
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of September 13, 2017

The Plumas County Zoning Administrator convened in a meeting on September 13, 2017, at 10:01 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding. Senior Planner, Rebecca Herrin, and Tim Evans, Assistant Planner, are in attendance.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

No public comment presented.

III. CONDITIONAL CERTIFICATE OF COMPLIANCE: PERANO, DANTE & SANDI (applicants) / G & G CAPITAL, INC. (owner); NST ENGINEERING (Agent); APN 103-060-008; T.28N/R.8E/S.21 MDM

As continued from the August 9, 2017, Zoning Administrator meeting, the request for a certificate of compliance for the “designated remainder” as shown on the Creekside Subdivision map recorded at Book 7 of Maps at Page 87, located at 7891 Highway 147, Hamilton Branch, Lake Almanor, is presented. Rebecca Herrin, Senior Planner, explains that at the previous hearing direction was given to the applicant’s engineer to talk to the Plumas County Environmental Health Department, the Hamilton Branch CSD, and the Hamilton Branch Fire Protection District regarding their requirements as they relate to the specific requirements of the proposed conditions of approval. An email was received from the Hamilton Branch CSD stating they issued a will serve letter to Mr. Perano some time ago stating they can meet the 1,000 gallon per minute fire flow requirement. An email was also received from the Fire Chief of the Hamilton Branch Fire Protection District stating that before any building on the property the fire department’s requirements need to be in place. Those requirements are reflected in proposed condition #8. As far as the Plumas County Environmental Health Department is concerned, nothing has been received from them regarding the waste disposal requirements for land development.

In addition, staff was directed to determine where the requirement for no development on slopes of greater than 25% came from. In the Negative Declaration prepared for the Creekside Subdivision there was a requirement for an erosion control plan and runoff evaluation, which is a General Plan requirement for sensitive water areas, which are areas adjacent to lakes and streams. That report was prepared by a licensed engineer and the result was a mitigation of the Negative Declaration that required that all slopes over 25% shall be designated building and grading development exclusion areas on an additional information map, which is reflected in proposed Condition #11. Korbe Brenner of NST Engineering questions why we are holding over a mitigation measure for a Negative Declaration on another project. Randy Wilson, Zoning Administrator, states he is looking at the conditions of approval on the original project and applying them to this project because it would have been applied to this parcel if it hadn’t been a designated remainder parcel on the original project.

In regard to the proposed conditions of approval, Brenner states that the correspondence from the various utility districts states they'll be looking specifically at the development plan when it comes in and will make sure their requirements are met at that time. The applicant doesn't have a problem with the proposed conditions as long as it satisfies the County at this point without a specific project. Going through each condition, Wilson states there are no issues with Condition #1 through #3. For Condition #4 add "and the Planning Department" at the end. Regarding Condition #5, there should be no problem getting a letter from the Environmental Health Department stating their requirements have been satisfied. Condition #6 can be placed on an additional information map as a general note. Condition #7 has been met, but Herrin recommends the condition remain to show the General Plan conditions are met; however it doesn't need to be a note on the additional information map. Condition #8 can be put as a note on the additional information map. Condition #9 can remain the same. Condition #10 can be eliminated because we'll be using the existing erosion control plan and runoff evaluation prepared for the Negative Declaration. Condition #11 can be a note on the additional information map. Brenner questions if he prepares a new erosion control plan and runoff evaluation will the County review that. Wilson states they have the option of doing that to show development is stable on those slopes and resources would be protected and he would look at it. Without that plan the development would be constrained to slopes of 25% or less. Wilson continues this item to the October 11, 2017, Zoning Administrator meeting at 10:00 a.m.

