

**PLUMAS COUNTY
ZONING ADMINISTRATOR**

Minutes of the Regular Meeting of November 13, 2024

The Plumas County Zoning Administrator convened in a meeting on November 13, 2024, at 10:03 a.m. in the Permit Center Conference Room, Quincy. Interim Zoning Administrator, Jim Graham, presiding. Planning Director, Tracey Ferguson, is in attendance.

I. PUBLIC COMMENT OPPORTUNITY

No public comment is presented.

**II. SPECIAL USE PERMIT: HIGH SIERRA ANIMAL RESCUE; APN 125-020-026; T.22N/R.13E/S.3
MDM**

The request to construct a 900-sq. ft. building to expand the existing animal rescue and boarding facility on property zoned Periphery Commercial (C-2), located at 103 Meadowridge Lane, Delleker, is presented. Planning Director, Tracey Ferguson, gives a presentation as reflected in the staff report.

Carole Scott, President of the Board of Directors of High Sierra Animal Rescue (HSAR), and Chuck Franck, Vice President of the Board of Directors, are present. Franck explains that they are not making any change whatsoever in the number of employees or number of dogs on site, and no change in the anticipated number of visitors who will come to the facility. The primary reason for the addition of this building is for the dog adoption process, which is currently handled from a small room off the lobby. They also have a volunteer trainer who comes to the facility several times a week to work on behavioral enhancement of the dogs. The new building would be used for dog training and bettering the opportunity for the dogs to be adopted. Continuing, Franck states they do not have enough room for the twenty-three parking spaces required in Condition #2. Franck's primary concern is that this request is tied to the building permit. If they find there are too many restrictions and they can't proceed with the building, how do they move forward with the special use permit for the whole facility, because right now they are operating without a special use permit.

Ferguson responds Planning staff can assist in the review of the condition requirements to determine if those can be satisfied concurrently with the processing of the building permit. Regarding the parking requirements, Ferguson explains that the Planning Director has the discretion to modify the strict requirements of the parking and loading code standards during the building permit review process while still addressing public health and safety, ingress/egress, maneuvering aisles, and loading spaces. There is further discussion regarding the parking requirements. Interim Zoning Administrator, Jim Graham, questions if Ferguson has an objection to leaving the parking the way it presently is, or if she wants it reviewed during the building permit stage. Ferguson recommends keeping the condition as written and then working with the applicant during the building permit stage to make any modifications to the parking requirements to conform to what is acceptable for the use and in practice what has been working.

Continuing, Ferguson states a landscape plan is required pursuant to Plumas County Code, which could be a deferred submittal that would allow the applicant to get going on construction of the building. Ferguson points out that water efficient landscaping is a State standard that local jurisdictions have to enforce, noting that this is a new special use permit, which is subject to current code requirements.

Ferguson also comments that the Environmental Health Department needs to review the onsite sewage disposal system and domestic water supply prior to the issuance of a building permit. Ferguson states Planning staff can help the applicant connect with the Environmental Health Department so they understand what is required with sewage disposal and the water supply.

The applicant expresses concern over the timing of satisfying the conditions.

Continuing, Ferguson states if the County can allow some deferred submittals the applicant could be issued the building permit while working on the items that are unrelated to building the structure and are more tied to the use and property. If things can be worked out and deferred, that's a path for faster issuance of the building permit so construction can occur this fall/winter, verses deferring to spring.

There being no further comments, the public hearing is closed at 10:38 a.m.

DECISION

Interim Zoning Administrator, Jim Graham, finds the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3), making Findings A and B; and approves the Special Use Permit subject to the conditions of approval outlined in Exhibit 15 along with Findings A through D as follows:

ENVIRONMENTAL DETERMINATION FINDINGS

- A) 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 custodian and location of the documents which constitute the record of these proceedings is Plumas County Planning and Building Services, 555 Main Street, Quincy, California.

