
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of June 11, 2014

The Plumas County Zoning Administrator convened in a meeting on June 11, 2014, at 10:01 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. SPECIAL USE PERMIT: CARDONA, NICK & KARA (NICHOLE CARDONA, Daughter); APN 104-421-003 (Lake Almanor); T.28N/R.8E/S.21 MDM

The request to allow the keeping of a 4-H market pig from April through August in a residentially zoned neighborhood, located at 3499 Park Hill Drive, Hamilton Branch, Lake Almanor, is presented. Rebecca Herrin, Senior Planner, gives a brief overview of the project noting that no comments have been received from the neighbors. The public hearing is opened at 10:04. There being no comments, the hearing is closed at 10:05.

DECISION

Wilson states he will take the actions recommended by staff, and 1) Find the project exempt from the requirements of the California Environmental Quality Act under Section 15061(b)(3) with Findings A and B outlined in the Staff Report; and 2) Approve the Special Use Permit subject to the conditions of approval and Findings A through E as follows:

CONDITIONS

1. The use, operation, and layout of the facility shall be as described in the application and as shown on the plot plan received April 24, 2014.
2. Removal and disposal of animal waste shall be in a trash container with a tightly fitted lid at least 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 6-10.102.1.
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 and returned within forty (40) days of the date of approval or the permit will be voided.

FINDINGS

- A) This project, as conditioned, is environmentally compatible with the surrounding area because the proposed project conforms to the general plan constraints and polices, and with applicable state and county codes that are designed to protect public health and safety.
- 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.

The pig will be penned and walked on the property.

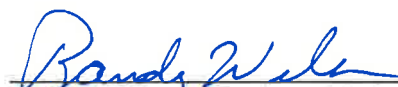
Waste removal and disposal shall be in an approved manner.

- C) This project is not economically incompatible with the surrounding area because it does not prevent or diminish the ability of the surrounding property owners from deriving economic benefit, nor will the use 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 and to protect property owners' rights to develop consistent with the General Plan.
- D) This project is consistent with the general plan and zoning because a 4-H project is a permitted use, subject to Special Use Permit, and it is temporary.
- E) There is a reasonable probability that the project will be consistent with the future adopted general plan because, although a residential area, rural uses are predominant. There is little or no probability that the project will be detrimental to or interfere with the future adopted general plan because of the temporary nature of the project.

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 10:06 a.m. The next scheduled Zoning Administrator meetings are set for July 2, 2014, and July 9, 2014, 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