
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of February 11, 2015

The Plumas County Zoning Administrator convened in a meeting on Wednesday, February 11, 2015, at 10:00 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 is presented.

III. TENTATIVE PARCEL MAP: ALICE WIEGAND REVOCABLE TRUST; APN 116-192-002; T.24N/R.10E/S.19 MDM; TIBBEDEAUX SURVEYING; Planner: Rebecca Herrin

The proposal to divide a 17,097 square foot parcel into two parcels of 9,274 & 7,823 square feet for multiple- and single-family residential use, located at 2184 Pine Street, East Quincy, is presented. Rebecca Herrin, Senior Planner, presents an overview of the project as outlined in the Staff Report. Jerry Tibbedeaux states he is satisfied with the proposed conditions of approval. The public hearing is opened at 10:02. There being no comments, the hearing is closed at 10:02.

DECISION

Randy 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), making findings A through C, and 2) Approve the tentative parcel map subject to the conditions of approval outlined in Exhibit 4 of the Staff Report, with Findings A & B as follows:

CONDITIONS

1. The Final Map shall be prepared in conformance with the Tentative Map prepared by Tibbedeaux Surveying in May 2014.
2. The Final Map shall be recorded prior to February 11, 2017, or an Extension of Time shall be filed.
3. Any applicable water system facility charges or reapportionment fees pertaining to sewer assessments shall be paid to the East Quincy Services District prior to recordation of the final map. A letter stating that the fees have been paid shall be obtained from East Quincy Services District prior to the recordation of the final map.
4. The propane tank shown on Parcel 2 shall be relocated to maintain a 10-foot property line setback per NFPA 58.

FINDINGS

- A) This project, as conditioned, will be consistent with the M-R (Multiple-Family Residential) zoning because each parcel will meet the minimum standards for size, width, and use. In addition, each parcel is developed. Therefore, land division does not result in any conflict with zoning density standards.
- B) It is found that this project is consistent with the general plan and zoning because the general plan calls for Multiple-Family Residential uses on the site and the zoning designation is M-R (Multiple-Family Residential), which is compatible with existing and proposed uses.

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. An initial study checklist has been completed for the project.
- 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.
- C) Both resulting parcels are already developed.

IV. INTERIM MANAGEMENT PLAN: TWAIN ENTERPRISES; APNs 002-470-002 & 002-470-010; T.25N/R.8E/S.14, 15, 22, 23 MDM; Planner: Rebecca Herrin

The amendment of the existing reclamation plan and special use permit by way of adoption of an Interim Management Plan under Sections 2770 of the Surface Mining Act of 1975 (SMARA, Public Resources Code Section 2710 *et seq.*, as amended by Plumas County Code Sections 9-5.11), is presented. Rebecca Herrin, Senior Planner, gives an overview of the project as outlined in the Staff Report. Del Lehr, applicant, states he is in agreement with the Staff Report. The public hearing is opened at 10:05. There being no comments, the hearing is closed at 10:05.

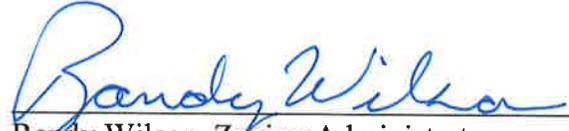
DECISION

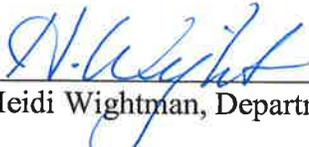
Randy Wilson states he will take the actions recommended by staff, and 1) Determine that the Interim Management Plan is not considered a project for the purposes of the California Environmental Quality Act per the Surface Mining and Reclamation Act of 1975 (Public Resources Code Section 2710 *et seq.*); and 2) Approve the amendment of the reclamation plan for Twain Enterprises and adopt the Interim Management Plan for a period of five years. On or before February 11, 2020, the Interim Management Plan shall be reviewed by the lead agency to determine whether it should be extended for a time period not to exceed five years or the mine shall be returned to active status.

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 10:07 a.m. The next scheduled Zoning Administrator meeting is set for Wednesday, April 8, 2015, 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