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**PLUMAS COUNTY**  
**ZONING ADMINISTRATOR**  
Minutes of the Meeting of July 8, 2015

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The Plumas County Zoning Administrator convened in a meeting on July 8, 2015, at 10:05 a.m. in the Permit Center Conference Room, Quincy; Zoning Administrator, Randy Wilson, presiding.

Staff Present: Rebecca Herrin, Senior Planner; and  
Craig Settlemire, County Counsel (arrived at 10:50 a.m.)

Applicant: Greg Hagwood, Sheriff  
Assistant Sheriff, Gerry Hendrick  
Assistant Sheriff, Dean Canala

**I. AGENDA**

The agenda is approved as submitted.

**II. PUBLIC COMMENT OPPORTUNITY**

No public comment presented.

**III. SPECIAL USE PERMIT: PLUMAS COUNTY SHERIFF'S DEPARTMENT (APPLICANT)  
APNS 116-320-002 & 116-320-050 (EAST QUINCY); T.24N/R.10E/S.19 MDM *Planner:*  
*Rebecca Herrin***

The request to establish a public service facility consisting of the replacement of the Plumas County Jail and Request for Proposals under Senate Bill 863 (Construction of Adult Criminal Justice Facilities), a competitive grant funded by the State of California, located at 50 Abernathy Lane and 125 South Redberg Avenue, East Quincy, is presented.

The Zoning Administrator, Randy Wilson, introduces staff and explains how the meeting will proceed and the process of appeal of any decision made at this hearing.

Senior Planner, Rebecca Herrin, provides a project description using a PowerPoint presentation to portray the site location, footprint, and zoning including summarizing the California Environmental Quality Act (CEQA) Guidelines as outlined in the Staff Report. Herrin advises in order for the Sheriff's Department to apply for the competitive grant funded by the State of California, initial approval of the project is required. Herrin also noted that if the Special Use Permit is granted, certain conditions must be met to prevent material damages to adjacent properties, and to provide suitable safeguards to ensure social, economic, and environmental compatibility. Therefore, the purpose of this meeting today is take testimony so that the Zoning Administrator can make those findings as to the project's social, economic, and environmental compatibility.

Continuing, Herrin states that the proposed site is shown in the location of the Little League ball fields. Efforts are underway to find replacement areas for the fields on other County-owned properties. Herrin also notes that there were two other possible sites (located on the same parcels) taken into consideration. One is where the current Armory is located and the other is next to the transfer station near where the Public Work's sandhouse is located.

Letters Received:

Plumas County Supervisor District 4, Lori Simpson: *Requested that all possible locations for the jail replacement be considered with a cost analysis to be conducted to consider and justify the costs of removing or relocating existing current uses of the two parcels.*

California Fish and Wildlife, Angela Calderaro: *The aerial photographs on Google Earth indicate that the existing land uses on the parcel have encroached on the riparian habitat surrounding the creek and through the bed of the creek. The project has a potential to further degrade this area if construction or implementation of the project is located within the floodplain of this creek.*

Plumas County Environmental Health, Debbie Anderson: *Approves of the project based on the following conditions: (1) The new site has obtained a will-serve letter from East Quincy Services District for water and sewer; and (2) Review and approval of facility construction plans by Environmental Health to ensure compliance with California State and County Codes.*

Also received at the meeting:

- Signed petition (153 signatures) in opposition of placing the proposed project where the Little League fields are currently located; and
- Comments from Bill and Gayle McDowell, residents of S. Redberg, in opposition of the proposed project.

Concluding, Herrin recommends the Special Use Permit be approved subject to any required findings and conditions of approval as may be modified through the hearing process.

Zoning Administrator Wilson opens the floor to the applicant.

A representative of CGL Companies, consultants of the applicant, provides additional background on the proposed project and displayed an artistic rendering of what the finished jail might look like including a possible floor plan. The representative advised there will be trees and shrubbery along with a fence encompassing the entire facility.

