
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of June 12, 2013

The Plumas County Zoning Administrator convened in a meeting on June 12, 2013, at 10:05 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding. Senior Planner, Rebecca Herrin, is in attendance.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

No public comment presented.

III. TENTATIVE SUBDIVISION MAP: AGUILERA, et. al (DAVE NORTON, Agent); APNs 003-260-002 & 003-320-003; T.21N/R.9E/S.4 & 5 MDM

The proposal to divide approximately 87 acres into five parcels of 1.95, 2.16, 2.20, 3.71, and 76.05 acres for single-family residential use, located at 2166 Little Grass Valley Road, LaPorte, is presented. This item is continued from the October 10, 2012, Zoning Administrator meeting. A request has been received from the applicant's representative to continue this item until the March 2014 Zoning Administrator meeting. Randy Wilson, Zoning Administrator, continues this item to the March 12, 2014, Zoning Administrator meeting.

IV. AMENDMENT OF SPECIAL USE PERMIT: PLUMAS COUNTY DEPARTMENT OF PUBLIC WORKS; APN 001-450-013; T.28N/R.7E/S.12 MDM (Chester)

As continued from the May 15, 2013, Zoning Administrator meeting, the request for an amendment of an existing Special Use Permit to add a permanent attendant's building, with associated infrastructure, and a recycling compactor to the existing permitted transfer station, located at 40 County Road 322, Chester, is presented. Becky Herrin, Senior Planner, gives a brief overview of the project, noting that this is the second amendment to the original permit. A letter dated June 3, 2013, was received from Bob Perreault, Public Works Director, requesting new and clarifying information be accepted as amendments to the previous application. These are, 1) eliminate the proposal that sewage disposal be satisfied through installation of a sewage disposal system and formalize the existing practice of Feather River Disposal employees using the existing vault toilet; 2) formally approve the "existing attendant's building" building permit and new recycling compactor facility through issuance of the special use permit amendment; and 3) formally discontinue existing recycling use area once the recycling compactor facility becomes operational. Based on discussions with County staff, Herrin states she's recommending the original suggested conditions of approval, and recommending that the project be found exempt from CEQA.

Randy Wilson, Zoning Administrator, questions the location of the potential septic tank & leach field area, and potential leach field replacement area shown on the site plan dated December 2012. Pat Sanders with Environmental Health states it appears there is sufficient area; however, they need percolation data and the maximum occupancy of the structure in order to make that determination. Discussion follows.

Regarding the existing attendant's building, John Cunningham, Building Official, states a building permit was issued, but no inspections were requested or provided, so that remains to be completed. Cunningham notes that the building permit was issued with the understanding that a temporary Certificate of Occupancy would be issued until the septic system was in place, which was to have occurred within one year. It has now been 4 years since the permit was issued. The building needs to be inspected, finalized, and a date set by which the septic system will be installed. In addition, restrooms would need to be built. Perreault states there are a few site amenities that need to be completed before it can be finalized. In terms of the septic system, they are willing to work with Environmental Health to establish the steps that need to be taken. Additionally, the Board of Supervisors has prioritized projects in the solid waste program. Installation of the Chester Transfer Station septic system is #3, behind #2 which is the East Quincy recycling compactor. The Board of Supervisors would need to authorize moving #3 to #2. Discussion follows regarding the need for plumbing & restrooms in the existing attendant's building, with Cunningham clarifying that a restroom and leach field are required on the property, not necessarily in the building. Cunningham states if he can get a date within this calendar year by which the restrooms will be completed and hooked up in a manner approved by Environmental Health, he will take care of the expired building permit. Wilson suggests amending Condition #2 to read: "A Temporary Certificate of Occupancy for the office building shall be issued by the Building Official by July 30, 2013."

