




**PLUMAS COUNTY PLANNING & BUILDING SERVICES**

555 Main Street, Quincy, CA 95971  
(530) 283-7011

[www.countyofplumas.com](http://www.countyofplumas.com)

14 July 2020

TO: Plumas Unified School District

FROM: Tim Evans, Associate Planner 

RE: Preliminary Review & Consultation  
Special Use Permit  
U 7-20/21-01  
Plumas Charter School

We have received an application from Plumas Charter School to operate a school in an existing structure. This project is located at 1446 E. Main Street, East Quincy, CA; unincorporated Plumas County; APN 116-320-058; T24N/R10E/Sec.19, MDM.

Enclosed is information on this project. I am reviewing this project to determine if the application is complete and to determine if the project may have a significant effect on the environment. I would appreciate any suggestions you could make as to how the project might be modified to reduce or avoid any significant effects. Also, I would appreciate any recommendations you can make regarding approval or conditions of approval. If you need more information, let me know. Please be as specific as you can, as that will assist me in obtaining information you might need.

If you have no comment on this project, I would appreciate being told. Return of this memo with a "no comment" written on it will do. Please respond by August 4, 2020, whether or not you have a comment. If you intend to respond but cannot do so by August 4, 2020, please email me at [TimEvans@countyofplumas.com](mailto:TimEvans@countyofplumas.com) or call me at (530) 283-6207.

Thank you for your assistance.

24  
10  
19

DEPARTMENTAL USE ONLY

Initial Completeness Verified by TE

Date Recv'd 7/6/20

Receipt No. 66264

\$ 1,231.00

File No. 227-20/21-01

DEVELOPMENT PERMIT APPLICATION

SPECIAL USE PERMIT

Instructions to applicant(s):

1. Complete the form and mail or take to: Planning & Building Services  
555 Main Street  
Quincy, CA 95971
2. Use additional sheets of paper if necessary to complete the information requested.
3. Pay the filing fee set forth in the fee schedule (attached).
4. Make the check payable to Planning & Building Services.

A. Applicant (s)

Name Plumas Charter School - Tabetna Washburn

Mailing Address 546 Lawrence St. Quincy CA 95971

Telephone 530-283-3851

Interest in Property (Owner, Agent\* or Purchaser\*) Renter

B. Owner (s)

Name PLUMAS COUNTY, GABRIEL HUDPECK COUNTY ADMINISTRATOR.

Mailing Address 520 MAIN STREET, ROOM 309 QUINCY CA 95971

Telephone 530. 283. 6446

C. Property

Street Address 1446 East Main St, Quincy CA 95971

Nearest town Quincy

Assessors Parcel Number(s) 11632005800

Present zoning C2, SP-DRA

D. Use Applied For

Educational programs and support for  
Students in grades 3-6

\*If agent or purchaser is making application, attach letter of authorization signed by the owner.

#### E. Description of Proposed Use

Describe below, or on an attached sheet, the proposed use, its operation, the nature and type of buildings, structures, and other facilities to be used and the types of services to be provided.

See attached

#### F. Applicant's Statement of Justification

The Zoning Ordinance requires that the following condition MUST be established before any permit can be granted:  
(Explain in detail how your case qualifies)

Granting the permit will not result in material damages to adjacent properties and will not result in establishment of a use which is socially, economically or environmentally incompatible with the surrounding area because:

See attached

#### G. Plot Plan

Attach to this application seven (7) copies of a plot plan drawn to scale which shows the boundaries and dimensions of the property and related improvements for which the permit is requested. To avoid delay in processing your application make sure your plot plan is COMPLETE, delineated correctly, and properly dimensioned.

If this application is for a project within the Sierra Valley Groundwater Management District, attach evidence that the requirements of that district have been met.

#### H. Signature (s) of Applicant (s)

I certify that the information provided is correct and waive any action against the County of Plumas in the event the County's action is set aside due to erroneous information provided hereon.