Applicant Greg Hagwood, Sheriff, states that there are a couple of important points to be made in regard to this project. One, if the application for the Special Use Permit is granted, this does not automatically guarantee that a new jail will be built. This is a step and process that will allow them to submit an application for grant funding, in a competitive environment, along with thirty other small counties within the State. There are to be five awards granted and if they finish outside of the top five, all of this is "nothing more than interesting conversation." Should they finish within the top five, there will be time for decisions to be made.

Pointing to the display, Hagwood advises that this rendering is just an example of the footprint and emphasizes that the Special Use Permit would allow for a footprint comparable to this *anywhere* within these two parcels, not specifically where the Little League field is now located. He reiterates that they are pursuing the ability to build the jail anywhere within these two parcels.

Zoning Administrator Wilson directs a question to the applicant's representative, Bob Glass of CGL Companies, about landscape buffering (trees and shrubbery) around the facility and if that will impact any safety and security standards. Glass replies that the landscape buffering is not for a "security quality" but rather emphasizing the use of landscaping to make the facility as inconspicuous to the public as possible.

Zoning Administrator, Randy Wilson, declares the public hearing open.

Public Comments:

Earl Ford Pastor of Starlight Missionary Baptist Church on S. Redberg Avenue, is concerned about several economic and social impacts this project may impose. First, Ford is concerned with the razor wiring encircling the facility. He does not want to step out into their parking lot or front door every day to view razor wire in their yard. Second, Ford is concerned with inmate recreational activities and how that will impact their families and the church. (For example, "cat-calls" from the inmates, etc.) Third, Ford states the church stands on the shoulders of those folks that came to this community in the 1930s and worked hard to leave a legacy for their children. Starlight Missionary Baptist Church is that legacy for the African American community here in Quincy. He states they have a concern with how this project would impact the property that they own. Concluding, Ford states that the foundation for a good Christian church is to be "Good Neighbors." He says, "We are good neighbors. We care about all of our neighbors and we ask the same of you. Keep us informed on how this project proceeds. Don't shove it down our throats."

Addressing Earl Ford, Greg Hagwood, Sheriff, speaks to the issue stating he understands his concerns. In response to Ford's inmate recreational concerns, Hagwood states that steps have been taken to fundamentally change the recreational area from what it is today (which is an outdoor exposed recreational facility for the inmates) to what would be a non-public exposed indoor recreation facility for the inmates. The public is not going to be within sight or sound of the inmates.

Continuing, Hagwood agrees that razor wire is very unsightly and advises that it will not be utilized. Hagwood notes that during the 60s and 70s razor wire was the latest and greatest thing. However, this is a different era and tremendous progress has been made with design and security. You will not have a visual representation of anything that is comparable to what the jail looks like today. There are also a variety of fence styles and none will include razor wire.

Nathaniel DeShields, a concerned citizen and member of Starlight Baptist Church, would like to see more jobs within Plumas County for African Americans. DeShields states that it seems that there are very few jobs available for qualified African Americans. If this project proceeds, he requests to please consider hiring people of color.

Responding, Hagwood states that the Sheriff's Office, in terms of hiring people of color, is very proud of their record. Throughout the County, they employ men and women of color at a proportionate rate that exceeds the racial makeup of the County.

Rich Blanton, a resident of S. Redberg Avenue, questions Zoning Administrator Wilson on what progress has been made in considering other locational sites not proposed at this hearing. Wilson responds that there have been other sites evaluated for this project; however, for the purpose of this hearing, only these two parcels will be considered.

Jacqueline Blanton, twenty-one year S. Redberg Avenue resident, speaks in opposition of the proposed project. Using a picture board to portray the contrast between a ball park and

a cement structure, Blanton states that if this project proceeds, there will be social, cultural, health, and aesthetic concerns that will negatively impact the neighborhood. Blanton points out that the neighborhood consists of young families, the middle aged, and the elderly or retired. The cemetery and ball park is considered their green space (their park). It is the hub of the neighborhood, a place for people to gather and socialize. A jail would eliminate this space and keep people away from the area and economically not provide any benefits to the neighborhood. Blanton believes property values would decline as location is the number one consideration when purchasing a home. She states that the ball park and the creek is an amenity considered "family-friendly" whereas a jail would be a "worry" eliciting negative feelings. Concluding, Blanton stresses that having a jail in her neighborhood would have a devastating impact. *(Blanton provides the Zoning Administrator a copy of her comments for the record.)*