CONDITIONS

Plumas County Planning Department

1. The special use permit for the operation of the animal breeding and boarding use (project) is approved in conformance with the application and project site plan submitted on September 18, 2024, except as otherwise modified by these conditions of approval.
2. Prior to the issuance of a building permit, and pursuant to Plumas County Code Section 9-2.414, Parking and loading, the parking requirements for the project shall be shown on the project site plan with a minimum of twenty-three (23) parking spaces and two (2) commercial use loading space for review and approval by the Planning Department. In the case of being unable to meet the minimum parking and loading requirements, the Planning Director may modify the requirements, as necessary, pursuant to Plumas County Code Sec. 9-2.414(a).
3. Prior to the issuance of a building permit, and pursuant to Plumas County Code Section 9-2.414, Parking and loading, the parking requirements for the project shall be shown on the project site plan with a minimum maneuvering aisle width of twenty-seven (27) feet for the two-way maneuvering aisle(s). In the case of being unable to meet the minimum parking and loading requirements, the Planning Director may modify the requirements, as necessary, pursuant to Plumas County Code Sec. 9-2.414(a).
4. Pursuant to Plumas County 2035 General Plan Circulation (CIR) Policy 4.1.7, General Plan Road Standards, Town and Community Planning Area and Master Planned Communities, which states, "All developments shall be required to provide a paved internal roadway system. A parking lot is an internal roadway system." Therefore, the internal roadway (parking area) shall be paved.
5. Prior to the issuance of a building permit for review and approval by the Planning Department, a landscape plan shall be submitted meeting the applicable requirements of Plumas County Code Article 42, Water Efficient Landscape, and Plumas County Code Sec. 9-2.410, *Landscaping*.
6. Prior to the issuance of a building permit for review and approval by the Planning Department, the lighting design, if any, for the project facility shall be indicated on the project site plan and/or construction plans and in compliance with Plumas County Code Section 9-2.411 – all lighting facilities shall be so installed as to focus away from adjoining properties.

7. Any signage proposed for the facility shall adhere to the applicable requirements of Plumas County Code Sec. 9-2.2008, *Signs (C-2)*, and Plumas County Code Sec. 9-2.416, *Signs*, and a sign permit shall be obtained from the Planning Department prior to the installation of any business signs.
8. Pursuant to Plumas County 2035 General Plan Noise (N) Policy 3.1.4, Construction Noise, construction of the project shall occur between the hours of 7 a.m. and 7 p.m., Monday through Friday and 8 a.m. and 5 p.m. on weekends or on federally recognized holidays.
9. A note shall be shown on the project site plan stating the following:

In the event of an accidental discovery or recognition of any human remains, the Plumas County Sheriff/Coroner shall be notified and construction activities at the affected work site shall be halted. If the coroner determines the remains to be Native American: (1) the Plumas County Sheriff/Coroner shall contact the Native American Heritage Commission (NAHC) within 24-hours, and (2) the NAHC shall identify the person or persons it believes to be the most likely descended from the deceased Native American. The treatment and disposition of human remains that might be discovered during excavation shall be in accordance with applicable laws and regulations.

10. A note shall be shown on the project site plan stating the following:

In the unlikely event that potentially significant paleontological materials (e.g., fossils) are encountered during construction of the project, all work shall be halted within 50 feet of the paleontological discovery until a qualified paleontologist can visit the site of discovery, assess the significance of the paleontological resource, and provide proper management recommendations. If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted. The treatment and disposition of paleontological material that might be discovered during excavation shall be in accordance with applicable laws and regulations.

11. No dogs shall be allowed in the outdoor dog runs or play areas after 8:00 PM. Off-site noise shall not be increased to a level which exceeds the ambient noise level for the specific land use area.
12. Security fencing shall be constructed around the outside play/run areas.
13. In the future, if the High Sierra Animal Rescue decides to materially modify the activities and uses at the facility including, for example, accepting animals other than dogs or any animals from the public, an amendment to the special use permit is required.
14. 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.
15. 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.

Plumas County Building Department

16. The applicant shall obtain all necessary building permits from the Plumas County Building Department within eighteen (18) months of approval of the special use permit, or no later than May 13, 2026.