C. L. L. L. L.  
Signature

6/30/20  
Date

J. M.  
Signature

6/30/20  
Date

#### **E: Description of Proposed Use**

**The proposed use, its operation, the nature and type of building, structures and other facilities to be used and the types of services to be provided:**

Plumas Charter School currently leases three commercial buildings throughout Quincy (535 and 546 Lawrence Street, and 80 Main Street). Each of these facilities are very small, and with the current local COVID-19 pandemic conditions, will prove very challenging to safely offer onsite activities to the currently enrolled students without the reduction of a large portion of onsite instructional time offered. Reducing teacher led instructional time provided to students in grades TK-6, can not only compromises learning, but create a greater need for child care during the week. It is the intent of Plumas Charter School, through this additional SUP request and building use, to offer the same level of onsite instruction to the TK-6 grade students in Quincy, by being able to spread students out amongst the existing and additional building. Plumas Charter School is also continuing to progress in its development of a long term single facility in Quincy, and the projected timeline for that project is now a 12/30/2021 completion.

The school would like to utilize the vacant county owned building located at 1446 East Main Street, for a minimum of 11 months, to buffer the effects of pandemic conditions on this student group. This building does not appear to need any improvements to ADA accessibility or parking, which were the primary concerns in the school's existing SUPs. The school's proposed use of this property and building is to offer a four day a week on site educational programing to 45-55 students in grades 3-6.

#### **F: Applicants Statement of Justification**

**Granting the permit will not result in material damages to adjacent properties and will not result in establishment of a use which is socially, economically or environmentally incompatible with the surrounding areas because:**

The purpose of this permit is to be responsive to local COVID-19 pandemic conditions by adding more space to the school for student educational programs and support. This building will offer such programs to 45-55 students in grades 3-6. Ten full time staff will be housed at this building full time. The school currently utilizes three other commercially zoned buildings throughout Quincy, and have meshed well with the surrounding businesses. As this building is fairly isolated and easy to access, there should be no effect on the surrounding area. This use is entirely compatible with the surrounding areas, and in using this building, the school and county will be responding to a very important need for safe and adequate student educational programming and support. COVID-19 has and will continue to drastically effect how our communities and schools operation. Being responsive and flexible is important to impart as much stability to our communities as possible during this extremely destabilizing time.

#### **Additional Information:**

**Parking:** There are 8 regular and 1 ADA parking spot in the front of the building and 11 regular and 1 ADA parking spot in the rear of the building. The ADA access ramp and entrance is in the rear of the building.



546 Lawrence Street, Quincy, CA 95971  
530.283.3851 530.283.3841 FAX  
[www.plumascharterschool.org](http://www.plumascharterschool.org)

6/30/2020

Plumas County Planning Department  
555 Main Street  
Quincy, CA. 95971

RECEIVED

JUL 6 2020

PC Planning+Building

Greetings Planning Team,

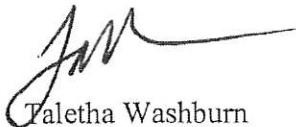
Thank you for processing yet another SUP application from Plumas Charter School. Hopefully this will be the last one!

In response to the COVID-19 pandemic, and the anticipated new ways of providing educational programs with social distancing, Plumas Charter School is seeking to use the vacant county owned building located at 1446 East Main Street for a temporary location in which to provide educational programming to our students in grades 3-6. We are looking to move these grade levels, and then spread out the TK-2 grades amongst the existing buildings, so that our students can safely be offered the same level of onsite instruction (4 days a week) that they are used to. Conditions may change over the summer further restricting onsite activity, but we feel it essential to plan for all scenarios.