Kory Felker, Forest View Drive resident, speaks in opposition of the proposed project. Felker expresses dissatisfaction and disappointment that the "people with power" are proposing placing the new jail in this location. Felker feels that the people of the community have been "mislead and/or lied to about different things throughout this process." Continuing, Felker says it makes no sense to build a jail on the current ball field without funds to replace that recreational facility. He suggests if money must be raised to build new ball fields, then why not raise the money to purchase property away from homes? He understands that the County was looking into purchasing the Conover property; however, it was not an option because of cost. Felker advises he has spoken to Mr. Conover who advises that he was approached again recently about the property and is still waiting for a new proposal from the County. Felker wonders if a proposal will be forthcoming as the Sheriff had originally stated he prefers this property. Felker also feels that the County Supervisors seem to have no desire to stop this project and, from his perspective, have very little desire to make their constituents happy. Concluding, Felker implores that Zoning Administrator Wilson make the responsible and moral decision and say no to this request. *(Felker provides the Zoning Administrator a copy of his comments for the record.)*

Peggy Gustafson, S. Redberg Avenue resident, speaks in opposition of the proposed project. Gustafason states that the proposed jail site is too close to residential areas. If the project proceeds, residents would have to drive by the entrance to the jail whenever they leave or return to their homes. This is not the case with the current jail location. Gustafason said this would also increase traffic along S. Redberg Aveune due to visitors to the jail, prisoner transportation to and from court, medical appointments, etc. Gustafason also believes there would be a significant loss of property values in the nearby residential areas including those properties on Forest View Drive. Continuing, Gustafason states that the project is being "fast-tracked" by the County because of the State grant deadline and more appropriate project sites are not being sufficiently explored. Gustafason advises that the cost to relocate the Little League fields with County funds needs to be vetted through a public involvement process. Not everyone would agree to spend County funds to relocate the Little League fields that are used only for a short period of time each year. Concluding, Gustafason agrees that new jail facilities need to be built; however, the County needs to present more than one viable alternative for consideration. *(Gustafson provides the Zoning Administrator a copy of her comments for the record.)*

Janine Paige, S. Redberg Avenue resident, speaks in opposition of the proposed project. Paige states she and her husband bought their home in the year 2000. She said that they loved the thought of living close to the Little League fields. Now the County wants to remove the fields (the only nice element on their street) to build a jail in its place. Paige states that Sheriff Hagwood had mentioned in front of 20+ people (including herself) that his preferred place to build the jail was the 15-acre Conover property; however, the Board of Supervisors are trying to build this jail in a residential neighborhood. Paige feels that the

Board has not “given any thought or care about the effect it would have on us homeowners.” She says, “The value of my home as well as all the other homes in this area would be greatly diminished. It would be nearly impossible to sell my home with a jail within 300 feet.” Paige advises that every single person she has talked to states that building a jail in a residential neighborhood is wrong and should be built in the industrial area on the outskirts of town. Concluding, Paige says she would be emotionally and financially ruined if the jail is built on the Redberg site. *(Paige provides the Zoning Administrator a copy of her comments for the record.)*

Rich Blanton, S. Redberg Avenue resident, speaks again to the issue. Blanton questions the thought process for the proposed jail site. He believes that there was no consideration of the residents and are proposing this site out of convenience. Jails are ugly and suggests the Board of Supervisors take into consideration moving the facility to where it is not visible and “take this albatross off of S. Redberg Avenue.”

Karen Froggatt, S. Redberg Circle resident and resident of Plumas County since 1983, speaks in opposition of the proposed project. Froggatt begins by stating her family has a rich history in law enforcement. Her son is a Plumas County deputy and her husband is a retired California Highway Patrol officer. Froggatt currently lives directly across from the Little League field and has always felt comfortable and at home living there. Living across from the Little League field does pose traffic concerns; however, it is only for a short period of time during the Little League season. If the jail project proceeds, traffic will increase on their small street. Froggatt comments on her visual view... she states she sees forest on one side, the green grass from the cemetery, and the ball field being the main view. She presently cannot see the current jail nor smell the transfer site. Froggatt did mention that the Armory on Redberg has not been kept up and has complained about it to her supervisor, Lori Simpson.