Plumas County Environmental Health Department

17. The existing on-site sewage disposal system was installed under permit by the Environmental Health Department on July 2, 2002. The system was sized for eight (8) employees and fifty-two (52) kennels, totaling 1,200 gallons of wastewater per day. Prior to the issuance of building permit, the on-site sewage disposal system shall be evaluated by the Environmental Health Department and expanded, if needed, should the project increase the amount of wastewater produced from the facility beyond what was under the July 2, 2002, permit issued by the Environmental Health Department.

18. The water supply for this facility is an existing domestic water supply well installed under permit by the Environmental Health Department on August 18, 1999. Prior to the issuance of building permit, the existing domestic water supply well shall be evaluated by the Environmental Health Department, and based on the number of employees, and as defined in Plumas County Code Title 6 Sanitation and Health, Chapter 9 Water Supply Systems, the facility shall obtain the appropriate water system permit.
19. Animal waste must be appropriately managed and disposed of on the premises in a trash container with a tightly fitted lid at least three (3) times per week or more frequently if so ordered by the Environmental Health Department to prevent a private or public nuisance or health threat, such as fly breeding conditions and offensive odors pursuant to Plumas County Code Sec. 6-10.117.
20. Animal waste must be removed from the premises at least once per week to an approved landfill or transfer site.

California Department of Forestry and Fire Protection

21. All applicable sections of the State Fire Safe Regulations found in Public Resource Code 4290 shall be applied.
22. Structures constructed in the State Responsibility Area (SRA) shall comply with the defensible space regulations in Title 14, Natural Resources, Division 1.5, Department of Forestry and Fire Protection, Chapter 7, Fire Protection, Subchapter 3.

FINDINGS

- A) The project, as conditioned, is environmentally compatible with the surrounding area because the proposed project conforms to applicable State and County codes.
- B) The 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.
- C) The 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) The project is consistent with the General Plan and zoning subject to the conditions imposed by the issuance of a special use permit.

III. AMENDMENT OF PERMIT TO MINE AND RECLAMATION PLAN FOR LOWER SOPER PIT (CA MINE ID# 91-32-0037: SPANISH CREEK SAND AND GRAVEL (applicant) / SPANISH RANCH-QUINCY, LLC (owner); APN 113-030-015; T.24N/R.8E/S.10 MDM

The request to extend the expiration date of the Permit to Mine and Reclamation Plan by 10 years from December 31, 2024, to December 31, 2034, to allow continued extraction of sand, gravel, and cobbles, and reclamation, located at 1489 Spanish Ranch Road, Meadow Valley, is presented. Mine operator, Brent Dingle of Spanish Creek Sand and Gravel, and property owner, John Cruce, are present. Tracey Ferguson, Planning Director, gives a presentation as reflected in the staff report.

Cruce questions when reclamation will begin. Dingle adds that part of reclamation is they need to remove the hydro tailings to get down to the meadow in order to start planting the plants. Cruce questions when that process will begin. Ferguson responds that short of expressly stating when reclamation will begin in the conditions of approval, what is said in the condition is the termination date of the project shall be December 31, 2034.

Ferguson asks Dingle to describe the 10-year timeframe to have reclamation complete by the 2034 date. Dingle responds that if you want to be done in 10 years and it takes 5 years to reclaim, you would have to start putting plants in four years from now. However, Dingle explains that reclamation is more than just

planting the plants, it's when the meadows are exposed and that's in process now. Graham questions if 10 years is long enough. Dingle states it's reasonable. Graham suggests beginning reclamation as you work from one end to the other as the areas are exposed and that way if you've met the performance standards of reclamation, the financial assurance mechanism can be reduced.

