
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of September 11, 2019

The Plumas County Zoning Administrator convened in a meeting on September 11, 2019, at 10:00 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Tracey Ferguson, presiding. Assistant Planning Director, Rebecca Herrin, and Associate Planner, Tim Evans, are in attendance.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

No public comment presented.

III. SPECIAL USE PERMIT: SIMON CRE JC, LLC / O'REILLY AUTO PARTS; APN 116-333-006; T.24N/R.10E/S.19 MDM

The request to install a 140 sq. ft. self-supporting sign for the O'Reilly Auto Parts store, located at 1750 E. Main Street, East Quincy, is presented. Tim Evans, Associate Planner, gives a presentation as outlined in the staff report. Evans explains that the proposed sign height is 30 feet. The height of the store is approximately 17 feet, 5-1/2 inches. On July 25, 2019, the sign was reviewed and approved by the Quincy Design Review Committee. In order to conform with the Design Review Guidelines, a condition of approval addresses the sign height being no greater than the roofline of the adjacent auto parts store. Tracey Ferguson, Zoning Administrator, questions if the applicant has read the conditions in the Staff Report. The applicant's representative, Eric Ernst with McHale Sign Company, states that they want to do everything by the rules and make sure it's safe and sound. His client feels a 30' sign will help them with their commercial endeavors and won't impact the environment or the other businesses in the area; however, they are willing to comply with the conditions. The public hearing is opened at 10:04. There being no comments, the hearing is closed at 10:04. Ferguson states the height of the sign is addressed in the conditions and is supported by the Quincy Design Review Guidelines. Regarding the overall proportion of the sign, Ferguson questions if the width of the sign will be reduced relative to the sign height for aesthetics. Ernst replies that he would need to speak with his client to see what they want to do. Ferguson suggests amending Condition #5 by adding ". . . and shall consider the proportionality of the sign width and height of the pole sign and ancillary sign to reduce the overall sign areas. A revised plan shall be submitted to the Planning Director, which shall be reviewed and approved prior to issuance of the sign permit."

DECISION

Tracey Ferguson, Zoning Administrator, determines 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 7 of the Staff Report, with the amendment of Condition #5, 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 impact 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 self-supporting sign is approved in conformance with the application submitted on July 12, 2019.
- 2. A Sign Permit shall be obtained from the Building Department.
- 3. All necessary building permits shall be obtained within eighteen (18) months of issuance of the Special Use Permit.
- 4. The advertising sign shall not overhang the State right-of-way, per the California Streets and Highway Code, Section 721. Advertising is not permitted within the State right-of-way.
- 5. The self-supporting sign height shall be reduced from thirty (30) feet to no higher than the adjacent building's (O'Reilly Auto Parts store) roofline and shall consider the proportionality of the sign width and height of the pole sign and ancillary sign to reduce the overall sign areas. A revised plan shall be submitted to the Planning Director, which shall be reviewed and approved prior to issuance of the sign 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.

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 subject to the conditions imposed by the issuance of a special use permit.

IV. TENTATIVE PARCEL MAP: MMCG GOI QUINCY, LLC (Grocery Outlet); APN 116-332-005; T.24N/R.10E/S.19 MDM; US GEOMATICS, INC. (Engineer)

The proposal to divide a 2.44 acre parcel into two parcels of 1.61 and 0.83 acres for commercial use, located at 1715 E. Main Street, East Quincy, is presented. Tim Evans, Associate Planner, gives a presentation as outlined in the Staff Report. Tracey Ferguson, Zoning Administrator, questions if the applicant's representative, Glen Armstrong with US Geomatics, Inc., has read the Staff Report and conditions of approval. Armstrong replies that he finds the Staff Report and conditions satisfactory. The public hearing is opened at 10:23. Richard Dykes, adjacent property owner, voices concern about the underground easement that goes across the property because his water line utilizes the easement, as well as the sewer line and water supply for the property next door to him. Discussion follows. There being no further comments, the hearing is closed at 10:28. Ferguson discusses Condition #3 regarding the single driveway serving both parcels and reiterates the need to obtain a reciprocal driveway easement. Discussion follows regarding Condition #5 and the underground utility easement.

DECISION

Tracey Ferguson, Zoning Administrator, determines the project exempt from the California Environmental Quality Act under Section 15061(b)(3), making Findings A and B; and approves the tentative parcel map subject to the conditions of approval outlined in Exhibit 12 of the Staff Report, with the amendment of Condition #5 and addition of Condition #6, making Findings A through G 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 impact on the environment. An Initial Study checklist was completed for the project; 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 Final Parcel Map shall be in substantial conformance with the Tentative Parcel Map prepared by US Geomatics dated June 2019, except as modified by these conditions.
- 2. The Final Parcel Map shall be recorded prior to September 11, 2021, or an Extension of Time shall be filed.
- 3. A single driveway shall serve both parcels. Prior to issuance of a building permit on Parcel 2, a reciprocal driveway easement shall be obtained for the shared driveway use.
- 4. Parcel 1 and Parcel 2 shall utilize existing water service by obtaining water service from American Valley Community Services District. A will serve letter shall be obtained from American Valley Community Services District prior to the recordation of the Final Parcel Map.
- 5. A will serve letter from American Valley Community Services District shall be submitted to the Environmental Health Department confirming adequate capacity for an additional connection for potable water and sanitary sewer to Parcel 2.
- 6. The existing 10' wide private underground easement shall be offered for dedication to Parcel 2.

FINDINGS

- A) This project, as conditioned, will satisfy required development standards, as per Plumas County Code, for Periphery Commercial (C-2) zoning because the development will be served by roads which meet the required County Road Standard and all required utilities and services are available or can be made available. The project site is located within the service boundaries of the Quincy Fire Protection District which provides fire protection within reasonable service distance from existing fire protection facilities. Electrical power is provided to all parcels.
- B) This project, as conditioned, will be consistent with the Periphery Commercial (C-2) zoning because each parcel will meet the minimum standards for size, width, and use. In addition, one parcel is already developed with a commercial structure. Therefore, land division does not result in any conflict with zoning and density standards.
- C) It is found that this project is consistent with the general plan and zoning because the general plan calls for Commercial uses on the site and the zoning designation is C-2 (Periphery Commercial), which is compatible with existing and proposed uses.
- D) The site is physically suitable for the type of development and the proposed density of development; the design of the parcels is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; the design of the parcels is not likely to cause serious public health problems; and the design of the parcels will not conflict with easements, acquired by the public at large, for access through or use of property with the proposed parcels.
- E) It is found that the design and location of each lot, and the project as a whole, are consistent with the applicable regulations adopted by the State Board of Forestry and Fire protection adopted pursuant to Sections 4290 and 4291 of the Public Resources Code.
- F) Structural fire protection and suppression services will be available for the subdivision through the Quincy Fire Protection District.
- G) It is found that ingress and egress for the subdivision would be provided via the paved, maintained state highway, meeting the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code.

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 10:39 a.m. The next regularly scheduled Zoning Administrator meeting is set for October 9, 2019, 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



Tracey Ferguson, Zoning Administrator