Janette Bonin, S. Redberg Circle resident, advises she is also opposed to the project. Bonin advises that she and her husband moved into the neighborhood last fall. If they had known that a jail would be built in their neighborhood, they would not have purchased it. The ball park was the selling point when they purchased their home. They love hearing the kids playing. They would rather hear the kids playing than the inmates. Please consider not putting the jail in this location.

Heather Caiazzo, Forest View Drive resident, advises she is against this project. Caiazzo states she appreciates law enforcement and understands their need of a new jail; however, Caiazzo wonders how it would feel to them if a jail was in their backyard. She explains that her children are sports addicts and play in the Little League field. Her husband is also a coach. Already, news of this new jail is causing her son to have nightmares. Caiazzo hopes that Zoning Administrator Wilson considers their request to decline this proposal.

Connie West, S. Redberg Avenue resident for 35 years, speaks in opposition to this project. West feels that the Zoning Administrator should know how the people of S. Redberg Avenue stand on the jail issue. West states that this jail, if approved, will negatively impact everyone in the neighborhood for decades. She states that they are troubled by the lack of concern shown by the majority of the Board of Supervisors about their feelings and concerns with the proposed jail and urges Zoning Administrator Wilson to not take the decision lightly or be driven by a monetary quick fix. *(West provides the Zoning Administrator a copy of her comments for the record.)*

Mike Beatty, concerned citizen, states that his father and his father's friend built the first rotary field in the early 80s. Beatty states all three of the fields were built with the blessing of the Board of Supervisors and volunteers. He says there is an emotional side to this and

he is concerned with the history of the fields stating that a lot of good people built these fields for the community and it is extremely hard to place a value on it. Beatty believes that finding another similar group of volunteers to come together to recreate the fields won't happen. It was a different period in time with very special people.

Jerry Thomas, not a neighborhood resident – but lives on Chandler Road, speaks to the issue. Thomas states he is a five-generation Plumas County resident and his heart is deep in this community and he is here today to support his friends and his community. Thomas feels outraged that a jail is proposed to be built in a residential area. He believes it is not ethically right. Conversely, he understands the problems building a jail might impose and realizes the need for ascertaining that grant funding anyway possible. However, he believes that this project will affect people who live near and around the proposed site both economically and socially and those in the community, people like himself, will know a rash decision was made. Concluding, Thomas states he would rather Zoning Administrator Wilson makes this decision than the Board of Supervisors.

Beau Blanton, who grew up on S. Redberg Avenue but currently lives and works in Santa Cruz, speaks in opposition to the project. Blanton states he has a unique perspective as a child that grew up in the neighborhood. He says that the idea of community that is formed in Quincy is that we depend on and support each other – not to look out for your own interests, but look out for the interests of the community and its people. As a teacher, he teaches his students to not take the quickest, easiest, and most convenient route to a solution (because it is usually not the correct one), but to stop and critically think about what the results of that decision would be... like taking out a ball field when you do not have any idea of where the new ball field will go. Residents of S. Redberg are “out-of-sight, out-of-mind” and people tend to forget there is a community there. There is disregard for the community. Blanton continues by stating that we all understand that there is a need for a new jail, but we also need to support each other with an outcome that would be beneficial for everyone.

George, the town barber, introduces himself and states that he does not live in the Redberg neighborhood; however, he is in favor of the community and considers this his home. George also believes that this project has been fast-tracked and there are many people who are unaware of this issue. He understands that we need the grant money but speculates if anyone has considered what the community would have to give up for the twenty-million and how it would impact the residents. Financially, as well as emotionally, we need to consider as a community if this is the best place for our new jail.

Nathaniel DeShields, member of Starlight Baptist Church, speaks again to the issue. DeShields requests that if the jail is pursued for this site, the Church be included in the development of the jail and the decision-making process.

Charles Bonin, S. Redberg Circle resident, speaks in opposition to the project. Bonin states that currently prisoners are released out the front door and funneled toward the highway. If the new jail proceeds, prisoners will be released out the front door into their neighborhood. Bonin is concerned with the security of his neighborhood and how it will impact them. He is also concerned with the increased traffic year-round this project would incur, not just during Little League season.