Regarding Condition #4 requiring an application for a septic tank and leach field area be submitted and approved by July 15th, Perreault states the first focus will be on the compactor. They need to meet with Environmental Health first. They can get everything in order, and then he needs to ask the Board of Supervisors to change their solid waste program priorities. Perreault requests the date in condition #4 be changed to July 30th and he will submit a Board of Supervisors agenda request for July 9th. Wilson suggests changing Condition #4 from July 15th to July 30th and add: "The sanitary facilities shall be completed (inspected & approved) by October 31, 2013.)"

The public hearing is opened at 10:51. There being no comments, the hearing is closed at 10:51.

Regarding Condition #7, Perreault states they plan to take the excavated material and stockpile it at the Chester Landfill; however, they don't normally cover the stockpile. They intend to use it as the final top cover, but if they have an immediate need for the material they'd like to be able to take it. Wilson suggests amending Condition #7 by removing "covered" and adding ". . . or used for other purposes by the Department of Public Works."

DECISION

Wilson states he will take the actions recommended by staff, and 1) Find the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15301 as the project will not expand the permitted uses and that Plumas County Code, as enacted by the Special Use Permit conditions, will serve to address possible impacts, and 2) Approve the Special Use Permit subject to the conditions of approval outlined in Exhibit 4 of the Staff Report, as modified, making Findings A through E:

FINDINGS

- A) This project, as conditioned, is environmentally compatible with the surrounding area because the proposed project conforms with applicable state and county codes that are designed to protect public health and safety and to reduce potential impacts.
- B) Prior to the public hearing, it can be presumed that this project is socially compatible with the surrounding area because the conditions are designed to 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 will not interfere with the 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 consistent with the General Plan and zoning because a public service facility is a permitted use in all residential zones, subject to issuance of a special use permit which was first issued September 7, 1994.
- E) There is a reasonable probability that the project will be consistent with the future adopted General Plan because the Chester Transfer Station is part of the planned solid waste disposal facility system for Plumas County.

CONDITIONS

- 1. This facility shall not be used for any purpose other than the uses enumerated below unless application for amendment is made for amendment of the Special Use Permit and that application is approved. The uses authorized under this permit are:
 - a. Unloading of solid waste from public and franchise route vehicles for loading for transfer to Lockwood, Nevada; and
 - b. Disposal of wood waste by a chipper and transfer to a co-generation facility; and
 - c. Acceptance and, at the locations shown on the approved site plan (February 23, 1995), short term storage of:
 - 1. Construction and demolition wood waste,
 - 2. Appliances,
 - 3. Metal waste, and
 - 4. Stored in a closed trailer: batteries, used oil, and antifreeze.
 - d. Installation of a below-ground level recycling compactor.
- 2. A Temporary Certificate of Occupancy for the office building shall be issued by the Building Official by July 30, 2013.
- 3. The attendant's building shall be earth-tone in color with a non-reflective roof. The fence paralleling State Highway 36 shall be rendered opaque by slats or vegetation.

4. An application for a septic tank and leach field area shall be submitted to and approved by the Director of the Department of Environmental Health by July 30, 2013, unless the Environmental Health Director allows more time for the permit to be approved. The on-site sewage disposal system shall be designed to meet the requirements set forth in Plumas County Code Title 6, Chapter 6-Sewage Disposal per PCC Section 6-6.03. The sanitary facilities shall be completed (inspected & approved) by October 31, 2013.
5. All other necessary building and grading permits shall be obtained within eighteen (18) months of the date of approval of the Special Use Permit.
6. Any materials removed to accommodate the installation of the below-ground recycling compactor shall be transported using Best Management Practices in order to minimize dust and spillage.
7. Any materials stockpiled at the Chester Landfill shall be stabilized until such time as to be used for final top cover when the landfill is closed, or used for other purposes by the Department of Public Works.
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 and returned within forty (40) days of the date of approval or the permit will be voided.

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 10:55 a.m. The next regularly scheduled Zoning Administrator meeting is set for July 10, 2013, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.



Randy Wilson, Zoning Administrator



Heidi Wightman, Department Fiscal Officer II