IV. AMENDMENT OF SPECIAL USE PERMIT: MEADOW VALLEY FIRE PROTECTION DISTRICT; APN 113-100-042; T.24N/R.8E/S.14 MDM

The request for an amendment of a special use permit for a public service facility consisting of a new fire hall on the site of the existing building, located at 6913 Bucks Lake Road, Meadow Valley, is presented. Tim Evans, Assistant Planner, gives a presentation as outlined in the Staff Report. Randy Wilson, Zoning Administrator, questions the applicant if he has read and agrees with the proposed conditions of approval. Applicant states he is in agreement. The public hearing is opened at 10:50. There being no comments, the hearing is closed at 10:50. Wilson questions the applicant if he can comply with Condition #2, which requires that necessary building and grading permits be obtained within 18 months of issuance of the Special Use Permit. The applicant replies that it wouldn't hurt to have 24 months.

DECISION

Randy Wilson, Zoning Administrator, states he will take the actions recommended by staff, and 1) determine that this project is exempt from the California Environmental Quality Act under CEQA Guidelines Section 15302, finding that this project consists of the replacement of an existing structure, where the new structure will be located on the same site as the existing structure and will have substantially the same purpose and capacity as the existing structure, and 2) approve the special use permit subject to the conditions of approval, with the amendment of Condition #2, with Findings A through D as follows:

CONDITIONS

1. The proposed public service facility is approved in conformance with the application submitted May 31, 2017.
2. The necessary building and grading permits are to be obtained within twenty-four (24) months of issuance of the Special Use Permit.

3. 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.
4. 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 is environmentally compatible with the surrounding area because the proposed project, as conditioned, conforms with applicable state and county codes that are designed to reduce potential impacts and protect public health and safety.
- B) This project is socially compatible because the conditions set forth 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 does not prevent or diminish any economic benefits to property owners, nor will the use impede 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 found to be consistent with the General Plan and zoning because a public service facility is a permitted use, subject to the issuance of a special use permit.

V. SPECIAL USE PERMIT: PLUMAS COUNTY MENTAL HEALTH (applicant) / PLUMAS COUNTY (owner); APN 117-021-001; T.24N/R.9E/S.12 MDM

The request for a special use permit for a remodel of the existing community care facility (board and care home, drop-in/wellness center program) located at 529 Bell Lane, Quincy, is presented. Randy Wilson, Zoning Administrator, questions if the applicant has read and agrees with the proposed conditions of approval. Woody Wilson, applicant, replies that he is in agreement. Rebecca Herrin, Senior Planner, gives a presentation as outlined in the Staff Report. The public hearing is opened 11:02.

Several neighbors are present and express their concerns regarding the size of the facility, what exactly will be remodeled, and the potential for increased traffic on Bell Lane. The applicants respond that the facility is being enlarged and improved to create more workable space. They are currently licensed as a 14-bed facility, and cannot go over that number. There will be no increase in the number of clients or staff. The modular building will be removed when construction is complete, and an addition is planned for the main house on the side where the modular is currently located. The drop-in center will also have an addition, and the shed on Bell Lane will be torn down and removed. Traffic will not increase on Bell Lane, but the entrance to the facility is planned to be improved. There being no further comments, the hearing is closed at 11:13.

DECISION

Randy Wilson, Zoning Administrator, states he will take the actions recommended by Staff, and 1) Find the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3), with Findings A & B; and 2) Approve the Special Use Permit subject to the conditions of approval with Findings A through D as follows:

ENVIRONMENTAL DETERMINATION 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.

CONDITIONS

- 1. The community care facility is approved as described in the application material and project description. It shall be conducted under the terms of applicable state licenses.
- 2. Necessary building permits shall be obtained within eighteen (18) months of the approval of this special use permit.
- 3. The proposed parking plan shall be reviewed and approved by the Planning Director prior to issuance of the building permit.
- 4. The property shall remain fenced along the southeast property line by a six (6') foot fence providing 70% solid material.
- 5. 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.
- 6. 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 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 subject to the conditions imposed by the issuance of a 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 and the fee information is available from Planning and Building Services.

ADJOURN

There being no further business, the meeting adjourns at 11:15 a.m. The next regularly scheduled Zoning Administrator meeting is set for October 11, 2017, 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