Beau Blanton speaks again to the issue. He mentions that as a child he was dropped off from the school bus at the highway and walked home on Redberg past the Little League field without ever seeing the jail because it was out of sight. This is his community and part of his home.

Karen Froggatt speaks again to the issue. She wants to add that she is in support of a new jail. She wants safety for her son, who is in law enforcement, and the other officers. It is as important for our officers to have safety as it is for our neighbors to have safety. Froggatt states a new jail is needed, but not in a residential area even though it is zoned as non-residential.

Rich Blanton comments that the investment the volunteers made to create the ball park in the past won't be the same in today's standards. Blanton is guessing it would cost approximately 1-million to move the ball park to a new location. He suggests taking that million and purchase another property to place the proposed jail on.

There being no further comments, the hearing is closed.

**Meeting Break: 11:38 a.m.**

**Meeting Resumes: 11:50 a.m.**

Zoning Administrator Wilson declares the meeting open after the break. Addressing Sheriff Hagwood, Zoning Administrator Wilson questions if placing the new jail facility anywhere within the two parcels stated in the application is acceptable. Hagwood responds affirmatively.

Turning to Senior Planner Herrin, Wilson requests that Herrin explain the CEQA checklist used during the review process with regard to "human impact." Herrin explains that the CEQA check-list is solely an evaluation of environmental impact. Wherein the checklist says that there is no impact on humans, it is referring that this project will not create any physical hazards to humans. For example, it will not create a noxious air quality issue. Nor does not take into consideration potential loss of economic value to property. It only takes the physical harm or impact into consideration.

Zoning Administrator Wilson asks a few clarification questions regarding the overall project. Wilson states that given that there are other feasible sites for the jail on these two parcels (precluding the ball fields) and all of them require some displacement of existing uses, Wilson questions how does the applicant, Hagwood, feels about placing the jail in a different location.

Hagwood replies that if they can put a correctional facility somewhere on those two parcels that will leave the existing ball fields intact, he would be thrilled with the ability to accomplish that. He reiterates that if there is a way to not impact the ball fields he would take every consideration and whatever steps necessary to minimize the impact to those fields and the property owners.

Wilson responds that looking at the other possible sites, it might be possible to place the jail facility in such a way that traffic could be routed away from S. Redberg Avenue. Discussion ensues between the applicant and the consultants about different sites within the two parcels.

Wilson advises he will prepare a written decision after he reviews the file in its entirety; however, he is looking into amending "Condition Number 1" of the Special Use Permit - Conditions of Approval, to exclude the Little League ball field as a building site for the proposed jail. He also will amend "Condition Number 2" to read, "...the jail facility shall be screened from view from the adjacent properties and Little League field..." Discussion ensues about access and the legalities of the project and decision-making process. Concluding, Wilson states that once a decision is made, the right to appeal the decision before the Board of Supervisors is an option. Appeals must be made within 10 days of the release of the decision.

**DELAYED DECISION – 7/09/15:**

The following is the written Record of Decision by Plumas County Zoning Administrator regarding Special Use Permit U 5-14/15-04.

A noticed public hearing was held by the Zoning Administrator on July 8, 2015 in the Permit Center Conference Room located at 555 Main Street, Quincy, California 95971.

The following actions regarding Special Use Permit U5-14/15-04 are taken:

***Environmental Determination***

The project is exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3) as the initial study review did not reveal any potentially significant impacts and the special use permit as enacted by the conditions of approval, serves to prevent material damages to adjacent properties and to provide suitable safeguards to ensure environmental compatibility with the surrounding area. In support of this determination the following findings are made:

