
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of May 10, 2017

The Plumas County Zoning Administrator convened in a meeting on May 10, 2017, at 10:02 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding. Senior Planner, Rebecca Herrin, is in attendance.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

No public comment presented.

III. SPECIAL USE PERMIT: PLUMAS COUNTY BEHAVIORAL HEALTH / PLUMAS BANK (Owner); APN 117-350-022; T.24N/R.10E/S.18 MDM

The request to establish a public service facility for Behavioral Health clinical and administrative offices and program storage, located at 424 N. Mill Creek Road, Quincy, is presented. Rebecca Herrin, Senior Planner, notes that it is the East Quincy CSD that serves the property rather than the Quincy CSD as noted on the Staff Report. The only change proposed to the building would be the addition of two exterior doorways. Randy Wilson, Zoning Administrator, questions if there will be children associated with the facility. Aimee Heaney, MHSA Coordinator with Behavioral Health, responds that the children's unit will be housed in that office space. Herrin explains that because of the proximity to the mill and the air quality issues, no children are allowed there because of the potential health issues. Wilson adds that the Planning Department received a letter from the Northern Sierra Air Quality Management District with a strong recommendation that no children occupy the site. Wilson proposes adding Condition #4, "Any sign for the project shall have proper permitting as specified by the Plumas County Building and Planning Departments." and Condition #5, "No services for children shall be provided on the project site." Aimee Heaney states that they are starved for space so they will make any accommodation based on County-based regulations or requirements. The public hearing is opened at 10:13. There being no comments, the hearing is closed at 10:13.

DECISION

Wilson states he will take the actions recommended by staff, and 1) find that the project is exempt from the California Environmental Quality Act under CEQA Guidelines Section 15301 making findings A & B as the preliminary review did not reveal any potentially significant impacts. The special use permit, as enacted by the conditions of approval and applicable building codes, serves to prevent material damages to adjacent properties and to provide suitable safeguards to ensure environmental compatibility with the surrounding area; and 2) approve the Special Use Permit subject to the conditions of approval outlined in Exhibit 9 of the Staff Report, with the addition of Conditions #4 and #5, making Findings A through D 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 proposed public service facility is approved in conformance with the application submitted January 30, 2017.
- 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.
- 4. Any sign for this project shall have proper permitting as specified by the Plumas County Building & Planning Departments.
- 5. No services for children shall be provided on project site.

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: SIERRA CASCADES FAMILY OPPORTUNITIES / PLUMAS BANK (Owner); APN 117-350-022; T.24N/R.10E/S.18 MDM

The request to establish a public service facility for administrative services to oversee the programs provided by Sierra Cascades Family Opportunities, located at 424 N. Mill Creek Road, Quincy, is presented. Rebecca Herrin, Senior Planner, notes that it is the East Quincy CSD that serves the property rather than the Quincy CSD as noted on the Staff Report. Sierra Cascades Family Opportunities operates Head Start, Early Head Start, and State Preschool services. Administrative services to operate the program will be conducted at the site. All center-based services are offered at other locations and will not be provided at this site. Randy Wilson, Zoning Administrator, proposes adding Condition #5, "Any sign for this project shall have proper permitting as specified by the Plumas County Building & Planning Departments." The public hearing is opened 10:17. There being no comments, the public hearing is closed at 10:17. Wilson notes that the East Quincy CSD has put everybody on notice that any addition of fixtures (sinks, toilets, faucets) may result in additional fees by the EQCSD.

DECISION

Wilson states he will take the actions recommended by staff, and 1) find that the project is exempt from the California Environmental Quality Act under CEQA Guidelines Section 15301 making findings A & B as the preliminary review did not reveal any potentially significant impacts. The special use permit, as enacted by the conditions of approval and applicable building codes, serves to prevent material damages to adjacent properties and to provide suitable safeguards to ensure environmental compatibility with the surrounding area; and 2) approve the Special Use Permit subject to the conditions of approval outlined in Exhibit 3 of the Staff Report, with the addition of Condition #5, making Findings A through D 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 proposed public service facility is approved in conformance with the application submitted February 6, 2017 as modified by the revised project description received April 12, 2017.
- 2. This public service facility will provide administrative services only. No services shall be provided to children on the project site.
- 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.

5. Any sign for this project shall have proper permitting as specified by the Plumas County Building & Planning Departments.

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.

V. **SPECIAL USE PERMIT: PLUMAS CORPORATION & PLUMAS FIRE SAFE COUNCIL / PLUMAS BANK (Owner); APN 117-350-022; T.24N/R.10E/S.18 MDM**

The request to establish a public service facility for the offices of Plumas Corporation & Plumas Fire Safe Council, located at 424 N. Mill Creek Road, Quincy, is presented. Rebecca Herrin, Senior Planner, notes that it is the East Quincy CSD that serves the property rather than the Quincy CSD as noted in the Staff Report. Plumas Corporation and Plumas Fire Safe Council are sharing space in this portion of the building. Plumas Corporation is a private, non-profit group performing public benefit projects on public and private land intended to improve water quality and watersheds to benefit stream and meadow habitats. The Plumas Fire Safe Council is a non-profit group whose activities help to reduce the loss of natural and human-made resources caused by wildfire through community programs and pre-fire activities. Randy Wilson, Zoning Administrator, states that because the Plumas Fire Safe Council is associated with Plumas Corporation that it fits under the definitions that we need to have a Special Use Permit. Wilson notes that there is a condition that they need a sign permit for the existing free-standing sign within two months of approval of this special use permit. The public hearing is opened at 10:25. There being no comments, the hearing is closed at 10:25.

DECISION

Wilson states he will take the actions recommended by staff, and 1) find that the project is exempt from the California Environmental Quality Act under CEQA Guidelines Section 15301 making findings A & B as the preliminary review did not reveal any potentially significant impacts. The special use permit, as enacted by the conditions of approval and applicable building codes, serves to prevent material damages to adjacent properties and to provide suitable safeguards to ensure environmental compatibility with the surrounding area; and 2) approve the Special Use Permit subject to the conditions of approval outlined in Exhibit 7 of the Staff Report, making Findings A through D 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 proposed public service facility is approved in conformance with the application submitted February 9, 2017.
- 2. An application for a sign permit for the existing free-standing sign shall be submitted to Plumas County Planning and Building Services within two months of the approval of this 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.

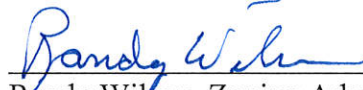
FINDINGS

- A) This project, 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 10:26 a.m. The next regularly scheduled Zoning Administrator meeting is set for June 14, 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