

---

**PLUMAS COUNTY**  
**ZONING ADMINISTRATOR**  
Minutes of the Meeting of February 14, 2018

---

The Plumas County Zoning Administrator convened in a meeting on February 14, 2018, at 10:00 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding. Assistant Planning Director, Rebecca Herrin, and Assistant Planner, Tim Evans, are in attendance.

**I. AGENDA**

The agenda is approved as submitted.

**II. PUBLIC COMMENT OPPORTUNITY**

No public comment presented.

**III. SPECIAL USE PERMIT: LaBARN, LLC (Joe LaRusso, President); APN 100-202-010; T.28N/R.7E/S.7 MDM**

The request for a Special Use Permit for a 108-unit boat and recreational vehicle storage facility, located at 119 Watson Road, Chester, is presented. Rebecca Herrin, Asst. Planning Director, gives a presentation as outlined in the Staff Report. Joe LaRusso, applicant, questions Condition #2. The public hearing is opened at 10:08. There being no comments, the hearing is closed at 10:08.

**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), as the preliminary review did not reveal any potentially significant impacts, making Findings A & B; and 2) approve the Special Use Permit, making findings A through D, subject to the conditions of approval as follows:

**ENVIRONMENTAL DETERMINATION FINDINGS**

- A. That the project will occupy a portion of an existing permitted private structure involving no expansion of use and served by existing community services and infrastructure; and
- B. That the location and custodian of the document which constitute the record of these proceedings is the Plumas County Planning Department, 555 Main Street, Quincy, California.

**CONDITIONS**

- 1. The proposed storage facility is approved in conformance with the application submitted October 16, 2017, and revised site plan dated January 11, 2018, for a maximum of 108 units except as modified below.
- 2. An engineered drainage plan with drainage calculations stamped by a professional engineer licensed in the State of California shall be submitted to and approved by the Director of Public Works prior to issuance of the building permit. If a retention basin cannot be designed on-site, which is preferable, permission from the adjacent property owner(s) for use of the retention basin shall be provided in the form of an easement prior to issuance of the building permit.

3. The leachfield installed under permit number 99-92-S shall be abandoned to the satisfaction of the Department of Environmental Health prior to issuance of the building permit.
4. Plans showing how soil compaction shall be achieved in the area occupied by the abandoned leachfield shall be submitted with the building permit application for review by Building Services.
5. The location of the proposed buildings may be modified if necessary to accommodate applicable building and/or fire code requirements.
6. A landscaped area equal to or greater than ten (10%) percent of the required paved parking area shall be shown on the plans submitted with the building permit application. Plans showing how irrigation is to be provided to these landscaped areas shall also be submitted with the building permit application.
7. Building and landscaping plans shall be submitted to and approved by the Chester Design Review Committee prior to issuance of the building permit.
8. Lighting shall be for security purposes and shall be installed in accordance with Plumas County Code section 9-2.411. Lighting facilities. All lighting shall be shielded and installed to focus away from adjoining properties.
9. 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.
10. The Special Use Permit shall 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.

**IV. SPECIAL USE PERMIT: PLUMAS CHARTER SCHOOL (Applicant) / PLUMAS BANK (Owner); APN 115-291-006; T.24N/R/9E/S.14 MDM**

The request for a Special Use Permit for a learning center located at 80 Main Street, Quincy, for junior and high school students for a minimum of one (1) year while a permanent learning center facility is being built, is presented. Tim Evans, Assistant Planner, gives a presentation as outlined in the Staff Report. Proposed condition #3 regarding road connections is discussed. There is also discussion in regard to using the 2<sup>nd</sup> floor for educational purposes. Chuck White, Building Official, states that an E Occupancy (educational) is not a permitted use on the second floor with only one means of egress. The second floor can only be used for business purposes unless a second egress is provided (Table 106.3.2(2) of the 2016 CBC (stories with one exit or access)). Taletha Washburn, Executive Director of Plumas Charter School, questions if providing a second exit on the second floor would alleviate the restriction of it being used for students. Chuck White states it would, but the second exit would need to be ADA-compliant. Wilson proposes amending Condition #2 to make it specific to the 1<sup>st</sup> floor and adding a condition that states that use of the second floor for educational services shall not take place unless the second floor meets building code requirements. The public hearing is opened at 10:39. There being no comments, the hearing is closed at 10:39.

