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**PLUMAS COUNTY**  
**ZONING ADMINISTRATOR**  
Minutes of the Meeting of December 12, 2018

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The Plumas County Zoning Administrator convened in a meeting on December 12, 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. CERTIFICATE OF COMPLIANCE: FOWLER, LINCOLN & LILITH; APN 103-040-003; T.28N/R.8E/S.16,21; MDM; NST ENGINEERING**

The request for a Certificate of Compliance for portion of Parcel 46A per Resolution recorded in Book 566 of Official Records at Page 3 per description in Book 83 of Deeds at Page 154, located at 7991 Highway 147, Hamilton Branch, Lake Almanor, is presented. Assistant Planning Director, Rebecca Herrin, gives a presentation as outlined in the staff report. The applicant's representative, Lynne Turner, states she has no comments. The public hearing is opened at 10:05. There being no comments, the hearing is closed at 10:05.

**DECISION**

Randy Wilson, Zoning Administrator, determines this action exempt under Section 15268 of the California Environmental Quality Act Guidelines, and approves the Certificate of Compliance 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 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 Certificate of Compliance relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described within the 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 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.

#### **IV. SPECIAL USE PERMIT: WEHRMAN, LESLIE; APN 126-210-029; T.22N/R.13E/S.10 MDM**

The request to operate a bed and breakfast inn and place of assembly, proposed to be developed in two phases, located at 4812 County Road A-15, Portola, is presented. Tim Evans, Assistant Planner, gives a presentation as outlined in the Staff Report. Randy Wilson, Zoning Administrator, clarifies that the triggering of Phase II is an Environmental Health and Building Department issue. Regarding Condition #9, which requires an area equal to 10% of the required parking area to be landscaped, Wilson notes that the landscaping needs to be in line with the drought tolerant landscape ordinance requirements of the State. The applicant is directed to work with Tim Evans in that regard. Upon questioning, the applicant states she has read and is in agreement with the proposed conditions of approval. The hearing is opened at 10:16. There being no comments, the hearing is closed at 10:16.

#### **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), making Findings A & B; and 2) approve the special use permit subject to the conditions of approval, making 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 Plumas County Planning and Building Services, Planning Division, 555 Main Street, Quincy, California.

#### **CONDITIONS**

1. The special use permit for the operation of a bed and breakfast and place of assembly is approved in conformance with the application submitted on June 6, 2018, and the Special Use Permit Supplement received on October 11, 2018.
2. Prior to parking lot construction, an encroachment permit from the Plumas County Public Works Department shall be obtained for the south driveway to the parking lot shown on the plot plan received June 6, 2018.
3. An appropriately sized culvert shall be installed as part of the parking lot driveway construction.
4. Building permits shall be obtained for all remodeled or newly constructed structures.

5. Applicant is responsible for ensuring adequate parking is available for all employees working at one time and customers being served. Parking shall be available at the ratio of an additional parking space being available and/or added for each of the employees working at one time, and an additional parking space shall be available and/or added for every four (4) customer seats or fraction thereof.
6. Water system shall be operated under annual permit issued by Environmental Health.
7. An annual self-certification shall be submitted to the Environmental Health Department certifying that not more than 25 people more than 60 days of the year are served for Phase I of the project.
8. A commercial well with a fifty (50) foot seal shall be installed upon serving more than 25 people more than 60 days per year or upon the implementation of retail food service.
9. An area equal to a minimum of ten (10%) percent of the required parking lot area shall be landscaped. Landscaping requirements may be modified as necessary by the Planning Director.
10. 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.
11. 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 bed and breakfast and place of assembly are permitted uses, 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 10:17 a.m. The next regularly scheduled Zoning Administrator meeting is set for January 9, 2019, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.



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Randy Wilson

Randy Wilson, Zoning Administrator



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Heidi Wightman

Heidi Wightman, Department Fiscal Officer II