Cruce questions if there is a plan because just in reading through what is supposed to take place, there's no definitive plan on how it's supposed to take place. Graham responds that in the reclamation plan, if it doesn't say the order, it's going to set forth guidelines on how reclamation is to occur. If it doesn't speak to that then it gives you some discretion about when you do it, but typically people move through an area like this, extract all the gravel to the point where you can do reclamation as you're removing gravel from the other portions of the mine site. There is further discussion regarding reclamation. Graham states the discussion is getting outside the parameters of what we can take up at this meeting because the item today is just an extension of time. If you find later there is some aspect of the reclamation plan that doesn't work for you, you can always come back and amend the permit to mine/reclamation plan.

Ferguson states it is the understanding of the Planning Department that the owner of the property would like this 10-year extension period to end with reclamation and that no more mining activity would occur. Dingle responds he understands that. Cruce questions if this is spelled out in the new permit. Ferguson responds that there are the previously approved conditions of approval, and the new project permit end timeframe, but the conditions are not as specific as to direct milestones of extraction leading up to reclamation and through the reclamation process. Continuing, Ferguson explains there could be a side narrative or something the operator drafts with milestones and dates and activities that tie to the mining and reclamation plan areas that gives the property owner an assurance that reclamation would commence on a date certain and the narrative would describe the stages and activities of reclamation per the plan.

Kelly Cruce questions who's doing the work and what is the science behind the reclamation. Dingle responds that it's very strict, they can't remove any vegetation and can only add vegetation. Cruce questions about who is responsible for doing the replanting. Dingle responds that they will hire someone to do it, but the operator is responsible for reclamation. Graham adds that some reclamation plans are more specific than others, but this one has pretty wide side bars. It gives basic standards that they are looking for but it's up to the property owner to decide how it's done.

There being no further comments, the hearing is closed at 11:02 a.m.

DECISION

Interim Zoning Administrator, Jim Graham, finds the project exempt from the California Environmental Quality Act because the application for a time extension is not a "project" (California Public Resources Code sec. 21065) under CEQA and consists of a non-substantial administrative change; and approves the non-substantial administrative change amendment of the Permit to Mine and Reclamation Plan extending the expiration by 10 years from December 31, 2024, to December 31, 2034, subject to the conditions of approval outlined in Exhibit 6 as follows:

CONDITIONS

Permit to Mine and Reclamation Plan MR 5-97/98-05

1. The Mining and Reclamation Plan shall be as described in the Negative Declaration unless modified by conditions of this permit.
2. Current streambed alteration agreements shall be obtained from the California Department of Fish and Game prior to initiation and continuation of mining activity.
3. Appropriate permits shall be obtained from the Northern Sierra Air Quality Management District prior to initiation of mining activity.

4. The maximum extraction depth shall be two feet above the normal high groundwater level.
5. The slopes inside the pit shall maintain a slope less than the internal friction angle of the material (approximately 2.5:1).
6. The soil stockpile shall be seeded with a non-invasive legume such as rose clover if the material is stockpiled for more than one year.
7. The limits of extraction shall be as shown on the map labeled "Feather River Materials-Spanish Ranch, Mining/Reclamation Plan-Feb 1999".
8. Prior to commencement of mining activity, the limits of the mine and extraction area shall be staked at intervals which are visible in the field. These staked boundaries shall be inspected by the Planning Department prior to initiation of mining activity.
9. Current permits from the California Regional Water Quality Control Board shall be obtained during the life of the project.
10. A maximum of 20 round-trip truck trips will be generated by this project per day.
11. The termination date of this project shall be December 31, 2034.
12. The processing and storage areas shall be as indicated on the map labeled "Feather River Materials Soper Pit, Mining/Reclamation Plan-Nov/ 1997".
13. The berm to be constructed on the west end of the pit shall be inspected and approved by the Planning Department prior to initiation of mining activity.
14. Revegetation shall be as described in Section 7.0 of the Permit to Mine & Reclamation Plan application.
15. A financial assurance cost estimate shall be submitted to and approved by the Plumas County Planning Department which details all costs involved in reclamation of the site. This estimate shall be reviewed and approved by the Planning Department prior to initiation of mining activity.
16. A financial assurance mechanism shall be submitted to and approved by the Plumas County Planning Department.
17. The hours of operation shall be 7:00 am to 5:00 pm Monday through Friday. The mine shall be allowed to operate during two weekends within a calendar year.