- A) Aesthetics:** The proposed project will not have a significant impact on a scenic vista or scenic resource. Although the visual character of the project site would be altered due to the construction of a new building, fencing and measures to screen the property (such as landscaping with trees and shrubs) will be incorporated into the project design. Lighting will be minimal and focused downward so as not to focus (shine) on the adjacent properties. The outside of the structure will require security lighting as well as the front and rear parking areas. The property located closest to the site is forested which will provide some additional shielding from light sources.
- B) Agriculture and Forestry Resources:** Plumas County is not mapped as part of the Farmland Mapping and Monitoring Program, with the exception of Sierra Valley. The project would not conflict with existing zoning for agricultural use, or a Williamson Act Contract. It would not involve any other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural uses. The project does not conflict with existing zoning or cause rezoning of forest land or timber land.
- C) Air Quality:** As this project consists of the replacement of a jail facility of substantially the same size in the same general vicinity, it is not expected that vehicle traffic from the project would incrementally modify traffic volumes on the local street network, changing carbon monoxide levels and other vehicle-related emissions along roadways used by project traffic. The project would not create substantial pollutant concentrations. The project would not create objectionable odors which would affect a substantial number of people.

Construction may result in activities that will generate dust. Clearing, grading, leveling, earthmoving and excavation are activities that have the greatest potential for generating PM<sub>10</sub> emissions. Impacts will be localized and variable, but temporary and not anticipated to create a significant adverse impact to air quality. The District rules of the Northern Sierra Air Quality Management District including those rules that regulate dust control, are applicable to the project.

- D) Biological Resources:** The proposed project site is located within developed property, with ball fields, roads, parking lot and ground considered active operational areas that have been in continuous use for many years. Potential habitat for species identified as candidate, sensitive, or special status does not exist within the project footprint. Wetlands do not exist within the

project boundary. It is unlikely that there are biological resources that will be significantly impacted by this use of a previously disturbed site.

- E) Cultural Resources:** It is unlikely that any significant historical, archeological, or paleontological resources will be impacted during construction. The project construction is proposed to take place within previously disturbed areas. If any unanticipated cultural resources (historic or prehistoric) are exposed during ground excavation or ground disturbing activities, construction will be terminated immediately until a qualified cultural resources specialist evaluates the resource(s). Any discovered resources that merit long-term consideration will be collected and reported in accordance with standard archaeological management requirements.

It is unlikely that human remains are located within the proposed project area. Per Health and Safety Code 7050.5, if human remains are encountered during construction, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code 5097.98. The Coroner must be notified within 24 hours. If the Coroner determines that the remains are not historic, but are pre-historic, the Native American Heritage Commission (NAHC) must be contacted to determine the most likely descendent for this area. Once the most likely descendent is determined, treatment of the Native American human remains will proceed pursuant to Public Resources Code 5097.98. The Native American Heritage Commission may become involved with decisions concerning the disposition of the remains.

- F) Geology and Soils:** The proposed project would not expose people or structures to substantial adverse effects due to impacts from earthquakes or seismic shaking. The proposed project would not expose people or structures to significant risk due to seismic-related ground failure, including liquefaction. The proposed project would not expose people or structures to significant risk due to landslides.

Typical development of this scale results in soil disturbance from roadway construction, building pad preparations, and landscaping. The project is subject to the National Pollution Discharge Elimination System (NPDES) General Construction Activities Storm Water permit program. In addition, the project operation is subject to State Water Resources Control Board requirements for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) to control pollution in stormwater runoff from the project site, including excessive erosion and sedimentation. A Construction Storm Water Permit will be required by the State Water Resources Control Board if the project results in a disturbance of one or more acres.

The project site is currently served by the East Quincy Services District, which provides sewage disposal and community water services. Some extension of infrastructure will be necessary to serve the project. See discussion under Utilities and Service Systems, below.

- G) Greenhouse Gas Emissions:** CO<sub>2</sub> is the main component of greenhouse gases. For the proposed project, it is anticipated that CO<sub>2</sub> levels would not be substantially significant because the project is not substantially increasing vehicle trips. The project would not contribute to a substantial increase in traffic during the operational phase of the project that could result in a significant increase in GHG emissions because the vehicle trips are substantially the same.
- H) Hazards and Hazardous Materials:** The uses associated with this project do not involve transport or use of hazardous materials. This project is not located within the Airport Land Use Compatibility Plan for Quincy-Gansner Field airport nor in the vicinity of a private airstrip. The project site is not included on a list of hazardous materials sites compiled pursuant to GC 65962.5. There is no impact to adopted emergency response plans or emergency evacuation

plans resulting from this project. The project site is located within a State Responsibility area and the boundaries of the Quincy Fire Protection District. The onsite fire control system shall conform to requirements of the state and the local fire protection district.

