
**PLUMAS COUNTY
ZONING ADMINISTRATOR**
Minutes of the Meeting of September 12, 2018

The Plumas County Zoning Administrator convened in a meeting on September 12, 2018, at 10:00 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding. Assistant Planning Director, Rebecca Herrin, and Assistant Planner, Tim Evans, are in attendance.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

No public comment presented.

III. SPECIAL USE PERMIT: O'BRIEN, MELODY (Applicant) / DeLANEY, DEREK (Owner); APN 115-075-012; T.24N/R.9E/S.23 MDM

The request to keep a 4-H pony and goat in a temporary pen on a residentially zoned parcel located at 194 Cate Street, Quincy, is presented. Tim Evans, Assistant Planner, gives a presentation as outlined in the Staff Report. Melody O'Brien, applicant, states she is in agreement with the proposed conditions of approval. The public hearing is opened at 10:04. There being no comments, the hearing is closed at 10:04.

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, 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 use, operation, and layout of the facility is approved in conformance with the application submitted on May 23, 2018, and the additional information on the composting actions proposed at the site dated June 22, 2018.

2. Compost bins shall be located as far as possible from any neighboring residences to prevent / reduce any odor and/or vector impacts to the neighboring properties. If it is identified that the composting is not effective in preventing odor and vector issues, applicant will be required to remove waste as required by Plumas County Code 6-10.117 Animal Waste.
3. 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 pony and goat 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. TENTATIVE PARCEL MAP: LAKE ALMANOR PARTNERS, LLC; APN 104-162-022; T.28N/R.8E/S.20 MDM; NST ENGINEERING

The proposal to divide 0.79 acres into two parcels of 0.37 and 0.42 acres for Recreation Commercial use, located at 2706 Big Springs Road, Lake Almanor, is presented. Assistant Planner, Tim Evans, gives a presentation as outlined in the Staff Report. The public hearing is opened at 10:09. Because neither the applicant nor his representative are present, Zoning Administrator, Randy Wilson, continues this item to the October 10, 2018, Zoning Administrator meeting at 10:00 a.m. with the public hearing open.

V. MODIFICATION OF RECORDED MAP BY CERTIFICATE OF CORRECTION (Stewart Parcel Map 11PM82); CALLAHAN, MARK & MICHELLE; APN 129-200-001; T.22N/R.12E/S.8 MDM

The request to modify the recorded map to relocate the effluent pipeline easement shown on Parcel 1 to correspond to a new location as approved by the Plumas Eureka Community Services District, located at 228 Jacks Court, Plumas Eureka Estates, Blairsden, is presented. Assistant Planning Director, Rebecca Herrin, gives a presentation as outlined in the Staff Report. The public hearing is opened at 10:13. There being no comments, the hearing is closed at 10:13.

DECISION

Randy Wilson, Zoning Administrator, states he will take the actions recommended by staff and 1) determine the project exempt from the requirements of the California Environmental Quality Act under Section 15061(b)(3); and 2) approve the modification of the recorded map by certificate of correction, direct the applicant to submit a Certificate of Correction to the County Engineer and make the following findings:

- A) There are changes in circumstances which make the condition of the map no longer appropriate or necessary.

The Certificate of Correction will correct the recorded map to reflect the actual location of the sewer line within an easement.

- B) The modifications proposed do not impose any additional burden on the present fee owners of the property.

The proposed changes were initiated by the fee owner and therefore are not considered a burden. The easement relocation was accepted by the Plumas Eureka Community Services District and the line has been relocated.

- C) The modification proposed does not alter any right, title, or interest in the real property reflected on the recorded map.

The property remains served by sewage disposal services. The connection of the sewer line to the sewer lines shown on adjacent properties will remain in the same locations. A preliminary title report will be provided to the Engineering Department to ensure that there are no conflicts.

- D) The map, as modified, conforms with the provisions of Section 66474 of the Government Code of the State.

A Certificate of Correction shall be prepared and submitted to the Engineering Department as per GC Section 66474.

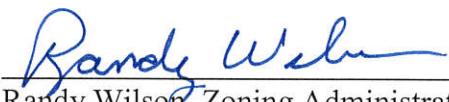
VI. AMENDMENT OF PERMIT TO MINE & RECLAMATION PLAN: SENECA GOLD, LLC (Applicant) / PREIM, DAVID (Owner); APN 002-080-002; T.26N/R.8E/S.9 MDM

The request to amend the reclamation plan to remove the requirement for revegetation due to flooding and deposition of materials making the disturbed areas infeasible to revegetate, located at 587 Little Seneca Road, Canyon Dam, is presented. Assistant Planning Director, Rebecca Herrin, gives a presentation as outlined in the Staff Report. Wilson questions how much disturbance was done with the exploration. Herrin replies that it is less than one acre. The public hearing is opened at 10:20. Because neither the applicant nor his representative are present, Zoning Administrator, Randy Wilson, continues this item to the October 10, 2018, Zoning Administrator meeting at 10:00 a.m. with the public hearing open.

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 10:22 a.m. The next regularly scheduled Zoning Administrator meeting is set for October 10, 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

Heidi Wightman, Department Fiscal Officer II