IV. AMENDMENT OF SPECIAL USE PERMIT: GREENVILLE RANCHERIA OF MAIDU INDIANS OF CALIFORNIA; APNs 110-062-007, 110-062-028, and 110-062-029; T.26N/R.9E/S.3 MDM

The request for an amendment of an existing special use permit to construct and operate an outpatient medical, dental, and behavioral health facility that is comprised of a 16,200 sq. ft. building and a 59-space parking area on three (3) parcels, located at 408 and 410 Main Street, Greenville, is presented. Tracey Ferguson, Planning Director, gives a presentation as reflected in the staff report.

Sean Shearer of Studio W Architects, and Grace Bush, representing the Greenville Rancheria, are present. Shearer states that the only thing he has a question about is the water. They're not worried about fire flow because they have a booster pump. The Indian Valley Community Services District (IVCSD) is talking about the reduced principal backflow device preventors, which is for potable water. Because this isn't a hospital, but rather a medical clinic, they only need one backflow device, but the IVCSD is requiring two.

Interim Zoning Administrator, Jim Graham, states Condition #19 can be adjusted to give an opportunity to Greenville Rancheria to provide subsequent information to IVCSD so they can adjust the requirement. Shearer states they have no concerns with the rest of the proposed conditions.

The public hearing is opened at 11:18 a.m. There being no comments, the hearing is closed at 11:18 a.m.

Graham states he knows the IVCSD raised a concern about fire flow and there is a General Plan policy that talks about emergency water for fire protection. However, there are no specific Plumas County Code provisions that speak to fire flow.

Graham states a condition of approval needs to be added to address that and will allow Greenville Rancheria to work through it with IVCSD. Continuing, Graham states he will change the wording of Condition #17 to state, "The applicant shall submit a drainage plan to the Public Works Department and the Public Works Department shall review and approve the drainage plan prior to issuance of the building permit."

With respect to the fire flow issue, Graham adds Condition #21 that states, "The applicant shall demonstrate to the satisfaction of the IVCSD and the Plumas County Planning Department that adequate emergency water for fire protection exists meeting Plumas County General Plan Policy." Shearer comments that they understand worst case scenario they will need to install a water tank. Ferguson reads an email from Nicole Ledford, Senior Managing Engineer at NorthStar, which states, "We have been working with Mike at IVCSD regarding the pressure noted in the emails below. The amount of water available is not a concern. At this time our understanding with Mike is that the flow available for the fire service is adequate but the pressure at the residential service will require a booster pump to meet the water needs."

DECISION

Interim Zoning Administrator, Jim Graham, finds the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3), making Findings A and B; and approves the amendment of the Special Use Permit, subject to the conditions of approval outlined in Exhibit 22, with the modification of Conditions #17 and #19 and the addition of Condition #21, and renumbering of the subsequent conditions of approval, along with Findings A through D as follows:

ENVIRONMENTAL DETERMINATION FINDINGS

- A) 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 custodian and location of the documents which constitute the record of these proceedings is Plumas County Planning and Building Services, 555 Main Street, Quincy, California.

CONDITIONS

Plumas County Planning Department

1. The special use permit for the operation of a health service use (project) is approved in conformance with the application submitted on August 5, 2024, and the revised project site plan received on November 5, 2024.
2. Prior to the issuance of a building permit for review and approval by the Planning Department, and pursuant to Plumas County Code Sec. 9-2.414, Parking and loading, the parking requirements for the project shall be shown on the project site plan with a minimum of forty-three (43) parking spaces and one (1) commercial use loading space and a minimum maneuvering aisle width of twenty-seven (27) feet for the two-way maneuvering aisle(s) and twelve (12) feet for the one-way maneuvering aisle. In the case of being unable to meet the minimum parking and loading requirements, the Planning Director may modify the requirements, as necessary, pursuant to Plumas County Code Sec. 9-2.414(a).
3. Pursuant to Plumas County 2035 General Plan Circulation (CIR) Policy 4.1.7, General Plan Road Standards, Town and Community Planning Area and Master Planned Communities, which states, "All developments shall be required to provide a paved internal roadway system. A parking lot is an internal roadway system." Therefore, the internal roadway (parking area) shall be paved.

