
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of April 11, 2018

The Plumas County Zoning Administrator convened in a meeting on April 11, 2018, at 10:06 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Randy Wilson, presiding. Assistant Planning Director, Rebecca Herrin, is in attendance.

I. AGENDA

The agenda is approved as submitted. Due to a traffic delay, Item III is to be taken first to allow the applicant for Item II time to arrive.

II. PUBLIC COMMENT OPPORTUNITY

No public comment presented.

III. EXTENSION OF TIME: JOY ENGINEERING (Applicant) / RCK Ranch, LLC (Owner); APN 010-090-045; T.22N/R.16E/S.19 MDM; Planner: Rebecca Herrin

The request for an extension of time for the operation of an existing permitted mining operation (Sparrowk Quarry), located at 2265 Highway 49, Vinton, is presented. Randy Wilson, Zoning Administrator, states that we are replicating the conditions of approval, and there is nothing new except the expiration date change. Wilson questions if the applicants are planning on going into the archaeological site. Applicant's representative, Andy Joy, confirms they will not be mining in that area, and they are in agreement with the conditions of approval. The public hearing is opened at 10:07. There being no comments, the hearing is closed at 10:07.

DECISION

Randy Wilson, Zoning Administrator, states he will take the actions recommended by staff and approve the extension of time for the operation from May 5, 2019, to April 11, 2049, subject to Finding A and Conditions of approval as follows:

CONDITIONS

1. The permit shall expire on April 11, 2049. Necessary activities related to completion of reclamation may extend beyond that date.
2. The mining and reclamation plan shall be as described in the application unless modified by Negative Declaration #505 or the following conditions.
3. All processing equipment including a screen and rock crusher, shall be located within the boundaries of the mine site.
4. The location and identifying features of the permanent and stable benchmarks shall be shown on a map to the satisfaction of the Planning Department.

5. Prior to installation of an above ground fuel storage facility, a Spill Prevention, Containment and Countermeasure Plan (SPCC) shall be approved by the Central Valley Regional Water Quality Control Board and the Plumas County Planning Department.
6. A Storm Water Pollution Prevention Plan (SWPPP) and a General Industrial Activities Storm Water Permit shall be obtained from the Central Valley Regional Water Quality Control Board prior to commencement of mining activities. Copies of these documents shall be submitted to the Plumas County Planning Department.
7. The ten conditions outlined in the letter from the Northern Sierra Air Quality Management District, dated January 28, 1998, on file with the Planning Department, shall be complied with during all phases of the project.
8. In the event the present Dyson Lane and Highway 49 intersection does not meet a Caltrans Type "C" encroachment, the intersection shall be improved to meet that standard or an agreement be reached between Caltrans, County Public Works Department, and the applicant.
9. An encroachment permit shall be obtained from the Public Works Department for the intersection of the haul route with Dyson Lane.
10. Blasting shall be performed by a licensed hard-rock blasting contractor operating under the Mine Safety Health Administration (MSHA) requirements. Blasting shall not be performed more than six times a year.
11. If complaints are received by the Planning Department regarding noise from blasting or daily operations, noise measurements shall be taken by the Planning Department to confirm whether General Plan noise thresholds are being exceeded. Additional mitigation measures shall be employed which reduce noise levels to General Plan thresholds or below.
12. Neighbors within one mile of the mining operation shall be notified three days before blasting occurs.
13. The archaeological site shall be protected from all mining activity. This site shall be fenced off or flagged for the life of the project or until the site is cleared for development as described in the Negative Declaration.
14. The success criteria for revegetation shall be amended from 10 plants per square foot to a 75% cover and a species richness of 2. Grazing shall be excluded from the site until the grasses have been established. Additional topsoil shall be imported if there is insufficient topsoil to cover the mine floor and benches with 4 inches of topsoil. If the stockpile is stored for more than one year the stockpiles shall be seeded with a non-invasive legume such as rose clover.
15. The additional 1.5 acres added by the amendment shall employ the same revegetation methods as the other areas of the mine.
16. The boundaries of the mine site shall be flagged to facilitate annual inspections.

17. A monitoring plan which evaluates the progress of reclamation shall be submitted to and approved by the Plumas County Planning Department prior to commencement of mining activity.
18. A financial assurance cost estimate shall be submitted to and approved by the Plumas County Planning Department which details all costs involved in reclamation of the site.
19. A financial assurance mechanism shall be submitted to and approved by the Plumas County Planning Department.
20. The special use permit shall expire upon mine closure.

