
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of April 9, 2014

The Plumas County Zoning Administrator convened in a meeting on April 9, 2014, at 10:13 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: SIERRA CASCADE AGGREGATE & ASPHALT (Rock-N-Royalties, Owner); APN 001-340-049 (Chester); T.28N/R.7E/S.18 MDM

The proposal to re-establish an asphalt plant at an existing aggregate pit (Chester Pit #2 South -- CA Mine ID# 91-32-0019), located at 951 1st Avenue, Chester, is presented. Rebecca Herrin, Senior Planner, gives a brief overview of the project, noting that the Special Use Permit does not impact the Mining & Reclamation Plan. Randy Wilson, Zoning Administrator, questions if Condition No. 7, concerning the maximum truck traffic, is referring to “per day” or “per year”. After discussion it is determined to be a “per day” measurement. The public hearing is opened at 10:18. There being no comments, the hearing is closed at 10:18.

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 15061(b)(3) as Plumas County Codes, as reflected in Special Use Permit conditions, as well as permitting requirements of state and local agencies, serve to address any possible impacts. The project is also compliant with Negative Declaration Nos. 484 and 548, which were previously adopted by the County for this project; and 2) Approve the Special Use Permit subject to the conditions of approval, with the modification of Condition No. 7 adding “per day”, with Findings A through D:

CONDITIONS

1. An “Authority to Construct” permit shall be obtained from the Northern Sierra Air Quality Management District prior to operation of the asphalt plant. The operation(s) shall be in compliance with all other requirements of the Northern Sierra Air Quality Management District.
2. A “Waste Discharge Permit” application to include the additional uses and to address discharge from the plant shall be submitted to and approved by the California Regional Water Quality Control Board prior to operation of the asphalt plant.

3. Sewage disposal, by means of blue huts, shall be provided and located a minimum of 100 feet from any surface water or water supply well. The Operator shall have in place a current and valid contract with an approved provider for routine service of such facilities. A copy of the contract shall be on file with Plumas County Environmental Health.
4. Solid waste disposal shall be accomplished by use of containers with tightly fitting lids, removed from the site on a weekly basis.
5. If there is bulk storage of petroleum on the site, the following conditions shall apply:
 - a. Operator shall submit a copy of the Spill Prevention, Control and Counter Measures plan (SPCC) to Plumas County Environmental Health for review and approval. The SPCC plan shall address in detail the construction of the secondary containment for all the petroleum storage containers/tanks.
 - b. Operator shall prepare a Hazardous Materials Business Plan for the fuel/petroleum storage and submit to Plumas County Environmental Health for permitting under the Environmental Health CUPA program.
6. Maximum production values shall not be more than 450,000 tons per year.
7. Maximum truck traffic shall be limited to 180 one-way or 360 round-trip trucks trips per day.
8. Asphalt and aggregate processing equipment shall not encroach upon the transitional surface area of the airport. A detailed plot plan shall be reviewed and approved by Planning and Building Services, which shows that all the processing equipment is located outside this area.
9. 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.
10. 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 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 Conservation and Open Space Element Goal COS 7.4 encouraging the production and conservation of minerals, while preserving the values related to recreation, water resources, air quality, agriculture and timber resources, aesthetics and wildlife and fisheries protection. This asphalt plant is an appurtenance to an existing permitted aggregate mining operation, consistent with existing zoning under an approved Permit to Mine and Reclamation Plan.

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 10:19 a.m. The next regularly scheduled Zoning Administrator meeting is set for May 14, 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