
**PLUMAS COUNTY
ZONING ADMINISTRATOR**
Minutes of the Meeting of May 8, 2019

The Plumas County Zoning Administrator convened in a meeting on May 8, 2019, at 10:00 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding. Associate Planner, Tim Evans, is in attendance.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

No public comment presented.

**III. SPECIAL USE PERMIT: HOUSE, DAVID & CHRISANDRA, APN 104-362-002
T.28N/R.8E/S.19; MDM**

The request to expand a lawful non-conforming use consisting of the addition of an approximately 20' x 30' storeroom to an existing business, located at 411 Arbutus Drive, Lake Almanor, is presented. Tim Evans, Associate Planner, gives a presentation as outlined in the Staff Report. Randy Wilson, Zoning Administrator, questions proposed condition #2, which requires an encroachment permit from the Public Works Department. Chrisandra House responds that they plan to get that taken care of today. Wilson also questions proposed condition #4, which requires that an area for future on-site sewage disposal system replacement be identified. Evans feels that condition can be addressed at the time the building permit is obtained, and it can be shown on the plot plan. Discussion follows regarding the remainder of the proposed conditions of approval. Wilson questions if the applicants have read and agree with the proposed conditions of approval. Applicants reply that they do. The public hearing is opened at 10:11. There being no comments, the hearing is closed at 10:11.

DECISION

Randy Wilson, Zoning Administrator, determines the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3), making Findings A & B; and approves the special use permit subject to the conditions of approval, making Findings A through D, as follows:

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) 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 expansion of the lawful nonconforming use (commercial storeroom addition) is approved in conformance with the application submitted on March 11, 2019.
2. An encroachment permit from the Plumas County Public Works Department shall be obtained for the existing driveway prior to construction of the commercial storeroom addition.
3. The proposed addition to the existing cabinet shop shall be located no closer than eight (8) feet from the existing on-site sewage disposal system leach field and no closer than five (5) feet from the septic tank.
4. Adequate and acceptable area shall be identified for future on-site sewage disposal system replacement.
5. Applicant shall obtain all necessary building permits from the Plumas County Building Department within eighteen (18) months of the approval of this special use permit.
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.

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 10:13 a.m. The next regularly scheduled Zoning Administrator meeting is set for June 12, 2019, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.



Randy Wilson
Randy Wilson, Zoning Administrator



Heidi Wightman, Department Fiscal Officer II