
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of August 11, 2010

The Plumas County Zoning Administrator convened in a meeting on August 11, 2010, at 10:00 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding. Senior Planner, James Graham, is in attendance.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

No public comment presented.

III. AMENDMENT OF SPECIAL USE PERMIT: WOMACK, BRETT & PATRICIA; APN 104-072-012 Planner: James Graham

The request for an amendment of an existing Special Use Permit to extend the expiration date for two, 10-slip boat docks at the Pine Cone Lodge, located at 414 & 416 Peninsula Drive, Lake Almanor, is presented. James Graham, Senior Planner, explains that the property is adjacent to the Pine Cone RV Lodge, which is zoned Recreation Commercial (R-C). The docks are located within the Lake (L) zone on P G & E property. The original special use permit was approved with the concurrence of P G & E in 2005 with an expiration date of five years. P G & E was informed of the project and are in agreement with the project as presented. The conditions of approval include one new condition that enforces the original conditions of approval, which requires that one paved parking space be provided for each boat slip. The new condition requires that the users of the boat dock be restricted to the tenants of the RV park. Continuing, Graham states that the boat trailers are not stored on the property after the boats are off-loaded. They are taken to different property owned by the applicant north of Peninsula Drive and stored there. It has been going on for quite some time without any problems, and staff feels the original conditions of approval have been satisfied and the addition of Condition #2 ensures that the conditions continue to be satisfied. Randy Wilson, Zoning Administrator, questions what's on the property where the trailers are being parked. Graham replies that it's vacant. Brett Womack clarifies that the trailers can't be stored on the two parcels that are part of this special use permit application because of a lack of space. Wilson questions if Womack is in agreement with the conditions of approval. Womack replies that he would like the permit extended further than five years. He understands why there is an expiration date; however, there's an underlying agreement with PG&E that supersedes the County's approval so if PG&E decided they didn't want him to continue to have the docks, they would go away. Wilson replies that approval by PG&E doesn't concern him, it's parking on the vacant lot that does. The permit doesn't cover the whole use. Another piece of property is being used for the use being permitted. If the permit included parking on the other property, he would be less hesitant to put a time limit on it. He is unaware of what potential conflicts could arise from parking the boat trailers on property not covered by the use permit. He believes parking of the trailers should be covered by the use permit because it's part of the use. If Womack were willing to modify the application to include the additional property, he would look more favorably at a longer date. The use permit should technically cover the property where any boat trailer is parked as a result of this permit. Graham adds that it's not clear in the code. Parking of the boat trailers constitutes parking and, therefore, should technically require that it be paved. Womack states he

doesn't want to add the other property to the application and that he is in agreement with the conditions of approval. The public hearing is opened at 10:12. There being no comments, the hearing is closed at 10:12.

DECISION

Wilson states he will take the actions recommended by staff, and 1) Determine this project exempt from CEQA under Section 15301 of the California Environmental Quality Act Guidelines, finding that this project consists of the minor alteration of an existing private structure involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, and 2) Approve the Special Use Permit subject to the conditions of approval as outlined in Exhibit 5 of the Staff Report with Findings A through C, noting that Finding C addresses the requirement that it will not interfere with the future adopted general Plan.

FINDINGS

- A) The subject property is in full compliance with the Prime Opportunity development standards set forth in the Plumas County General Plan as the property is served by a paved road, community water, and sewage disposal, is within the service boundaries of a structural fire protection entity, and is provided electrical service.
- B) This project is consistent with the Recreation Commercial and Lake zoning designations because the proposed use as described, and modified by the conditions of project approval, satisfies the following required findings necessary for approval of a special use permit:
1. This project is not environmentally incompatible with the surrounding area because the proposed project, as conditioned, does not result in potentially significant environmental impacts. No concerns were raised by other agencies during the preliminary review period.
 2. This project is socially compatible with the surrounding area because as conditioned it will not create any nuisances or interfere with the social atmosphere of the surrounding community.
 3. This project is not economically incompatible with the surrounding area because it does not prevent or diminish the ability of the surrounding property owners from deriving economic benefit, nor will the use interfere with the economic use of properties in the vicinity. The docks are approved and exist under the current special use permit.
- C) The proposed development is consistent with the existing General Plan because the Prime Opportunity development standards are satisfied as are the applicable General Plan constraints and policies. There is a reasonable probability that the project will be consistent with the future adopted general plan because the project is consistent with the range of uses in existence on the parcel. There is little or no probability that the project will be detrimental to or interfere with the future adopted general plan because the proposed use involves little or no expansion of the existing use.

CONDITIONS

1. The proposed use shall be as described in the special use permit application and related materials or as otherwise conditioned below.

2. The use of the docks shall be restricted to the tenants of the Pine Code Lodge RV Park.
3. The special use permit shall expire on August 11, 2015, unless an application to extend the expiration date is received and approved by the Planning Department.

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 10:14 a.m. The next regularly scheduled Zoning Administrator meeting is set for September 8, 2010, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.


Randy Wilson, Zoning Administrator


Heidi Wightman, Department Fiscal Officer II