
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of March 14, 2018

The Plumas County Zoning Administrator convened in a meeting on March 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. 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 November 8, 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, Assistant Planning Director, gives a presentation as outlined in the Staff Report. Herrin explains that additional information was submitted by the applicant resulting in a revision of the recommended conditions of approval for the Certificate of Compliance. Several of the conditions need to be met before the final map is recorded, and some of the conditions will be placed as notes on the additional information map. Jeff Morrish of NST Engineering questions Conditions 5, 6, and 11. The public hearing remained open from the previous meeting. There being no comments, the hearing is closed at 10:10.

DECISION

Randy Wilson, Zoning Administrator, states he will find that this action is ministerial under Section 15268 of the California Environmental Quality Act guidelines and take the actions recommended by Staff and approve the conditional certificate of compliance subject to the conditions of approval, with an amendment of Condition #11, making Findings A through D as follows:

FINDINGS

- A) This real property complies with the applicable provisions of the Subdivision Map Act and local ordinances and resolutions created pursuant thereto; and
- B) The recordation of this Conditional Certificate of Compliance is pursuant to the authority vested in the Zoning Administrator by the Subdivision Ordinance of the County of Plumas (Resolution No. 84-3741).
- C) The recordation of this Conditional Certificate of Compliance relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The

parcels described within the Conditional Certificate of Compliance may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of this parcel may require issuance of a permit or permits, or other grant or grants of approval.

- D) This Conditional Certificate of Compliance is not a project under the definition of “project” (Public Resources Code, Division 13, Chapter 2.5, Section 21065) as this action does not create any environmental impacts as it involves creation of a legal parcel and no approval of future entitlements. Any future entitlements or permits approved by the County will be required to meet all conditions of approval of the Conditional Certificate of Compliance. In addition, there may be discretionary review required by the type of permit obtained which will necessitate the adoption of an environmental review document.

CONDITIONS

The Conditional Certificate of Compliance for Land Division shall be prepared and recorded. The conditions shall be as follows:

1. A Final Map, showing the parcel as a separate legal parcel, shall be prepared and submitted to the Plumas County Engineering Department for review and recordation.
2. A preliminary title report shall be submitted concurrently with the Final Map and all easements and restrictions listed in the preliminary title report shall be shown on the Final Map.
3. An Additional Information Map shall be prepared and submitted to the Plumas County Engineering Department and shall be reviewed and approved by that department, Plumas County Environmental Health, and the Planning Department.
4. The applicant shall demonstrate that all requirements set forth in Plumas County Code Title 6, Chapter 11, Waste Disposal from and Water Supply to Land Developments can be met. A letter indicating that these requirements have been satisfied shall be submitted to the Planning Director prior to recordation of the Final Map and Additional Information Map.
5. Electrical power shall be extended to the property. A letter from Pacific Gas and Electric indicating that this requirement has been satisfied shall be submitted to the Planning Director prior to recordation of the Final Map and Additional Information Map.
6. The following condition shall be noted on the Additional Information Map:

“The County may waive the requirements of a community sewerage disposal system if the Water Quality Control Board and the County determine that the development can be adequately served by individual sewerage disposal systems, and the exclusion of the development from the sewer requirements will not preclude the logical and orderly extension of the community sewerage system, or will not result in inequities in the assessment of taxes or fees for the community system.”

7. The applicant shall demonstrate that community water can be provided by the Hamilton Branch Community Services District prior to development. The system must be shown to provide adequate water, volume, pressure and storage capacity to insure a reasonable level of fire protection. The system shall be demonstrated to provide 1,000 gallons per minute fireflow or alternative requirements as determined by the latest adopted version of the Uniform Fire Code.
8. The following condition shall be noted on the Additional Information Map:

“Fire hydrants shall be required to be provided to the satisfaction of the Fire Chief of the Hamilton Branch Fire Protection District prior to development of the property. Hydrant spacing shall not be greater than 500 feet. The water main shall be six (6”) inches minimum diameter and looped wherever practical.”
9. The following condition shall be noted on the Additional Information Map:

“An engineered erosion control plan and runoff evaluation shall be submitted to and approved by the Director of Public Works or his designee prior to issuance of any further entitlements or any development of the property.”
10. The following condition shall be noted on the Additional Information Map:

“Construction activity, including demolition, resulting in a land disturbance of one acre or more must obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbances (CGP). Storm water pollution controls during construction and post-construction shall be as prescribed in the CGP.”
11. The following condition shall be noted on the Additional Information Map:

“All internal roadways *for development as defined by the Plumas County General Plan* shall be paved and constructed to appropriate County Road standard for the type of proposed development prior to development. All parking shall be paved prior to development.”

