
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of February 10, 2021

The Plumas County Zoning Administrator convened in a meeting on February 10, 2021, at 10:01 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Tracey Ferguson, presiding. Assistant Planning Director, Rebecca Herrin, is in attendance.

The agenda is approved as submitted.

I. PUBLIC COMMENT OPPORTUNITY

No public comment presented.

II. CERTIFICATE OF COMPLIANCE: PG&E / PACE ENGINEERING; APN 011-110-033; T.29N/R.7E/S.28, 33 MDM

The request for a Certificate of Compliance for property located north of Lake Almanor, near Chester, is presented. Assistant Planning Director, Rebecca Herrin, gives a presentation as reflected in the Staff Report. When asked by Zoning Administrator, Tracey Ferguson, if the applicant is present, Herrin responds that in the case of COVID-19 precautions and the State travel recommendations to remain local and avoid non-essential travel, and the fact that this project is a minor amendment to a previously approved Zoning Administrator action, the applicant can request representation by staff, which Ignacio Sanchez, PACE Engineering, did via an email to Herrin dated February 4, 2021. PG&E also stated they can be available by phone if there are any questions. Herrin adds that the applicant is in favor of the project. The public hearing is opened at 10:05 a.m. There being no comments, the hearing is closed at 10:05 a.m. Ferguson states an exhibit map is missing in Exhibit 3 (Exhibit A – Donated Land) to the staff report for Parcel 1 (LCP ID #373) as was provided for Parcel 2 (LCP ID #426).

DECISION

Tracey Ferguson, Zoning Administrator, determines the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15268 and approves the Certificate of Compliance for Pacific Gas and Electric Wetland parcel (CC 8-19/20-03) subject to the condition to prepare an exhibit map for Parcel 1 (LCP ID #373), making Findings A through D as follows:

ENVIRONMENTAL DETERMINATION FINDINGS

- A. This real property complies with the applicable provisions of Title 7, Division 2, of the California Government Code (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); and
- 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 parcels 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 permit or permits, or other grant or grants of approval. This certificate does not grant any entitlement for development of the parcel(s), nor imply or guarantee that any development permit will be issued for the subject parcel(s).

- 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 does not confer approval or any future entitlements.

III. CERTIFICATE OF COMPLIANCE: UPTON, RYAN; APN 110-340-025; T.26N/R.9E/S.2 MDM

The request for a Certificate of Compliance for the designated remainder parcel of the Cheney Estates subdivision (Book 10 of Maps, Pages 98-100), located at 104 Cheney Street, Greenville, is presented. Assistant Planning Director, Rebecca Herrin, gives a presentation as reflected in the Staff Report. Zoning Administrator, Tracey Ferguson, asks if the applicant is present. Applicant, Ryan Upton, is present. Ferguson asks if Upton has read the staff report and the one condition of approval. Upton questions if there is a condition of approval. After clarification that the condition speaks only to the preparation and recordation of the Certificate of Compliance, Upton states he has no further questions. The public hearing is opened at 10:13 a.m. There being no comments, the hearing is closed at 10:13 a.m. Continuing, Ferguson states Public Works submitted a letter (Exhibit 10 to the staff report) in response to review of the Certificate of Compliance, and, in an email dated February 9, 2021, from Jim Graham, Public Works, Graham communicated that after reading through the staff report and recommendations, Public Works has no objection to the comments in their letter not being reflected in the conditions. The Staff Report and Exhibit 14 Conditions of Approval remain unchanged.

DECISION

Tracey Ferguson, Zoning Administrator, determines the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15268, and approves the Certificate of Compliance for the “designated remainder” parcel as shown on the Cheney estates subdivision map recorded at Book 10 of Maps, Pages 98 to 100 (CC 10-20/21-01) subject to the condition of approval outlined in Exhibit 14, making Findings A through D as follows:

CONDITION

1. A Certificate of Compliance shall be prepared by staff and recorded by the Plumas County Zoning Administrator for the subject parcel.

FINDINGS

- A. This real property complies with the applicable provisions of Title 7, Division 2, of the California Government Code (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); and
- 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 parcels 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 permit or permits, or other grant or grants of approval. This certificate does not grant any entitlement for development of the parcel(s), nor imply or guarantee that any development permit will be issued for the subject parcel(s).

- 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 does not confer approval or any future entitlements.

**IV. SPECIAL USE PERMIT: MT. JURA GEM AND MUSEUM SOCIETY / PLUMAS COUNTY;
APN 120-075-006; T.26N/R.10E/S.34 MDM**

The request for the expansion of a lawful, non-conforming use consisting of a 24' x 24' addition to the existing museum structure to store and preserve a restored stagecoach, locally obtained artifacts, and historically significant items for public display, located at 4288 Cemetery Road, Taylorsville, is presented. Assistant Planning Director, Rebecca Herrin, gives a presentation as reflected in the staff report. Zoning Administrator, Tracey Ferguson, asks if the applicant is present. Teryl Schwartz, representing the Indian Valley Museum, is present. Ferguson asks Schwartz if he has any questions. Schwartz questions Condition #2, which requires a plot plan be prepared and submitted to the Zoning Administrator for review and approval. Herrin replies that the plot plan submitted with the special use permit application was not accurate. However, the plot plan submitted with the building permit application is more accurate. Ferguson adds that Condition #2 speaks to the need for an updated plot plan for the special use permit file so the County knows the siting of the building and its proximity to the property lines with setbacks and so forth. Planning staff will provide a plot plan checklist to assist with the submission. The public hearing is opened at 10:24 a.m. There is one public comment provided in support of the museum. There being no further comments, the hearing is closed at 10:25 a.m. Ferguson reads each proposed condition of approval.

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 #8, making Findings A through D as follows:

ENVIRONMENTAL DETERMINATION FINDINGS

- A. The project will occupy a portion of the property in use as the Indian Valley Museum and operated by the Mt. Jura Gem and Museum Society under agreement with Plumas County. The facility is served by existing services and infrastructure; 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 addition to an existing Indian Valley Museum building is approved as per the application submitted on October 20, 2020, with exception of the plot plan. The requirement for an updated plat plan is shown in Condition 2, below.

2. A plot plan drawn to standard engineering or architect scale, showing accurate location of all property lines and existing structures, parking facilities and proposed addition shall be prepared and submitted to the Zoning Administrator for review and approval.
3. The applicable building permit for the addition shall be obtained from Planning and Building Services within eighteen (18) months from the date of approval or the special use permit.
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.

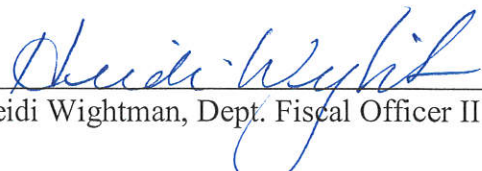
FINDINGS

- A) This project, 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. Fee information is available from Planning and Building Services.

ADJOURN

There being no further business, the meeting adjourns at 10:29 a.m. The next regularly scheduled Zoning Administrator meeting is set for March 10, 2021, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.


Heidi Wightman, Dept. Fiscal Officer II


Tracey Ferguson, Zoning Administrator