**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 15301, as the preliminary review did not reveal any potentially significant impacts, making findings A & B; and 2) approve the Special Use Permit, making Findings A through D, subject to the conditions of approval, with the amendment of Condition #2 and addition of Condition #8, as follows:

**ENVIRONMENTAL DETERMINATION FINDINGS**

- A. That the project will occupy a portion of an existing permitted private structure involving no expansion of use and served by existing community services and infrastructure; 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 special use permit for the operation of a learning center is approved in conformance with the application submitted on October 10, 2017.
- 2. Prior to occupancy of the first floor, the first floor shall be brought into compliance with all accessibility and building code regulations satisfactory to the Building Official.
- 3. The issuance of a building permit may require road connections to comply with current standards.
- 4. The kitchen identified on the submitted floor plan shall not be utilized for the preparation and service of any food for students or staff without meeting all applicable requirements of the California Retail Food Code, and without obtaining a current and valid Health Permit to operate a food facility, satisfactory to the Department of Environmental Health.

5. If issues occur with vehicles queuing on Highway 70/Main Street during student pick-up and drop-off, it shall be the responsibility of Plumas Charter School to stagger times for student pick-up and drop-off in order to facilitate traffic movement on Highway 70/Main Street.
6. 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.
7. 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.
8. Use of the second floor for student educational services, group or classrooms, shall not take place unless the second floor meets building code requirements.

## **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 CHARTER SCHOOL (Applicant) / ANN AMUNDSON (Owner); APN 115-012-029; T.24N/R.9E/S.14 MDM**

The request for a Special Use Permit for a learning center located at 535 Lawrence Street, Quincy, for elementary students (K-2) for a minimum of one (1) year while a permanent learning center facility is being built, is presented. Tim Evans, Assistant Planner, gives a presentation as outlined in the Staff Report. Chuck White, Building Official, explains that the proposed use is a change of use from B to E, which will require a building permit. Under the square footage of the building, the occupant number of 40 students will work. With the gravel parking lot, they'd be dealing with accessible parking and accessible entrances. With three exits in the building, depending on the design, with an exit on each end there'd be direct exits from where there could be classrooms. Also, because of the proximity to the building next door they could be looking at some type of fire barrier and the openings in the west wall will need to be closed off. Randy Wilson, Zoning Administrator, questions how Condition #3 concerning pick up and drop off of students will be complied with. Taletha Washburn, Executive Director of Plumas Charter School, replies that they have allotted a 45 minute span for drop offs and pick ups every 10 minutes or so, and with the allotted parking spaces they would utilize the gravel parking lot and have minimal impact to the public parking along the street. The public hearing is opened at 10:49. There being no comments, the hearing is closed at 10:49.

## **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 15301 as the preliminary review did not reveal any potentially significant impacts, making findings A & B; and 2) approve the Special Use Permit, making Findings A through D, subject to the conditions of approval as follows:

## **ENVIRONMENTAL DETERMINATION FINDINGS**

- A. That the project will occupy a portion of an existing permitted private structure involving no expansion of use and served by existing community services and infrastructure; 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 special use permit for the operation of a learning center is approved in conformance with the application submitted on December 14, 2017.
- 2. During pick up and drop off of students, Plumas Charter School shall be responsible for designating parking areas alongside a street and/or 535 Lawrence Street's building frontage and ensuring parents park before escorting students to the door of the building. In order to facilitate traffic movement along Highway 70/Lawrence Street, Plumas Charter School shall stagger times for student pick up and drop off.
- 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**

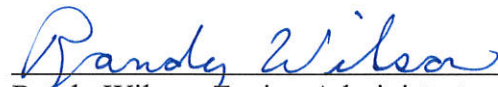
- A. This project is environmentally compatible with the surrounding area because the proposed project, as conditioned, conforms with applicable state and county codes that are designed to reduce potential impacts and protect public health and safety.
- B. This project is socially compatible because 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.



***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 10:58 a.m. The next regularly scheduled Zoning Administrator meeting is set for March 14, 2018, 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