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**PLUMAS COUNTY**  
**ZONING ADMINISTRATOR**  
Minutes of the Meeting of October 9, 2013

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The Plumas County Zoning Administrator convened in a meeting on October 9, 2013, 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**

No public comment presented.

**III. SPECIAL USE PERMIT: BROOKE, FRANK et. al: APN 025-292-001; T.23N/R.13E/S.11**

The request to allow a 3-space campground for personal use located at 7354 Lake Davis Road, Lake Davis, is presented. Rebecca Herrin, Senior Planner, gives a presentation. Herrin explains that camping is defined as habitation on a property in a non-structural temporary shelter or recreational vehicle. Camping is permitted in Lake Davis because it is considered a moderate opportunity area under the General Plan; however, camping is permitted for no more than 120 days in a calendar year. A camp ground is defined as a facility of 2 or more spaces, so anything over two spaces needs a special use permit because of the definition of camp ground. Staff is recommending approval. Environmental Health has approved the sewage disposal system as adequate. The fire chief from the Eastern Plumas Rural Fire Protection District has indicated there are no issues. Randy Wilson, Zoning Administrator, adds that the property is surrounded by Recreation-Commercial (R-C) zoning. A lot of people in the area use their property for camping. Adjacent to the property is a single-family residential home that is allowed in R-C zoning on the rear 50% of the property. Wilson opens the public hearing at 10:07. The owner of the single-family home adjacent to the property, Jane Dankbar, states they are concerned about their property value, noting that a camp ground has a negative connotation. Upon questioning, the applicants agree to not put up a sign as allowed by the zoning. The Special Use Permit cannot be rescinded unless they violate the conditions of the Special Use Permit. Wilson states he can require a fence be built along the property line for privacy. The public hearing is closed at 10:43.

**DECISION**

Wilson states he will take the actions recommended by staff, and 1) find that the project is exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3); and 2) approve the Special Use Permit subject to the conditions of approval outlined in Exhibit 4 of the Staff Report, with the amendment of Condition #1 and addition of Condition #4, making findings A through E. Wilson explains the appeal process as described below:

## CONDITIONS

1. This facility shall not be used for any purpose other than the uses enumerated below unless application for amendment is made for amendment of the Special Use Permit and that application is approved.

The uses authorized under this permit are:

- a. A three-space non-commercial personal use camp ground as defined in Plumas County Code Section 9-2.219.
2. The Special Use Permit is to be signed and returned within forty (40) days of the date of approval or the permit will be voided.
3. Unless the use is abandoned for a period of more than one year, the Special Use Permit shall not expire.
4. No sign as defined in P.C.C. 9-2.288 Sign. shall be permitted.

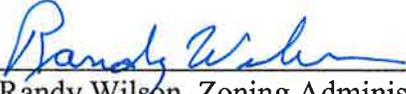
## FINDINGS

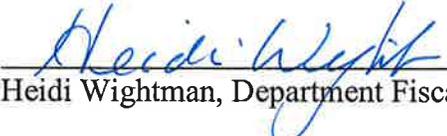
- A) This project, as conditioned, is environmentally compatible with the surrounding area because the proposed project conforms with applicable state and county codes that are designed to protect public health and safety and to reduce potential impacts. Occupancy of travel trailers, campers, motor homes or tents is limited to temporary seasonal habitation for a period not to exceed 120 days in a calendar year on privately-owned lands, if the property has both an approved septic system and an approved water supply. This property has an approved septic system and an approved water supply.
- 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 the use will not 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. The zoning of the surrounding property is R-C (Recreation-Commercial), a zoning district that limits residential use and allows camping.
- D) This project is consistent with the General Plan and zoning because a camp ground, as defined in Plumas County Code Section 9-2.219 is a permitted use, subject to issuance of a special use permit. A camp ground is defined as “a facility of two (2) or more spaces for temporary habitation in tents, recreational vehicles, or mobile shelters”.
- E) There is a reasonable probability that the project will be consistent with the future adopted General Plan because most of the Lake Davis area is zoned for recreational use and is planned for recreational use well into the future.

**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 10:46 a.m. The next regularly scheduled Zoning Administrator meeting is set for November 13, 2013, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.

  
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Randy Wilson, Zoning Administrator

  
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Heidi Wightman, Department Fiscal Officer II