4. Prior to the issuance of a building permit for review and approval by the Planning Department, a landscape plan shall be submitted meeting the applicable requirements of Plumas County Code Article 42, Water Efficient Landscape, and Plumas County Code Sec. 9-2.410, *Landscaping*.
5. Prior to the issuance of a building permit for review and approval by the Planning Department, the lighting design, if any, for the project facility shall be indicated on the project site plan and/or construction plans and in compliance with Plumas County Code Section 9-2.411 – all lighting facilities shall be so installed as to focus away from adjoining properties.
6. Any signage proposed for the health service facility shall adhere to the applicable requirements of Plumas County Code Sec. 9-2.1907, *Signs (C-1)*, and Plumas County Code Sec. 9-2.416, *Signs*, and a sign permit shall be obtained from the Planning Department prior to the installation of any business signs.
7. Pursuant to Plumas County 2035 General Plan Noise (N) Policy 3.1.4, Construction Noise, construction of the project shall occur between the hours of 7 a.m. and 7 p.m., Monday through Friday and 8 a.m. and 5 p.m. on weekends or on federally recognized holidays.
8. A note shall be shown on the project site plan stating the following:

In the event of an accidental discovery or recognition of any human remains, the Plumas County Sheriff/Coroner shall be notified and construction activities at the affected work site shall be halted. If the coroner determines the remains to be Native American: (1) the Plumas County Sheriff/Coroner shall contact the Native American Heritage Commission (NAHC) within 24-hours, and (2) the NAHC shall identify the person or persons it believes to be the most likely descended from the deceased Native American. The treatment and disposition of human remains that might be discovered during excavation shall be in accordance with applicable laws and regulations.

9. A note shall be shown on the project site plan stating the following:

In the unlikely event that potentially significant paleontological materials (e.g., fossils) are encountered during construction of the project, all work shall be halted within 50 feet of the paleontological discovery until a qualified paleontologist can visit the site of discovery, assess the significance of the paleontological resource, and provide proper management recommendations. If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted. The treatment and disposition of paleontological material that might be discovered during excavation shall be in accordance with applicable laws and regulations.

10. The building design shall incorporate the necessary design features to attenuate interior noise to no greater than 45 decibels (dB).
11. A subsequent or amended permit shall be required for any expansion.
12. 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.
13. 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.

Plumas County Building Department

14. The applicant shall obtain all necessary building permits from the Plumas County Building Department within eighteen (18) months of approval of the special use permit, or no later than May 13, 2026.

Plumas County Public Works Department

15. Any improvements within the County right-of-way will require an encroachment permit.

16. The sidewalk adjacent to Main Street must be accessible and ADA compliant within the limits of the property and then transition to existing, non-ADA sidewalk.
17. The applicant shall submit a drainage plan to the Public Works Department. The Public Works Department shall review and approve the drainage plan prior to issuance of a building permit.

Plumas County Engineering Department

18. To preserve the property corners, the construction plan set shall include the following language:

Before any construction project is commenced, it is imperative to have a surveyor walk the site. If the project is a private permit, the permit applicant is responsible for hiring a private surveyor. The site should be marked out so that the surveyor knows exactly what may be disturbed. The surveyor will be responsible for referencing any monuments that may be destroyed during the construction/improvement process. The contractor is NOT to reference any monuments or replace any monuments! It is against state law. If it is found that a contractor has replaced/destroyed any monument, the contractor will be responsible for hiring a surveyor to replace the monuments in accordance with state law. It is possible for the expense to be \$500, or it can be \$5000 or more, it all depends on other monumentation in the area. Once the construction is complete, the surveyor must replace the monuments that were destroyed. The surveyor must prepare and file the appropriate document with the County Surveyor, whether it is a Corner Record or Record of Survey. The project is not complete until the documents are filed.