- I) **Hydrology and Water Quality:** Typical development of this scale results in soil disturbance from roadway construction, building pad preparations, and landscaping. The project is subject to the National Pollution Discharge Elimination System (NPDES) General Construction Activities Storm Water permit program. In addition, the project operation is subject to State Water Resources Control Board requirements for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) to control pollution in stormwater runoff from the project site, including excessive erosion and sedimentation. A Construction Storm Water Permit will be required by the State Water Resources Control Board if the project results in a disturbance of one or more acres.

There are no Special Flood Hazard areas associated with the project site. It is not anticipated that construction will have an impact on Mill Creek or any downstream facilities.

- J) **Land Use and Planning:** The proposed project is located within the Quincy/East Quincy Planning area, is served by a county road, by East Quincy Services District with community water and sewage disposal services and structural fire protection services through Quincy Fire Protection District. The project does not involve improvements which would physically divide an established community. The project would not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved conservation plan. The proposed project is consistent with the General Plan goals and policies

- K) **Mineral Resources:** The project has no impact on Mineral Resources.

- L) **Noise:** The current jail facility operates with an outdoor exercise area on the exterior of the building. The replacement jail facility will incorporate exercise areas within the footprint of the building, resulting in less noise than the present facility. The nearest residence is approximately 150 feet to 180 feet from the proposed facility. Fencing and landscaping, as well as the existing trees on the neighboring property will attenuate noise impacts.

- M) **Population and Housing:** The project does not propose to add housing units or displace housing units. This project can be served by available services at a sufficient service level for the project.

- N) **Public Services:** The project is a public service facility, designed to provide a much-needed service to the public. The project site is served by the East Quincy Services District which provides community water service. Sewer service is provided by the Quincy Community Services District treatment facility. Police protection is provided by the Plumas County Sheriff. The project site is located in the Plumas Health Care District, with the nearest hospital located in Quincy. See discussion under Utilities and Service Systems, below.

- O) **Recreation:** This project will have no impact on recreation.

- P) **Transportation/Traffic:** The road that serves the project site, South Redberg Avenue, is of substandard width. There is often a conflict between vehicles parking across from the Little League ball fields and along the paved roadway. This creates a hazard for through traffic and for emergency vehicle response vehicles. Although not proposed as part of this project, future county road improvement plans should consider the widening of the pavement portion of South Redberg Avenue so that parking can be better accommodated. Although the project site can be seen to be adequately served by the proposed access from South Redberg Avenue, the relocated jail could be located such that Abernathy Lane could provide primary access with

South Redberg Avenue providing secondary access in order to facilitate vehicle movements. This would involve coordination between the Plumas County Department of Public Works and the Sheriff's Office.

- Q) Utilities and Service Systems:** No new utility systems will be required to be constructed to serve the proposed project. Some extension of infrastructure will be necessary but, as designed and approved by the East Quincy Services District, will not create any adverse environmental impacts.

The District submitted a letter on June 25, 2015 indicating that the existing water main will need to be extended. The District's water supply and storage are adequate for the project, as well as the sewage mains and lift station. The proposed sewer service connection should be to a new manhole, which would be part of improvement plans submitted to the District. A Water Facility Fee will be required, along with the improvement plans showing the above-mentioned necessary improvements. A Sewer Assessment will be required. Additional Equivalent Dwelling Units (EDU) must be purchased from the Quincy Community Services District for sewage treatment services prior to construction. The actual EDU for the jail facility will be based on fixture units and the Quincy Community Services District must be consulted for determining the fee. Payment for additional EDU for Sewer Facilities Fee to East Quincy Services District may be required and shall be made prior to construction. Payment for the EDU for Water Facilities Fee to East Quincy Services District may be required and made prior to construction.

A new water main and service may be required to serve Assessor Parcel Number 116-320-002 to the standards of the East Quincy Services District at a location agreeable to the District. A new sewer manhole and service must be constructed to District standards, if needed. All fees associated with the new main service must be paid to East Quincy Services District prior to construction.

