
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of June 14, 2017

The Plumas County Zoning Administrator convened in a meeting on June 14, 2017, 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 presented.

III. SPECIAL USE PERMIT: PLUMAS COUNTY BEHAVIORAL HEALTH / PLUMAS BANK (Owner); APN 115-291-006; T.24N/R.9E/S.14 MDM

The request to establish a public service facility for Behavioral Health clinical and administrative services, located at 80 Main Street, Quincy, is presented. Randy Wilson, Zoning Administrator, states a letter was received from the applicant withdrawing the application.

IV. EXTENSION OF TIME: SIERRA PACIFIC INDUSTRIES; APN 122-080-005; T.23N/R.11E/S.14 & 15 MDM

The request for an extension of time of twenty-five years for operation of an existing permitted mining operation (Sloat Pit), located at 400 Sloat-McRae Road, Sloat, is presented. Environmental Impact Report #62 was previously certified for this project. Rebecca Herrin, Senior Planner, gives a presentation and notes that one letter was received from a new neighbor opposed to the extension of time. Herrin adds that there were neighbor issues in the past, but there have been no complaints since she has been involved with the project. Randy Wilson, Zoning Administrator states that this mine is up-to-date on all their inspections and reports, and there have not been any issues. The public hearing is opened at 10:01. There being no comments, the hearing is closed at 10:01. Andy Joy, applicant's representative is present.

DECISION

Wilson states he will take the actions recommended by staff and approve the extension of time for the operation from October 2017 to July 1, 2042, subject to Finding A. Existing Conditions of approval will remain unchanged as follows:

CONDITIONS

1. The expiration date of the permit shall be July 1, 2042. Activities related to reclamation of the site may extend past the permit expiration date as necessary to complete reclamation per the approved plan, except that no further phase shall be started after the expiration date.

2. Gravel washing operations shall occur at the location depicted in the permit to mine & reclamation plan application.
3. Waste discharge requirements shall be adopted for this project and an Industrial Storm Water Permit shall be obtained from the California Regional Water Quality Control Board-Central Valley Region. In addition, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in which monitoring is conducted and Best Management Practices are implemented to eliminate or reduce pollutants that are discharged to storm water. These permits and plans shall be submitted to the Department of Planning & Building Services prior to commencement of gravel washing operations.
4. The financial assurances shall be amended as necessary to include the cost of removing equipment associated with gravel washing operations.
5. All other conditions of the existing permit to mine and reclamation plan shall be in full force and effect:

Permittee is hereby granted a Permit to Mine/Reclamation Plan under the provisions of Plumas County Code Section 9-5.01 *et seq.* subject to the following conditions:

6. Maintain a 200 foot minimum "no operation area" setback from the MFFR and a 100 foot setback from the Poplar Creek floodplain as estimated by the width of riparian/wetland vegetation along the creek. The disturbed portion of the Poplar Creek floodplain will be regraded to pre-disturbance conditions.
7. The natural chutes or swales around the perimeter of the pit will be selectively armored by the applicant at their inlets to the pit cut slopes. Specific locations subject to armoring are depicted on Figure 3-1 in the final EIR. The chutes will be armored above the pond surface level during the active mining period and after reclamation. The following design specifications pertain to these locations: Swales will be graded (within the 3:1 final reclamation slopes) at approximately two feet deep with 10 foot bottom width, sideslopes of 3:1. Rock weirs shall be placed across the width of the swales entering the reclaimed pit. Rock will be dumped and hand placed/barred such that at least six inches of the rock is above the swale grade.

The rock shall be, at a minimum, placed 18 inches deep (1.5 times the D50) and above the cut willow brush and/or California blackberry or Himalayan black berry as shown on Figure 2-1 at the end of the summary table. Hand placement shall be required to the extent necessary to achieve a stable rock condition and neat appearance. Stone used for rock weirs should be hard, durable, and angular in shape. Neither breadth nor thickness of a single stone should be less than one third its length. Rounded stone or boulders are not acceptable. Stone material should be well graded with an equivalent D50 of approximately one foot. An acceptable gradation of the rock should be chosen from a standard specification such as Caltrans Standard specifications. Gabions may be used as an alternative erosion control measure for the rock weirs. The design of the weirs shall be reviewed and approved by the County Engineer.