Indian Valley Community Services District (IVCSD)

19. The project shall install a reduced principal backflow device preventor, with an insulated enclosure, to the satisfaction of the Indian Valley Community Services District.
20. A rebuilding application shall be completed and submitted to IVCSD to obtain a will-serve letter for sewage disposal and potable water supply. If a building permit is not acquired within twelve (12) months of the issuance of the will-serve letter, the applicant shall re-apply for a will-serve letter.
21. The applicant shall demonstrate to the satisfaction of the Indian Valley Community Services District and the Plumas County Planning Department that adequate emergency water for fire protection exists meeting Plumas County General Plan policy.

California Department of Forestry and Fire Protection

22. All applicable sections of the State Fire Safe Regulations found in Public Resource Code 4290 shall be applied.
23. Structures constructed in the State Responsibility Area (SRA) shall comply with the defensible space regulations in Title 14, Natural Resources, Division 1.5, Department of Forestry and Fire Protection, Chapter 7, Fire Protection, Subchapter 3, Fire Hazard.

Northern Sierra Air Quality Management District (NSAQMD)

24. If ground disturbance exceeding one (1) acre occurs for the development of the project, a Dust Control Plan shall be submitted to NSAQMD for review and approval. Additional information can be found at the following website link in the Guidelines for Assessing and Mitigating Air Quality Impacts of Land Use Projects beginning on page 6: https://www.myairdistrict.com/land-use-guidelines#body_file-3cb1b69e-fa4d-4512-a13c-fe7e9e6e18f8.
25. If ground disturbance is under an acre, the plans/permit shall state that all dust control measures in NSAQMD Rule 226 shall be followed. Additional information can be found at the following website link: <https://www.myairdistrict.com/rules>.
26. If the onsite generator(s) will run on diesel fuel, the appropriate permit shall be obtained from NSAQMD. Additional information can be found at the following website link:

<https://www.myairdistrict.com/permits>. The Internal Combustion Engines section will link to instructions and the forms needed to file an application.

27. If there are going to be any medical hazardous air pollutants on site, there may be further reporting requirements due to recent regulation changes. The applicant shall contact NSAQMD directly when/if there are any medical hazardous air pollutants on site.

FINDINGS

- A) The project, as conditioned, is environmentally compatible with the surrounding area because the proposed project conforms to applicable State and County codes.
- B) The 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.
- C) The 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) The project is consistent with the General Plan and zoning subject to the conditions imposed by the issuance of a special use permit.

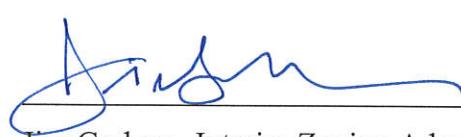
Zoning Administrator Notation: Any decision made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) calendar days of the decision. If the tenth day lands on a Saturday, Sunday, or County holiday, the end of the appeal period will be the next working day. The appeal shall be based on relevant information stated or submitted at or prior to this meeting by (a) the applicant; (b) any owner of real property within 300 feet of the exterior boundaries of the property involved who was present at the hearing or who presented written testimony before the Zoning Administrator, or who may be adversely affected by the decision of the Zoning Administrator; (c) such other person whom the Board determines to have been adversely affected by the decision; or (d) any County department head whose department has an interest in the decision (Plumas County Code, Title 9, Chapter 2, Article 10, Section 9-2.1001). Appeals shall be filed with the Clerk of the Board of Supervisors, paying the fee according to the Planning & Building Services Fee Schedule.

ADJOURN

There being no further business, the meeting adjourns at 11:25 a.m. The next regularly scheduled meeting of the Zoning Administrator is set for December 11, 2024, at 10:00 a.m. at the Planning & Building Services Conference Room, located at 555 Main Street, Quincy.



Heidi Wightman, Dept. Fiscal Officer II



Jim Graham, Interim Zoning Administrator