- R) Mandatory Findings of Significance:** The Initial Study prepared for the proposed project found that the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, or otherwise adversely affect any rare or endangered plant or animal. The proposed project would not have a cumulatively considerable impact when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.

The Town of Quincy/East Quincy is designated for the type of intensive Industrial and Commercial development evidenced by existing facilities and the proposed facility. Road improvements, sewer line extensions and water service extensions will facilitate the jail replacement to serve the entire county.

### ***Project Action***

Approve the Special Use Permit U 5-15/15-4 on Assessor's Parcel Numbers 116-320-002 and 116-320-050, precluding use of the area covering the existing baseball fields with the following findings (A-D) and following conditions of approval (1-12):

### **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) 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 public service facility is a permitted use in all zones, subject to issuance of a special use permit.

#### **SPECIAL USE PERMIT U 15-14/15-04 - CONDITIONS OF APPROVAL**

1. The proposed Public Service Facility is approved as per the application for Special Use Permit submitted 5/18/15, except for use of the existing baseball fields.
2. Where possible, the jail facility shall be screened from view from adjacent properties and the existing baseball fields by the use of fencing, landscaping with trees and shrubs and other buffering methods such as building setbacks.
3. A Dust Control Plan shall be submitted to and approved by the Northern Sierra Air Quality Management District prior to commencement of construction activities.
4. If the project includes a diesel generator for backup or prime power generation, an Authority to Construct/Permit to Operate shall be obtained from the Northern Sierra Air Quality Management District prior to operation.
5. If a fueling facility is to be placed onsite, an Authority to Construct/Permit to Operate shall be obtained from the Northern Sierra Air Quality Management District prior to construction.
6. If any unanticipated cultural resources (historic or prehistoric) are exposed during ground excavation or ground disturbing activities, construction will be terminated immediately until a qualified cultural resources specialist evaluates the resource(s). Any discovered resources that merit long-term consideration will be collected and reported in accordance with standard archaeological management requirements.
7. Per Health and Safety Code 7050.5, if human remains are encountered during construction, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code 5097.98. The Coroner must be notified within 24 hours. If the Coroner determines that the remains are not historic, but are pre-historic, the Native American Heritage Commission (NAHC) must be contacted to determine the most likely descendent for this area. Once the most likely descendent is determined, treatment of the Native American remains will proceed pursuant to Public Resources Code 5097.98. The Native American Heritage Commission may become involved with decisions concerning the disposition of the remains.
8. A Stormwater Pollution Prevention Plan (SWPPP) in compliance with the National Pollution Discharge Elimination System (NPDES) General Construction Permit requirements regarding construction activities, including erosion controls, may be required for any ground disturbance of more than one acre.
9. Improvement plans, showing proposed new sewer system connections, extension of water

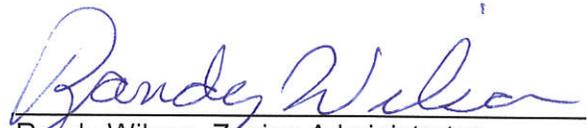
mains, and manholes will be submitted to and approved by the East Quincy Services District prior to construction of the facility.

10. Any required special assessments, facility fees or purchase of Additional Equivalent Dwelling units shall be paid to East Quincy Services District and Quincy Community Services District prior to construction.
11. The violation of any condition of a special use permit shall be a violation of the provisions of this chapter and shall be punishable as set forth in Article 12 of Chapter 2 of Title 9 of the Plumas County Code.
12. The Special Use Permit is to be signed by the property owners and applicants and returned within forty (40) days of the date of approval or the permit will be voided.

Zoning Administrator, Randy Wilson, explains that 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.

#### **ADJOURNMENT**

There being no further business, the meeting adjourns at 12:15 p.m. The next regularly scheduled meeting is set for August 12 at 10:00 a.m. at the Permit Center Conference Room located at 555 Main Street in Quincy.

  
Randy Wilson, Zoning Administrator

  
Becky Osborn, GIS Planner II  
(Recording Secretary, pro tem,  
in place of Heidi Wightman)