

DEPARTMENTAL USE ONLY
Initial Completeness Verified by ikh
Date Recv'd 4/16/21
Receipt No. 107343 \$ 1,231.00
File No. 22 4-20/21-15

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 District Hospital

Mailing Address 1065 Bucks Lake Road, Quincy, CA 95971

Telephone (530) 283-2121

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

B. Owner (s)

Name See above

Mailing Address _____

Telephone _____

C. Property

Street Address See above

Nearest town Quincy, CA

Assessors Parcel Number(s) 115-210-009 and 115-210-019

Present zoning for 115-210-019 is M-R, Multi-Family Residential. Present zoning for 115-210-009 is C-2, Periphery Commercial

D. Use Applied For

The proposed use is a skilled nursing facility that involves a health services use with a residential component.

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

EXH. 1

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.

Please 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:

Please 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.

Robia Crisp
Signature

4-15-21
Date

Signature

Date

Section 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.

The property is a level, approximately 2.93-acre site comprised of portions of APNs 115-210-019 (zoned Multiple-Family Residential M-R) and 115-020-009 (zoned Periphery Commercial C-2) on the south side of Bucks Lake Road in Quincy, directly across from the Plumas District Hospital located at 1065 Bucks Lake Road to the north.

The proposed project involves the construction and use of an approximately 25,000 square foot single- and two-story building for use as a skilled nursing facility operated by Plumas Hospital District. The proposed use includes a total of 21 private and semi-private patient rooms with 24 beds, and support spaces, including laundry, food preparation and food storage areas, as well as an administrative two-story "chalet" comprised of a lobby and reception area, storage and office space, employee dressing rooms, lockers and staff lounge, a nurses station, pharmaceutical service/storage space, a family consult room, and common dining and activity areas.

Access to the proposed new Skilled Nursing Facility would be provided from Bucks Lake Road, in vicinity of the old Appy Way. Up to 20 employees are anticipated, an on-site surface parking lot containing 27 parking spaces is proposed, thereby satisfying the requirement that each employee has one parking space at the maximum shift. Since there is no relevant standard for guest parking, the proposed parking spaces are adequate to meet the facility needs. It is anticipated that the proposed use will require the County's approval of a lot line adjustment or parcel merger, to locate the project on a single parcel.

Section F. Applicant's 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 area because:

The proposed use would not negatively affect any adjacent properties, and will not result in establishment of a use which is socially, economically, or environmentally incompatible with the surrounding area. The proposed use of the property as a Skilled Nursing Facility will provide a complimentary use to the existing hospital north, across the street, and the existing dental clinic immediately to the east, to provide a full spectrum of quality health services for Plumas County residents. The proposed density in terms of the number of patient rooms is well within the comparable permitted residential density of 21.8 dwelling units per acre under the M-R zoning regulations.

Parking requirements generally require one parking space per each employee working at any one time, and based on a maximum of 20 employees, the parking requirement will be met with 27 parking spaces. (PCMC 9-2.1406, 19-2.414.) The proposed use by employees and visitors is not associated with high vehicle trips or parking demand.

April 15, 2021

Ms. Rebecca Herrin
Assistant Planning Director
Plumas County
555 Main Street
Quincy, CA 95971

Re: Authorization to File Permit Application

Dear Ms. Herrin:

On behalf of Plumas District Hospital, the owner of Assessor Parcel Numbers 115-210-009 and 115-210-019, I hereby authorize the law firm of Hanson Bridgett LLP to submit a planning application and related materials and information required for the development of the property.

