
**PLUMAS COUNTY
ZONING ADMINISTRATOR**
Minutes of the Meeting of December 9, 2015

The Plumas County Zoning Administrator convened in a meeting on December 9, 2015, 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

No public comment presented.

III. AMENDMENT OF SPECIAL USE PERMIT: CAMPBELL, DAVID & KATHY (dba LC'S BONEYARD); APNs 110-040-026 & 110-051-004; T.26N/R.9E/S.3 MDM

The request for an amendment of the Special Use Permit for an auto dismantling operation to extend the compliance date of the permit to December 9, 2016, located at 318 Ann Street & 115 Greenville-Wolf Creek Road, Greenville, is presented. Rebecca Herrin, Senior Planner, states that the applicants previously had one year to meet the conditions of approval, and Staff proposes an additional year from today's date. The conditions will now need to be completed by December 9, 2016. The hearing is opened at 10:05. There being no comments, the hearing is closed at 10:05.

DECISION

Wilson states he will take the actions recommended by staff, and 1) Find that the project is 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, serves to control the use; and 2) Approve the Special Use Permit subject to the conditions of approval and findings A through D below:

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 December 9, 2016.
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 December 9, 2016.
4. A Hazardous Material Management Plan, prepared by a Certified Environmental Specialist, shall be implemented by the applicants to the satisfaction of Plumas County Environmental Health by December 9, 2016.

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 December 9, 2016.
6. A Caltrans encroachment permit shall be secured from the Department of Transportation by December 9, 2016.
7. The applicants shall meet CDF requirements for fire protection.

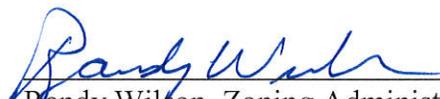
FINDINGS

- 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.

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 regularly scheduled Zoning Administrator meeting is set for January 13, 2016, 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