
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of April 10, 2013

The Plumas County Zoning Administrator convened in a meeting on April 10, 2013, 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: McNEILL, RICHARD; APN 104-051-015; T.28N/R.8E/S.19 MDM (Lake Almanor)

Continued from February 13, 2013, the proposal to establish a single occupancy group S division 1 moderate hazard storage facility in a Recreation Commercial (R-C) zone, which will be used for the storage of boats and trailers as well as other materials falling under the S1 occupancy group, located at 457 Firehouse Road, Lake Almanor Peninsula, is presented. Rebecca Herrin, Senior Planner, reports that a call was received from the applicant's agent, Cornerstone Engineering, stating Mr. McNeill is no longer interested in pursuing the project. Herrin told them we need a letter stating he wishes to withdraw the project. Randy Wilson, Zoning Administrator, continues this item to the May 8th Zoning Administrator meeting with the public hearing remaining open. Should we receive a letter stating he wishes to withdraw the project, it will then be removed from the agenda.

IV. SPECIAL USE PERMIT: HOGG, JAMES & CYNTHIA; APN 116-231-022; T.24N/R.10E/S.19 MDM (E. Quincy)

The request to keep a 4-H pig in a temporary pen in a residential zone, located at 183 Sierra Way, E. Quincy, is presented. Rebecca Herrin, Senior Planner, explains that a special use permit and public hearing are required in order to have farm animals in a residential zone. Our office received one phone call from a neighbor in favor of the project, and one e-mail from a neighbor not in favor with the suggestion that either the pig be kept at the Fairgrounds or other ranch-type property, or another option be explored that is not dependent on residential land. The public hearing is opened. Agricultural Commissioner, Tim Gibson, states that in the past his department supported 4-H activities because they feel that 4-H is very important to the educational aspect of agriculture, and agriculture is very important to our society in general. They often encourage and support these types of projects. The projects are under very close scrutiny by the 4-H system and usually the pets are incredibly well cared for. Applicant, James Hogg, states the 4-H leader comes by on a weekly basis to make sure they do everything right and are keeping it kept up. A daily clean-up is required. Randy Wilson, Zoning Administrator, reads the five proposed conditions of approval outlined in Exhibit 1 of the Staff Report. There being no further comments, the public hearing is closed.

DECISION

Wilson 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 & B, and 2) Approve the Special Use Permit subject to the conditions of approval outlined in exhibit 1 of the Staff Report, making Findings A through E:

ENVIRONMENTAL 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 the 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 policies, 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 the 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 a 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. GENERAL PLAN CONFORMANCE: PLUMAS COUNTY PUBLIC WORKS: T.23N/R.14E/S.29 MDM

The request to find lands adjacent to the County's Rocky Point Pit in conformance with the General Plan so the land can be acquired in order to maintain stable slopes in conformance with the Surface Mining & Reclamation Act, located adjacent to APN 025-110-027, is presented. Randy Wilson, Zoning Administrator, explains that Public Resources Code Section 65402 states, in part, that no real property shall be acquired by dedication or otherwise until reported on by the planning agency as to conformity with the adopted general plan. Agricultural Commissioner, Tim Gibson, expresses concern about star thistle in the area and seed disbursement through activity. Jim Graham, Public Works representative, states weed control is addressed in the Permit to Mine & Reclamation Plan. There being no further comments, Wilson makes the following finding:

FINDING

- A. The General Plan designation of the right-of-way to be acquired is Mining Resource and the zoning is Mining, SP-ScR (Special Plan-Scenic Road), which accommodates using the acquired property to maintain stable slopes in conformance with the Surface Mining and Reclamation Act.

VI. NEGATIVE DECLARATION #662 – SPANISH CREEK IN MEADOW VALLEY REHABILITATION PROJECT; APNs 113-030-001; 113-070-001, 002, 003, 009, 010, 035, 036, 038; 113-081-001, 014, 018, 019, 046, and 053; T.24N/R.8E/S. 10,14,15 MDM

Negative Declaration #662, prepared for a stream restoration and gravel management plan to treat 72 acres along 2.6 miles of stream channel located along Spanish Creek, near Meadow Valley, approximately 6 miles west of Quincy, is presented. Randy Wilson, Zoning Administrator, explains that the Negative Declaration was circulated for comment. Although we don't normally hold a public hearing on these, the Department of Fish & Game wanted some modifications to the proposed Mitigated Negative Declaration. Those have been incorporated into the document, and in doing so, we are now required by CEQA to hold a public hearing. The public hearing is opened. Terry Benoit with Plumas Corporation and Project Manager, states they have been working closely with the California Department of Fish & Wildlife to acquire an incidental take permit. There being no further comments, the hearing is closed.

DECISION

Wilson states he will take the following actions:

After reviewing and considering the proposed mitigated negative declaration, adopt Mitigated Negative Declaration No. 662 pursuant to Section 15074 of the California Environmental Quality Act Guidelines making the following findings:

FINDINGS

- A. There is no substantial evidence in the record supporting a fair argument that the proposed project as mitigated and conditioned might have any significant adverse impact on the environment.
- B. The proposed Mitigated Negative Declaration reflects the independent judgment of the Plumas County Zoning Administrator and the mitigation measures will reduce potential significant impacts to less than significant levels.

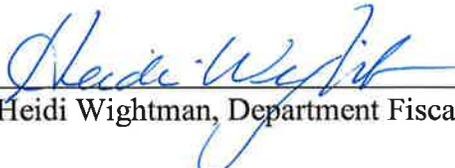
- C. The location and custodian of the documents which constitute the record of these proceedings is the Plumas County Planning Department, 555 Main Street, Quincy, California.

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 10:23 a.m. The next regularly scheduled Zoning Administrator meeting is set for May 8, 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