
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of October 8, 2014

The Plumas County Zoning Administrator convened in a meeting on Wednesday, October 8, 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

There is no public comment presented.

III. AMENDMENT OF SPECIAL USE PERMIT: CAMPBELL, DAVID & KATHY (THE BONEYARD); APNs 110-040-026 & 110-051-004; T.26N/R.9E/S.3 MDM

The request to extend the expiration date of the permit for an auto dismantling operation approved on August 9, 2006, located at 318 Ann Street, Greenville, is presented. Rebecca Herrin, Senior Planner, gives a brief presentation of the project as outlined in the Staff Report. Herrin notes that she added clarifying language to the original permit conditions, and none of the conditions were changed. Randy Wilson questions if the applicant or their representative have any comments. No comments are provided. Wilson questions if they understand the conditions of approval. Wilson reads the conditions of approval noting that there is no condition addressing the time for performance. James Reichle, agent for the applicants, states he is unable to give definite dates for compliance due to the weather and other factors. Reichle believes it will be done by early summer of next year. The public hearing is opened at 10:07. Jerry Sipe, Environmental Health Director, states that Condition #4 is not necessary. He recommends removing the phrase "Certified Environmental Specialist" because the whole process has changed. The public hearing is closed at 10:09.

Discussion follows in regard to setting a date for compliance. Herrin recommends October 31, 2015. Wilson adds "by October 31, 2015" to conditions 2, 3, 4, 5 & 6 and deletes Condition #7.

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 there are no adverse environmental impacts needing mitigation and that Plumas County Code, as enacted by the Special Use Permit conditions, serve to control the use; and 2) Approve the Special Use Permit subject to the conditions of approval as amended and Findings A through D as follows:

CONDITIONS

1. The Special Use Permit document shall be signed and returned within forty (40) days of the date of approval or the permit will be voided.
2. Applicants shall obtain an Automobile Dismantler License by October 31, 2015.
3. Requirements of the California Regional Water Quality Control Board shall be met, including, but not limited to, the obtaining of an Industrial Stormwater permit by October 31, 2015.
4. A Hazardous Material Management Plan shall be implemented by the applicants to the satisfaction of Plumas County Environmental Health by October 31, 2015.
5. All applicable permits to handle, store, transport, and dispose of any hazardous waste generated by the site shall be obtained from Plumas County Environmental Health Department in order to meet all regulatory requirements as a Hazardous Waste Generator by October 31, 2015.
6. A Caltrans encroachment permit shall be secured from the Department of Transportation by October 31, 2015.

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 junk yards and salvage operations are permitted uses in the I-2 (Light Industrial) zone and storage facilities and recycling facilities are permitted uses in the C-2 (Periphery Commercial) zone subject to issuance of a special use permit.

IV. AMENDMENT OF PERMIT TO MINE & RECLAMATION PLAN (ROGER CLARK UPRR PIT—CA MINE ID# 91-32-0026); APN 126-010-050; T.22N/R.13E/S.3 MDM

The request to amend the Permit to Mine & Reclamation Plan to change the end use specified in the approved Permit to Mine/Reclamation Plan and Special Use Permit from “Recreation” to “Industrial” for the portion of property currently being utilized for industrial activity, located at 76000 Industrial way, Delleker, is presented. Senior Planner, Rebecca Herrin, gives a brief presentation of the project as outlined in the Staff Report. The public hearing is opened at 10:21. There being no comments, the hearing is closed at 10:21.

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 Guidelines under Section 15061(b)(3) because it consists of a non-substantial change; and 2) approve the change in end use as specified in the Permit to Mine/Reclamation Plan from “Recreation” to “Industrial” for the portion of the property currently being utilized for industrial activity (approximately six acres of the site.)

***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 scheduled Zoning Administrator meeting is set for Wednesday, November 12, 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