8. The existing culverts under Road 23N08 as shown in Figure 3-1 shall be replaced using the following design specifications: The 18 inch culverts will be replaced with 36 inch CMPs and will be provided with a rock apron immediately downstream of the culvert outlet. The rock aprons

shall be placed at an elevation no greater than the elevation of the culvert outlet invert and will be roughly six feet by six feet in extent. Rock specifications shall be the same as those used for the rock weirs discussed under Mitigation Measure 4.2-2b. Prior to initiating replacement of the culverts the applicant will contact the Forest Service to obtain approval to conduct work within the road right-of-way. Following grading, planting along the three natural drainages shown on the reclamation plan and on Figure 3-1 in the final EIR near at the northwest corner of the project area shall be designed to maximize natural cover and to minimize erosion potential. Appropriate planting materials include willow wattlings and bulrush plugs as described in the applicants Reclamation Plan for the project (VIII. RESOILING AND REVEGETATION 6)

9. Maintenance of the pit area shall be conducted after the flood season during those years when the berm is overtopped and flood waters enter the pit. Areas where rock has moved or where erosion has occurred from flows cascading into the pit will need to be repaired. A maintenance agreement between the applicant and the County shall be developed whereby the engineered erosion control elements will be maintained. A restriction may need to be placed on the deed for the property requiring continued inspection and maintenance of the pit and associated erosion control facilities.
10. The applicant will prepare and implement a Stormwater Pollution Prevention Plan (SWPPP), and a Spill Prevention, Containment, and Countermeasure Plan (SPCC) prior to initiation of operations. The plans shall be reviewed and approved by the Regional Water Quality Control Board. The SWPPP will include a provision requiring annual removal of soils which have been contaminated during the asphaltting process.
11. Truck traffic shall be restricted to the use of 509A. The County shall erect signage at appropriate locations warning both vehicle operators and pedestrians of truck traffic. At a minimum these signs shall be placed at the approach to Roads 509A and State Route 70, on both sides of the small bridge crossing Long Valley Creek and prior to the two curves near the Sloat Town Hall. The exact location of this signage shall be determined in consultation with the Plumas County Public Works Department and approvals and/or permitting required for placement of signage within the SR 70 right-of-way shall be obtained from Caltrans.
12. Authority to Construct and Permit to Operate requirements shall be submitted to and approved by the Northern Sierra Air Quality Management District prior to operating processing and asphalt production equipment on-site. Compliance with review procedures under the Federal New Source Performance Standards shall be accomplished prior to operation of equipment on-site.
13. All residences within ½ mile of the project site shall be provided with a telephone number to call in case of exposure to objectionable odors from operation of the asphalt plant. The applicant, in conjunction with County staff, will establish appropriate protocol for responding to complaints prior to initiation of on-site operations. Protocol could include cessation of asphaltting operation until local conditions (i.e., wind direction, inversion) contributing to the nuisance condition change.
14. Compliance with the Northern Sierra Air Quality Management District Rule 904-Asbestos Airborne Toxic Control Measure. Asbestos-Containing Serpentine, shall be demonstrated prior to initiation of on-site operations. Compliance requires identification of methods anticipated for increased batch-testing frequency and contingency measures for identifying and handling aggregate containing high amounts of asbestos.