FINDINGS

- A. An extension of time for this operation is considered a non-substantial change and can be accomplished via administrative means.

IV. SPECIAL USE PERMIT & CAMPGROUND PERMIT: WOMACK, BRETT & PATRICIA; APN 104-072-006; T.28N/R.8E/S.19 MDM (Lake Almanor); Planner: Rebecca Herrin

The request for a Special Use Permit & Campground Permit for an 8-space RV park, located at 410 Peninsula Drive, Lake Almanor, is presented. Brett Womack, applicant, questions if an easement from PG&E will be required for Condition #6. Rebecca Herrin, Assistant Planning Director, replies it is not required. There is also discussion regarding Condition #5. The public hearing is opened at 10:18. There being no comments, the hearing is closed at 10:18.

DECISION

Randy Wilson, Zoning Administrator, 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), making Finding A; and 2) approve the special use permit, making Findings A through F, subject to the conditions of approval as follows:

ENVIRONMENTAL FINDINGS

- A. 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, California.

CONDITIONS

1. The facility is approved as an 8-space recreational vehicle camp ground/ park.
2. Open burning of site-cleared vegetation is prohibited. Suitable alternatives for disposal shall be utilized, including chipping, grinding, hauling to an approved vegetation disposal site and cutting for firewood.
3. Use of any stationary diesel generator proposed for the project may need a Permit to Operate from the Northern Sierra Air Quality Management District and that entity shall be contacted prior to use.

4. Reasonable dust control measures shall be taken during construction as per Northern Sierra Air Quality Management District Rule 226 in order to prevent causing a dust nuisance. The site shall be watered as necessary to keep all visible dust confined to the property and track-out shall be cleaned from adjacent roadways as needed to keep passing vehicles from creating visible dust.
5. An encroachment permit shall be obtained from the Department of Public Works for the proposed roadway connection. Slope of the proposed access road shall not exceed sixteen (16%) percent as per State Responsibility Area Firesafe Regulations.

No driveway permit shall be required for the access road, as driveways are only required in conjunction with building permits for dwellings.

6. Any offsite improvements, including the hammerhead turnaround shown on the lands of Pacific Gas and Electric shall be completed prior to operation of the facility.
7. Drainage details, including a drainage plan and drainage calculations, stamped by a Professional Engineer licensed in the State of California shall be submitted to the Department of Public Works for review and approval. The engineer shall demonstrate that any post-construction off-site flows are acceptable to the abutter receiving such flows. Final construction documents shall also be submitted to the Department of Public Works for review and approval.
8. All site work shall occur between September and January. If the project needs any schedule changes, a pre-construction nesting bird survey should be conducted within 72 hours prior to the start of construction activities to ensure no nesting birds are present if working between February and August of any year.
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 shall be signed by the property owners and applicants and returned within forty (40) days of the date of approval or the permit will be voided.
11. Unless the use is abandoned for a period of more than one (1) year, the special use permit shall not expire.
12. The recreational vehicle park and campground shall not commence operation unless and until all permitting and licensing requirements of the CA Department of Housing and Community Development are met.

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. Surrounding lands are also zoned Recreation Commercial (R-C) zoning and there are other developed campgrounds in the general vicinity. This project site was permitted for use as a commercial campground in the late 1970s. No known complaints on the operation of these campgrounds have been received by Planning and Building Services.
- 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 it is a camp ground, as defined in Plumas County Code section 9-2.219, is a permitted use, subject to the issuance of a special use permit. A camp ground is defined as "a facility of two (2) or more spaces for temporary habitation in tents, recreational vehicles, or mobile shelters." Most of the Lake Almanor Peninsula is zoned for recreational use, this parcel was approved for campground use in the late 1970s and there are other recreational vehicle parks in the immediate vicinity.
- E) This project cannot be implemented unless and until licensing is obtained from the CA Department of Housing and Community Development in compliance with state regulations.
- F) The maximum density of 14 units per gross acre will be met. The minimum average site area is required to be 1400 square feet and the minimum individual site area is required to be 1000 square feet; the proposed sites meet these criteria.

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. 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 9, 2018, at 10:00 a.m. at the Planning & Building Services conference room located at 555 Main Street in Quincy.



Heidi Wightman, Department Fiscal Officer II



Randy Wilson, Zoning Administrator