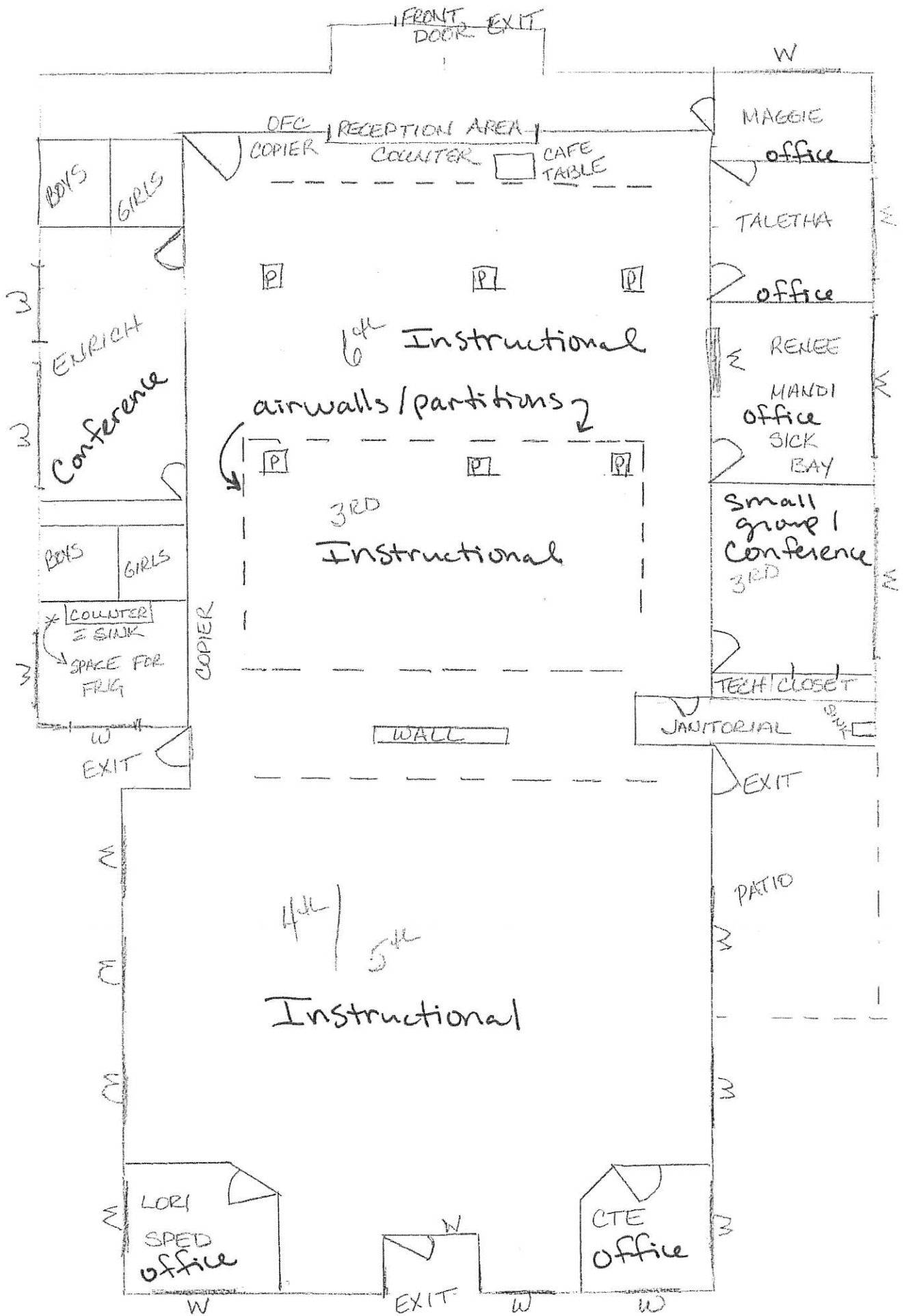
The school is working with Gabriel Hydrick on lease negotiations, and is looking to take possession of the building on August 3. Office staff will move first, and students are scheduled to start school on the 24<sup>th</sup> of August. In speaking with Tracey Ferguson today, it was noted that if this permit application was able to be expedited, the hearing could be as soon as the 9<sup>th</sup> of September. This does leave an occupancy designation gap of a minimum of three weeks, and I am seeking a zoning waiver from Plumas Unified School district, which they have the authority to grant under Government Code Sections 53094 and 53097.3, to cover the school for the time between when the students come back to school and the permit is cleared.

I greatly appreciate your time and consideration in processing this application. Please let me know if you have any questions or concerns.

Thank you,



Taletha Washburn





\*Pick up / Drop off = Students can be dropped / picked up as arrows indicate, or parents can park & walk students in.



← Hwy 70 →