15. Stock piles shall be placed between the processing and asphalt plants the Gass residence to partially attenuate noise levels. The stock piles shall be of sufficient height so as to intercept the line of sight between the processing facilities and the Gass residence. The applicant may, as an alternative to the above, choose to monitor noise levels at the Gass residence during full operation. This monitoring shall be undertaken by an independent body and shall be approved by the Plumas County Planning Department. If noise levels are below the 60 dBA standard, implementation of the above measure would not be required although it would still be recommended.
16. The applicant shall restrict vehicular access to the site from Road 23N08 prior to initiation of on-site operations.
17. The applicant shall construct a barrier between Road 23N08 and the pond following completion of mining operation. The use of natural materials (i.e., logs and boulders) is recommended to minimize visual impacts. Design of the barrier shall be subject to Plumas County Public Works Department approval.
18. When equipment is located on the site, the applicant shall, prior to commencement of mining operations, implement one of the following three measures subject to Plumas County Planning Department approval.
 - a) Post personnel on-site during non-operational hours.
 - b) Render all equipment inoperable when employees are not present on-site.
 - c) Erect security fencing around the processing area.
19. Implementation of the above mitigations shall occur as outlined in the attached mitigation monitoring program.
20. A stable benchmark shall be established which enables monitoring of the depth of mining. This benchmark shall be established prior to initiation of mining activities.
21. Necessary encroachment permits shall be obtained from the California Department of Transportation and the Plumas County Road Department for placement of signage described in Condition #6 above.
22. A financial assurance cost estimate shall be reviewed and approved by the Planning Department prior to initiation of mining activity. Upon approval of the financial assurance cost estimate, a financial assurance mechanism, in a form acceptable to the Department of Conservation, shall be provided to the Planning Department.
23. The operation and reclamation of the project shall be as described in Environmental Impact Report #62 unless modified by the above conditions.
24. The road grade of Forest Service Road 23N08 shall be raised in the locations where the road bisects the gravel pit to eliminate the low areas where water had flowed over the road during the January 1997 floods. The grade shall not be raised above the level necessary to prevent water flow over the road.

25. The hours of operation shall be restricted to Monday through Friday from 7:00 a.m. to 7 p.m.
26. The Permit to Mine/Reclamation plan shall be signed and returned within forty (40) days of the date of approval or the permit will be void.

FINDINGS

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

V. CONDITIONAL CERTIFICATE OF COMPLIANCE: PERANO, DANTE & SANDI (applicants) / G & G CAPITAL, INC. (owner); APN 103-060-008; T.28N/R.8E/S.21 MDM

The request for a certificate of compliance for the “designated remainder” as shown on the Creekside Subdivision map recorded at Book 7 of Maps at Page 87, located at 7891 Highway 147, Hamilton Branch, Lake Almanor, is presented. Negative Declaration #434 was adopted for the Creekside Subdivision, but did not specifically evaluate this portion of the property. Rebecca Herrin, Senior Planner, explains that the owners of the property want to develop the parcel and need a conditional certificate of compliance in order to do so. Proposed conditions to make the parcel legal are listed in the Staff Report. The hearing is opened at 10:05. There being no comments, the hearing is closed at 10:05. Dante Perano, applicant/owner, states he is fine with all the proposed conditions of approval except #11 & #12, which excludes from development all slopes over 25% and requires construction and paving of all internal roadways to the appropriate county road standard for the development. Herrin states that Condition #12 is a General Plan requirement. Randy Wilson, Zoning Administrator, clarifies that Condition #11 is a replication of the condition on the original map, which states, “all areas with slopes over twenty-five (25%) shall be shown as building and grading development exclusion areas on the additional information map recorded concurrently with the final map.” The project engineer needs to determine where the 25% slopes are and show them as a constraint on the map. Those areas must be mapped and avoided. Perano adds that he does not know the excavation plan yet because they haven’t come up with something that’s economically feasible, noting that the most valuable portion of the property is on the river. If the plan is designed where there are places that would be good for the development and good for the community, you might want to consider those slopes. Wilson suggests continuing the hearing for one month to allow the topography of the property to be determined so we can see how much of the property will be constrained by the slopes.

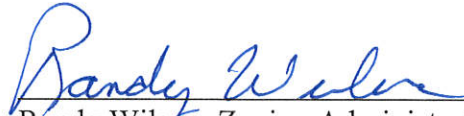
DECISION

Wilson re-opens the public hearing at 10:18 and continues the hearing to July 12, 2017, at 10:00 a.m. in the Permit Center Conference Room.

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 July 12, 2017, 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