
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Special Meeting of May 16, 2018

The Plumas County Zoning Administrator convened in a special meeting on May 16, 2018, at 10:01 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding. Assistant Planning Director, Rebecca Herrin, and Tim Evans, Assistant Planner, are in attendance.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

No public comment presented.

III. SPECIAL USE PERMIT: McCANN, KRISTEN; APN 100-082-018 (Chester); T.28N/R.7E/S.5 MDM; Planner: Tim Evans

The request for a Special Use Permit to keep a 4-H swine in a temporary pen on a residentially zoned parcel located at 282 Laurel Lane, Chester, is presented. Tim Evans, Assistant Planner, gives a presentation as outlined in the Staff Report. Randy Wilson, Zoning Administrator, questions the placement of the pen in close proximity of the neighbor. Kristen McCann states the neighbor's shed is located in that corner and the neighbor is rarely present, so it should not be a problem. Wilson questions if the applicant has read and agrees with the proposed conditions of approval. McCann states she is in agreement with the proposed conditions. The public hearing is opened at 10:04. There being no comments, the hearing is closed at 10:04.

DECISION

Zoning Administrator, Randy Wilson, states he will take the actions recommended by Staff, and 1) determine the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3) making Findings A & B; and 2) approve the special use permit, making findings A through D, subject to the conditions of approval as follows:

ENVIRONMENTAL 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 effect 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 use, operation, and layout of the facility is approved in conformance with the application submitted on April 17, 2018.

2. Animal waste must be removed and disposed of in a trash container with a tightly fitted lid at least three (3) times per week, or more frequently if so ordered by the Health Officer, to prevent a private or public nuisance or health threat, such as fly breeding conditions and offensive odors per Plumas County Code Section 6-10.177 Animal Waste.
3. Animal waste must be removed from the premises at least once per week to an approved landfill or transfer site.
4. All grains or other loose feed must be stored in containers with tight fitting lids to prevent the entrance of vermin.
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 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.

The pig will be penned and walked on the property.
Waste removal and disposal shall be in an approved manner.
- 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 because a 4-H project is a permitted use, subject to the issuance of a Special Use Permit, and this keeping of an animal on the property is temporary.

IV. EXTENSION OF TIME: SPANISH CREEK SAND AND GRAVEL (Applicant) / SOPER WHEELER COMPANY (Property owner); APN 113-030-001 (Meadow Valley); T.24N/R.8E/S.10 MDM; Planner: Rebecca Herrin

As continued from May 9, 2018, the request for an extension of time to December 31, 2024, for the operation of an existing permitted mining operation (Lower Soper Pit) located at 1489 Spanish Ranch Road, Meadow Valley, is presented. Rebecca Herrin, Asst. Planning Director, states she included all the existing conditions on the recommendation. The pit is in compliance and the requested change to the expiration date is a non-substantial change so it can be done administratively. The change is also in compliance with the permit and the previous environmental review. Randy Wilson, Zoning Administrator, questions how much material is left to be mined. Tim Mannies, applicant's representative, replies that pretty much the only material left is what's under the timbers where they haven't mined yet.

DECISION

Zoning Administrator, Randy Wilson, states he will take the actions recommended by Staff and approve the extension of time for the operation to December 31, 2024, subject to Finding A and the following conditions:

FINDINGS

- A. An extension of time for this operation is considered a non-substantial change and can be accomplished via administrative means.

CONDITIONS

1. The Mining and Reclamation Plan shall be as described in the Negative Declaration unless modified by conditions of this permit.
2. Current streambed alteration agreements shall be obtained from the California Department of Fish and Game prior to initiation and continuation of mining activity.
3. Appropriate permits shall be obtained from the Northern Sierra Air Quality Management District prior to initiation of mining activity.
4. The maximum extraction depth shall be two feet above the normal high groundwater level.
5. The slopes inside the pit shall maintain a slope less than the internal friction angle of the material (approximately 2.5:1).
6. The soil stockpile shall be seeded with a non-invasive legume such as rose clover if the material is stockpiled for more than one year.
7. The limits of extraction shall be as shown on the map labeled "Feather River Materials-Spanish Ranch, Mining/Reclamation Plan-Feb 1999".
8. Prior to commencement of mining activity, the limits of the mine and extraction area shall be staked at intervals which are visible in the field. These staked boundaries shall be inspected by the Planning Department prior to initiation of mining activity.
9. Current permits from the California Regional Water Quality Control Board shall be obtained during the life of the project.
10. A maximum of 20 round-trip truck trips will be generated by this project per day.

11. The termination date of this project shall be December 31, 2024.

12. The processing and storage areas shall be as indicated on the map labeled "Feather River Materials-Soper Pit, Mining/Reclamation Plan-Nov/1997".

13. The berm to be constructed on the west end of the pit shall be inspected and approved by the Planning Department prior to initiation of mining activity.
14. Revegetation shall be as described in Section 7.0 of the Permit to Mine & Reclamation Plan application.
15. A financial assurance cost estimate shall be submitted to and approved by the Plumas County Planning Department which details all costs involved in reclamation of the site. This estimate shall be reviewed and approved by the Planning Department prior to initiation of mining activity.
16. A financial assurance mechanism shall be submitted to and approved by the Plumas County Planning Department.
17. The hours of operation shall be 7:00 am to 5:00 pm Monday through Friday. The mine shall be allowed to operate during two weekends within a calendar year.

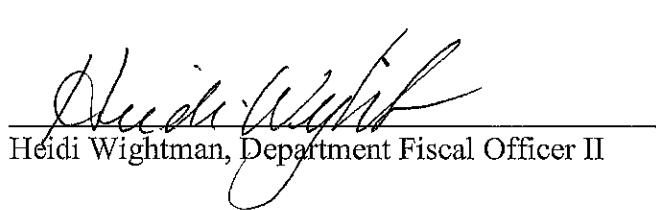
Zoning Administrator Notation: Any decision made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) days of the decision. If the tenth day lands on the weekend, the end of the appeal period will be the next working day. The appeal will need to be based on relevant 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 10:22 a.m. The next regularly scheduled Zoning Administrator meeting is set for June 13, 2018, at 10:00 a.m. at the Planning & Building Services conference room located at 555 Main Street in Quincy.



Randy Wilson
Randy Wilson, Zoning Administrator



Heidi Wightman, Department Fiscal Officer II