III. SPECIAL USE PERMIT: TANTARDINO, JOE; APN 104-341-002; T.28N.R.8E.S.21 MDM

The request for a Special Use Permit for two 4-H swine projects, located at 3609 Big Springs Road, Hamilton Branch, Lake Almanor, is presented. Randy Wilson, Zoning Administrator, questions if the applicant has read and agrees with the conditions of approval. The applicant's representative acknowledges that they agree with the proposed conditions of approval. The public hearing is opened at 10:12. There being no comments, the hearing is closed at 10:12.

DECISION

Randy Wilson, Zoning Administrator, states he will take the actions recommended by staff, and 1) determine 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 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 special use permit for the use, operation, and layout of the facility is approved in conformance with the application submitted on February 5, 2018.
- 2. Animal waste must be removed and disposed of in a trash container with a tightly fitted lid at least three (3) times per week, or more frequently if so ordered by the Health Officer, to prevent a private or public nuisance or health threat, such as fly breeding conditions and offensive odors per Plumas County Code Section 6-10.177 Animal Waste.
- 3. Animal waste must be removed from the premises at least once per week to an approved landfill or transfer site.
- 4. All grains or other loose feed must be stored in containers with tight fitting lids to prevent the entrance of vermin.
- 5. 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.

The pigs will be penned and walked on the property.

Waste removal and disposal shall be in an approved manner.

- 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 animal breeding and boarding is a permitted use, subject to the issuance of a Special Use Permit, and this keeping of animals on the property is temporary.

IV. SPECIAL USE PERMIT: PLUMAS CHARTER SCHOOL (Applicant) / EARL THOMPSON (Owner); APN 115-013-025; T.24N/R/9E/S.14 MDM

The request for a Special Use Permit for a learning center located at 546 Lawrence Street, Quincy, for approximately 50 students and 6 staff members 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, Director of Building Services, states that with the proposed occupancy they need two egress pathways that are ADA compliant. They currently have two egresses, but one is not compliant so they need to make some modifications to the building to bring it into compliance. The tenants are claiming it's a monetary hardship to make those corrections so he has directed them to confer with the building's owner to see if he is willing to absorb some of those costs because it is an improvement to his structure and makes the building open to more uses. Randy Wilson, Zoning Administrator, questions Public Works' suggestion to have crossing guards. The applicant's representative states they do not feel the need for crossing guards because there is a large parking lot that has an entrance right off of Lawrence Street so there would be no street crossing. They will stagger drop-off/pick-up times if necessary. Wilson states he is not inclined to add a condition requiring crossing guards. Wilson questions if the applicant has read and agrees with the proposed conditions of approval. The applicant's representative acknowledges that they agree with the proposed conditions. The public hearing is opened at 10:23. There being no comments, the hearing is closed at 10:23.

DECISION

Randy Wilson, Zoning Administrator, states he will take the actions recommended by staff, and 1) determine 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. Prior to occupancy, a building permit shall be acquired for a change of use.
- 3. To facilitate the drop off and pick up of students, Plumas Charter School shall utilize either Option A or Option B of the student drop off/pick up information submitted with the application on December 14, 2017. Plumas Charter shall be responsible for monitoring traffic impacts in order to facilitate traffic movement along Highway 70/Lawrence Street.

4. 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.
5. 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.

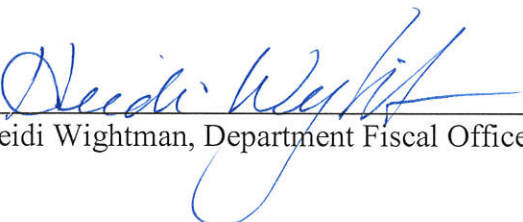
FINDINGS

- 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. Fee information is available from Planning and Building Services.

ADJOURN

There being no further business, the meeting adjourns at 10:24 a.m. The next regularly scheduled Zoning Administrator meeting is set for April 11, 2018, at 10:00 a.m. at the Planning & Building Services conference room located at 555 Main Street in Quincy.


Heidi Wightman, Department Fiscal Officer II


Randy Wilson, Zoning Administrator