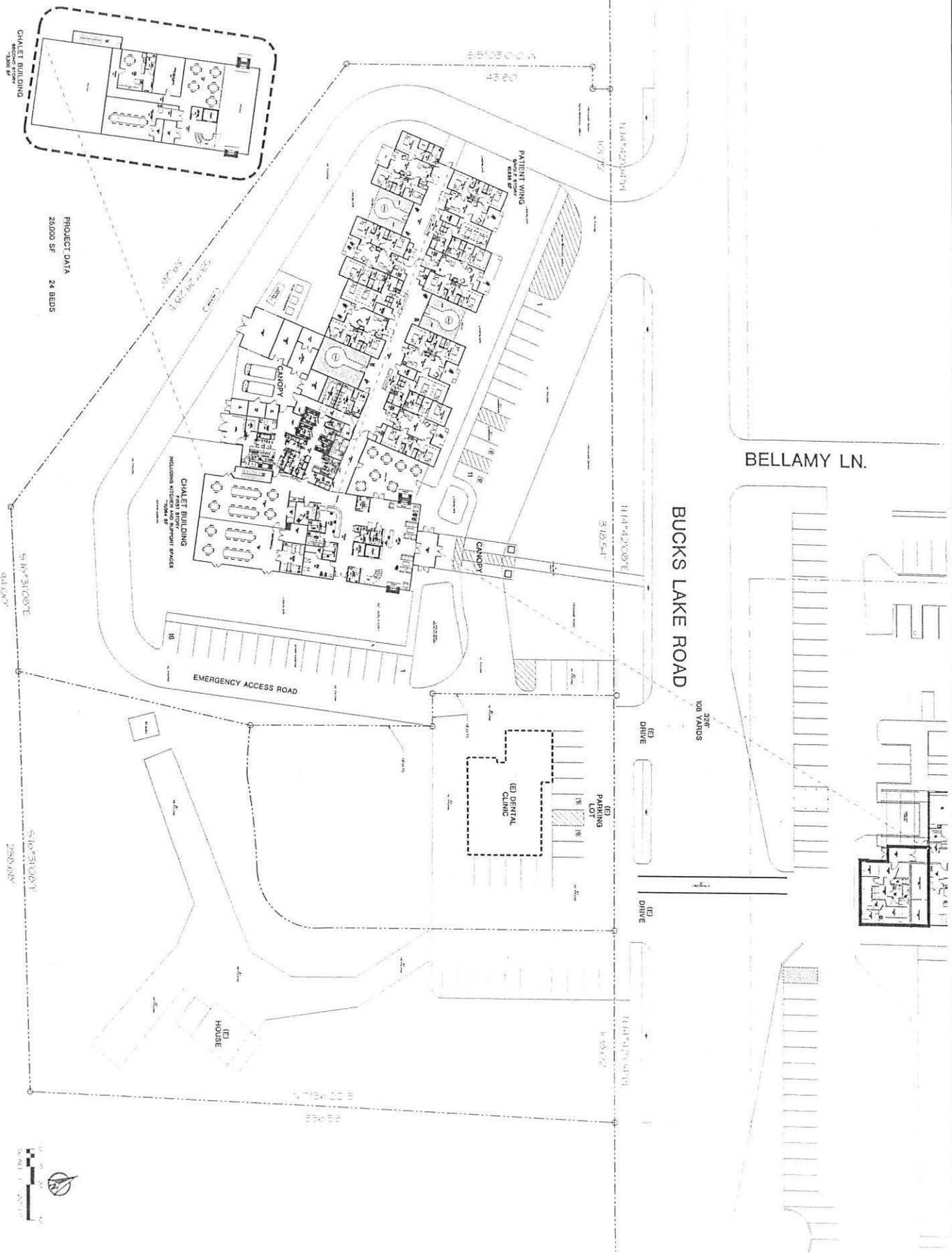
Please feel free to contact me with any questions.

Very truly yours,

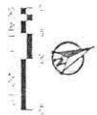
A handwritten signature in cursive script that reads "JoDee Read". The signature is written in black ink and is positioned above a horizontal line.

JoDee Read, CEO
Plumas District Hospital

10/10/2017 10:00 AM
 PROJECT: PLUMAS DISTRICT HOSPITAL - OSHPD 2 SKILLED NURSING FACILITY
 SHEET: A-100 - SITE PLAN
 DRAWN BY: J. BROWN
 CHECKED BY: M. HARRIS
 DATE: 10/10/2017



PROJECT DATA
 25,000 SF
 24 BEDS



NO. OF SHEETS	10
SHEET NO.	A-100
DATE	10/10/2017
PROJECT NO.	00-000000
CLIENT	OSHPD 2
DESIGNER	ASA ARCHITECTS, INC.
SCALE	AS SHOWN


PLUMAS DISTRICT HOSPITAL
OSHPD 2 SKILLED NURSING FACILITY

BUCKS LAKE ROAD

QUINCY, CA


ASA
 ASHLEN STREET
 ARCHITECTS, INC.
 Architecture - Planning
 Feasibility Studies
 400 North Lake Street
 Appleton, CA 95921
 530.938.8200
 www.asaarchitects.com

NOT FOR CONSTRUCTION