
- E. 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 Quincy/American Valley area and this site has been used to provide different types of services to the public for a long period of time.

***Zoning Administrator Notation:*** Any decision made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) days of the decision. If the tenth day lands on the weekend, the end of the appeal period will be the next working day. The appeal will need to be based on relevant information stated or submitted at or prior to this meeting by a commenting public member or representative, or certain County department heads as stated by County Code. There is a filing fee for the appeal and the fee information is available from Planning and Building Services.

#### **ADJOURN**

There being no further business, the meeting adjourns at 10:43 a.m. The next regularly scheduled Zoning Administrator meeting is set for June 12, 2013, 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