
**PLUMAS COUNTY
ZONING ADMINISTRATOR**
Minutes of the Meeting of November 13, 2013

The Plumas County Zoning Administrator convened in a meeting on November 13, 2013, at 10:02 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. EXTENSION OF TIME: WHITEHAWK RANCH PHASE XII – MONTEBIANCO, LLC; APN 133-130-109; T.21N/R.13E/S.5 & 32 MDM (Clio)

As continued from July 10, 2013, the request for an Extension of Time of three years to record the final map for Whitehawk Ranch Phase XII, located at 1137 Highway 89, Clio, is presented. Randy Wilson, Zoning Administrator, states this application has been withdrawn by the applicant.

IV. SPECIAL USE PERMIT: QUINCY CHAMBER OF COMMERCE (KENT BARRETT); T.24N/R.10E/S.20 MDM (E. Quincy)

The request for a Special Use Permit for a community identification sign to be located within the County Road right-of-way at the intersection of Meadow Lane and Highway 70, East Quincy, is presented. Rebecca Herrin, Senior Planner, gives a presentation summarizing the request. The Public Works Department has already issued an encroachment permit for the sign; the sign was approved by the Quincy Design Review Committee; and Caltrans Outdoor Advertising Department had no issues. However, the Caltrans Encroachment Department wants the new “Welcome to Quincy” sign taken down and the old “Welcome to Quincy” sign across from the intersection of Highway 70 and Quincy-LaPorte Road removed. The public hearing is opened at 10:05. Kent Barrett, applicant, states that the actual sign will be smaller than the design submitted because of the boundaries of the property where it will be located. It will also be placed about a foot south of the private property line. The public hearing is closed at 10:09. Randy Wilson, Zoning Administrator, states he will add a condition stating that the existing signs be cleaned up and removed before issuance of the building permit.

DECISION

Randy 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 15301 as the project will not expand the permitted uses and that Plumas County Code, as enacted by the Special Use Permit conditions, will serve to address possible impacts; and 2) Approve the Special Use Permit subject to the conditions of approval along with Findings A through E:

CONDITIONS

1. Prior to issuance of a building permit, the existing “Welcome to Quincy” sign located west of the proposed sign and the sign located across from the intersection of Highway 70 and Quincy-LaPorte Road shall be removed.
2. Applicable sign permits shall be received from Planning & Building Services.
3. The construction shall be in conformance with Plumas County Encroachment Permit No. 13-0057-Q issued June 19, 2013.
4. 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.
5. Unless the use is abandoned for a period of more than one year, the Special Use Permit shall not expire.

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.
- 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.
- D) This project is consistent with the General Plan and zoning because a community identification sign, as defined in Plumas County Code Section 9-2.416(b)(2) is a permitted use, subject to issuance of a special use permit.
- E) There is a reasonable probability that the project will be consistent with the future adopted General Plan because the community is a Planning Area identified for future growth and economic development.

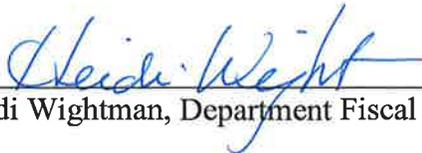
Zoning Administrator Notation: Any decision made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) days of the decision. If the tenth day lands on the weekend, the end of the appeal period will be the next working day. The appeal will need to be based on relevant 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 10:16 a.m. The next regularly scheduled Zoning Administrator meeting is set for December 11, 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