
**PLUMAS COUNTY
ZONING ADMINISTRATOR**
Minutes of the Meeting of November 10, 2021

The Plumas County Zoning Administrator convened in a meeting on November 10, 2021, at 10:01 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Tracey Ferguson, presiding. Assistant Planning Director, Rebecca Herrin, is in attendance. The agenda is approved as submitted.

I. PUBLIC COMMENT OPPORTUNITY

No public comment is presented.

The applicant's representative for Item II. is not present, so Item III. is taken up first.

**III. SPECIAL USE PERMIT & ADOPTION OF MITIGATED NEGATIVE DECLARATION #682:
PLUMAS DISTRICT HOSPITAL; APNs 115-210-009, 115-210-019 and 115-210-020;
T.24N/R.9E/S.15 MDM**

The proposal to construct a +/- 20,040 sq. ft. skilled nursing facility operated by Plumas District Hospital consisting of two, one-story buildings joined by a pedestrian bridge, including 24 private and semi-private patient rooms and associated services, located at 1060 and 1160 Bucks Lake Road, Quincy, is presented. Rebecca Herrin, Assistant Planning Director, states the notices of the public hearing had already been sent out when staff received correspondence from Sean Herman of the law firm Hanson Bridgett indicating that Plumas Hospital District wants to change the project to add more beds and square footage to the facility. Herrin states she spoke with Sean Herman, who indicated they will be providing more information next week. Herrin has asked for a revised site plan and an explanation as to why they want to add additional beds. Since the public hearing had already been noticed with the old project description, staff is recommending this item be continued to the next Zoning Administrator meeting in December. Ferguson agrees and confirms the item should be continued to the December 8, 2021, Zoning Administrator meeting. Herrin adds that the studies prepared for the environmental document aren't dependent on the number of beds, but wants to clear it with the American Valley Community Services District because it may increase the responsibilities for water and sewer. This item is continued to the December 8, 2021, Zoning Administrator meeting.

The meeting is paused for 10 minutes to allow time for the representative for Sierra Buttes Trail Stewardship to attend the meeting. The meeting reconvenes at 10:21 a.m.

**II. SPECIAL USE PERMIT: SIERRA BUTTES TRAIL STEWARDSHIP (applicant) / PLUMAS
CORPORATION (property owner); APN 117-350-022; T.24N/R.10E/S.18**

The request to utilize three clerical office spaces in an existing permitted structure for a public service facility, located at 47 Trilogy Lane, East Quincy, is presented. Rebecca Herrin, Assistant Planning Director, gives a presentation as reflected in the Staff Report. Megan Mansfield, representing Sierra Buttes Trail Stewardship, is present and states she has no questions. Tracey Ferguson, Zoning Administrator, opens the public hearing at 10:23 a.m. There being no comments, the hearing is closed at 10:23. Ferguson questions if the office space will be used for more than just staff meetings and meetings with community stakeholders, such as a community meeting room. Mansfield responds that there will be one-on-one meetings with staff and stakeholders in the office spaces, but no communal conference room will be used.

DECISION

Tracey Ferguson, Zoning Administrator, finds the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15301, making findings A & B; and approves the special

use permit subject to the conditions of approval outlined in Exhibit 4 of the Staff Report, making findings A through D as follows:

ENVIRONMENTAL DETERMINATION FINDINGS

- A. That there is no substantial evidence in the whole record supporting a fair argument that the proposed project, as conditioned, might have any significant adverse impact on the environment; and
- B. The location and custodian of the documents which constitute the record of these proceedings is Plumas County Planning and Building Services, 555 Main Street, Quincy, California.

CONDITIONS

1. The special use permit for Sierra Buttes Trail Stewardship is approved as per the application submitted on September 9, 2021.
2. 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.
3. 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.

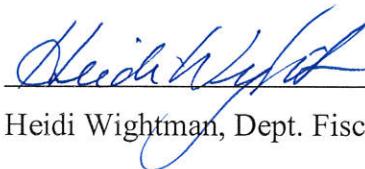
FINDINGS

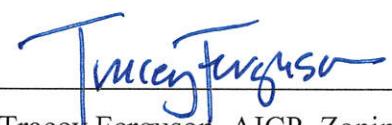
- A. This project, as conditioned, is environmentally compatible with the surrounding area because the proposed project conforms to applicable state and county codes.
- B. This project is socially compatible with the surrounding area because the conditions are designed to ensure that the project will not create any nuisances or interfere with the surrounding community. The project is 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 subject to the conditions imposed by the issuance of the special use permit.

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. Fee information is available from Planning and Building Services. The end of the appeal period is November 22, 2021 at 5:00 p.m.

ADJOURN

There being no further business, the meeting adjourns at 10:25 a.m. The next regularly scheduled Zoning Administrator meeting is set for December 8, 2021, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.


Heidi Wightman, Dept. Fiscal Officer II


Tracey Ferguson, AICP, Zoning Administrator