
**PLUMAS COUNTY
ZONING ADMINISTRATOR**
Minutes of the Meeting of August 8, 2018

The Plumas County Zoning Administrator convened in a meeting on August 8, 2018, at 10:00 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding. Assistant Planning Director, Rebecca Herrin, is in attendance.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

No public comment presented.

III. SPECIAL USE PERMIT: STOLLER, NATHAN & CATHERINE (applicants) / MONTGOMERY, JON & YVONNE, Owners); APN 100-202-017; T.28N/R.7E/S.7 MDM

The proposal to operate a California Certified Recycling Center in an existing structure located at 689 Main Street, Chester, is presented. Tim Evans, Assistant Planner, gives a presentation as reflected in the Staff Report. Randy Wilson, Zoning Administrator, points out that the surrounding property is zoned commercial and industrial and this facility will only be a California Redemption Value (CRV) collection site; no other recyclable material will be collected. Bob Perreault, Public Works Director, comments that CRV recycling and collection is a State responsibility. All other solid waste within the county is a County responsibility. Solid waste, including regular recycling, is a part of the franchise contract and their contract covers everything except CRV material. It is important that the Special Use Permit clearly state that it is for CRV recycling only. If in the future the applicants decide they want to do other recycling, the franchise contractor needs to have the opportunity to comment and could refuse to agree. As long as the application today is for CRV recycling only, Public Works has no objection. Perreault also notes that certification as an operator falls under the jurisdiction of the State and the County does not get involved. Wilson notes that one of the proposed conditions of approval states that the applicants shall apply for and receive approval from CalRecycle as a California Certified Recycling Center. Wilson adds that he is leaning towards adding a condition that states the permit will only allow CRV-eligible materials to be recycled. Wilson questions if the applicants have read and approve the proposed conditions of approval. Catherine Stoller replies that they agree with the conditions and would not be opposed to a condition that would permit only CRV-eligible material to be recycled. Wilson states that if they want to expand in the future to collect other recyclable material, they would need to amend the special use permit. Mara Solomon, Solid Waste Program Manager with Public Works, re-emphasizes the need to contact CalRecycle to follow their approval process for becoming a certified recycling center. Catherine Stoller responds that they have already been through the process.

The public hearing is opened at 10:12. Donald Niles, a nearby property owner, questions what jurisdiction the facility falls under and who inspects the facility. Wilson replies that the Special Use Permit granted by the County has its own conditions, and they would also have to follow CalRecycling's rules. Catherine Stoller replies that CalRecycle inspects the facility at least once a month, and also notes

that all material will be stored inside the facility and the drop-off location will be in the front of the building. There being no further comments the hearing is closed at 10:19.

DECISION

Randy Wilson, Zoning Administrator, 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 subject to the conditions of approval, with the addition of condition #10, making findings A through D as follows:

ENVIRONMENTAL DETERMINATION 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 operation of a recycling center is approved in conformance with the application submitted on May 7, 2018.
2. Recycling Center shall perform routine cleaning of the facility and properly store all recyclables in such a manner to reduce/prevent any odor and vector problems at this site.
3. Storage shall not be located in the front of the building; all storage shall be located to the sides and behind the building.
4. A record Caltrans encroachment permit shall be obtained from Caltrans for the change in use.
5. Applicants shall apply for and receive approval from CalRecycle as a California Certified Recycling Center.
6. Applicants shall obtain a sign permit from the Planning Department prior to the installation of any business signs.
7. If employees working at one time exceed three (3), an additional parking space shall be added for each of the employees working at one time beyond the first three (3).
8. 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.
9. 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.
10. The permit only allows CRV-eligible materials to be recycled.

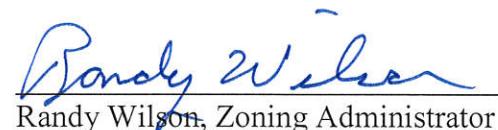
FINDINGS

- 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.
- 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 recycling facility is a permitted use, subject to 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 and the fee information is available from Planning and Building Services.

ADJOURN

There being no further business, the meeting adjourns at 10:20 a.m. The next regularly scheduled Zoning Administrator meeting is set for September 12, 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