
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of July 11, 2012

The Plumas County Zoning Administrator convened in a meeting on July 11, 2012, at 10:03 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

There is no one in attendance.

III. PERMIT TO MINE & RECLAMATION PLAN: TURNER EXCAVATING, INC. (California-Engels Mining Company, Owner); APN 007-080-004; T.27N/R.11E/S.8 MDM

Planner: Rebecca Herrin

The proposal to mine up to 100,000 cubic yards of construction aggregate from an existing previously disturbed overburden pile, including a seasonal rock crushing/screening plant, located approximately 11 miles northeast of Greenville, is presented. This is a continued public hearing from June 27, 2012. Randy Wilson, Zoning Administrator, continues this item to August 8, 2012, at 10:00 with the public hearing open.

IV. SPECIAL USE PERMIT: DREITH, RICHARD & JAMIE; APN 104-392-018

Planner: Rebecca Herrin

The request to allow a 4-H lamb project in a residential zone, located at 546 Manzanita Way, Lake Almanor, is presented. Randy Wilson, Zoning Administrator, states two letters were received from property owners, one in favor of the project, the other not in favor. The letter against the project contained concerns about the lamb attracting predators. Wilson notes the lamb will be in a pen and not free-roaming the neighborhood. The public hearing is opened at 10:07. There is no one in attendance. The hearing is closed at 10:07. Senior Planner, Rebecca Herrin, adds that the lamb will only be at this location until the second week in August when the Plumas-Sierra County Fair begins.

DECISION

Randy Wilson, Zoning Administrator, states he will take the actions recommended by Staff, and 1) Find that the project is exempt from the requirements of the California Environmental Quality Act under Section 15061(b)(3), with findings A and B; and 2) Approve the Special Use Permit subject to the conditions of approval outlined in Exhibit 1 of the Staff Report with Findings A through E, making note that the lamb will be penned and walked on the property only. It will not be allowed to roam in the neighborhood. This is a rural area. Predators come in for various reasons, not necessarily to feed on a lamb. The lamb will only be there until the second week of August.

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.

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 lamb 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.

V. EXTENSION OF TIME TO RECORD FINAL MAP: BUTLER, TIM & VIRGINIA; APN 010-040-056; T.23N/R.15E/S.28 MDM

Planner: Rebecca Herrin

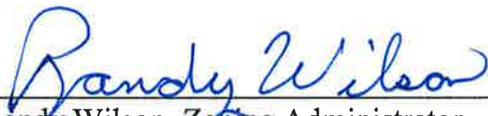
The request for an Extension of Time to record the final map for the division of 23.01 acres into two parcels of 11.85 and 11.16 acres for residential use, located at 85623 Highway 70, Beckwourth, is presented. Rebecca Herrin, Senior Planner, states the map will expire on May 12, 2016. The hearing is opened at 10:11. There is no one in attendance. The hearing is closed at 10:11.

DECISION

Randy Wilson states he will take the actions recommended by Staff, with the exception of the environmental determination, and approve the extension of time to record the final map to May 12, 2016, subject to the map's original conditions of approval outlined in Exhibit 4 of the Staff Report.

ADJOURN

There being no further business, the meeting adjourns at 10:13 a.m. The next regularly scheduled Zoning Administrator meeting is set for August 8, 2012, 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