
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Meeting of August 13, 2014

The Plumas County Zoning Administrator convened in a meeting on Wednesday, August 13, 2014, at 10:25 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: SIERRA VALLEY GUN CLUB / ROBERTI RANCH (OWNER); APN 010-070-042; T.22N/R.15E/S.8,9 MDM

The request for a renewal of the special use permit for a shooting range, located on Beckwourth-Loyalton Road, 1.7 miles south of Highway 70, Beckwourth, is presented. Randy Wilson, Zoning Administrator, declares the hearing open at 10:26. As no one is present for this item, the hearing is closed at 10:26. Wilson notes that normally he would not take action on a project without the applicant being present. Rebecca Herrin, Senior Planner, states the Special Use Permit contains all the same conditions, with the exception of the expiration date. There will be no expiration date. However, per County Code, if the use is discontinued for more than one year, the permit will become invalid.

DECISION

Wilson states he will take action on this project despite there being no representation, because 1) There is no public in attendance with any issues; 2) The conditions of approval are the same conditions applied to the original permit; and 3) This is an action basically to remove the time limit and the permit would have to follow County Code with regard to activity. 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 with Findings A through D as follows:

CONDITIONS

1. A driveway shall be constructed to the County's Class 11 standard (10 feet wide, graded, supporting a 40,000 lb. vehicle load).
2. The layout of the facility shall be as shown on the plot plan received February 24, 2004.
3. An encroachment permit shall be obtained from the Plumas County Public Works Department.

4. The layout of the facility shall be reviewed and approved by a Range Master from the Plumas County Sheriff's Office.
5. Construction of the berms shall be done in a manner that does not require a grading permit. The plan for the berms construction shall be submitted to the Planning and Building Services Department for review and approval.
6. The violation of any condition of the 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.
7. The Special Use Permit is to 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.

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 a shooting range is a permitted use in the AP (Agricultural Preserve) zone, subject to issuance of a special use permit.

IV. AMENDMENT OF PERMIT TO MINE & RECLAMATION PLAN (SOPER PIT-CA MINE ID# 91-32-0015; CULVER ENTERPRISES / SOPER COMPANY (OWNER) APN 113-030-001; T.24N/R.8E/S.10 MDM

The request to amend the Permit to Mine & Reclamation Plan to include stream restoration work to be performed at Greens Flat, located along Spanish Creek, near Meadow Valley, approximately 6 miles west of Quincy on Spanish Ranch Road, is presented. Randy Wilson, Zoning Administrator, makes note that there are two reclamation plans on this parcel and this amendment concerns only one of them. Rebecca Herrin, Senior Planner, gives a brief overview of the project as outlined in the Staff Report. Wilson states he will add two more conditions: 1) The project shall comply with the mitigation measures as appropriate for the project as identified in ND #662 approved on April 10, 2013; and 2) The Permit to Mine & Reclamation Plan shall be signed by the property owner and operator and returned within forty (40) days of the date of approval or the permit will be voided. The public hearing is opened at 10:34. There being no comments, the hearing is closed at 10:34. Gia Martynn from Plumas Corporation, the applicant's representative, questions Condition #5, which requires a revised financial assurance cost mechanism be provided by August 13, 2014. Herrin suggests changing the date to December 31, 2014. Wilson notes that Condition #3 requires a revised map of the boundaries of the reclamation plan.

DECISION

Wilson determines that Negative Declaration #662, approved on April 10, 2013, applies to this project finding that that Negative Declaration was not contested and was properly approved at that time. Wilson states he will take the action recommended by Staff and approve the amendment of the Permit to Mine & Reclamation Plan subject to the conditions of approval, with an amendment of Condition #5, and the addition of Conditions #15 and #16, with Findings A through C as follows:

CONDITIONS

1. The expiration date of the Permit to Mine/Reclamation Plan shall be October 10, 2032.
2. Operations shall be as described in the Permit to Mine/Reclamation Plan application, submitted July 28, 1996, Negative Declaration 499 and Mitigated Negative Declaration 662.
3. A map showing the revised boundaries of the reclamation plan, including all limits of extraction, processing and storage areas, plus the additional 4.2 acres outside the 1997 boundary, shall be provided to Planning and Building Services prior to commencement of the proposed stream restoration and rehabilitation. This revised map shall replace the map labeled "Feather River Materials-Soper Pit, Mining/Reclamation Plan-Nov/1997".
4. A revised financial assurance cost estimate for reclamation of the operation, including the additional acreage, shall be submitted to and approved by Planning and Building Services prior to commencement of the proposed stream restoration and rehabilitation.
5. A revised financial assurance cost mechanism to cover the additional costs of reclamation created by this amendment shall be provided by the Operator in conjunction with Plumas Corporation by **December 31, 2014**.
6. Current streambed alteration agreements shall be obtained from the California Department of Fish and Wildlife prior to initiation and continuation of the mining activity. All mitigation measures outlined in Mitigated Negative Declaration #662 shall be incorporated into the streambed alteration agreement as necessary.
7. Appropriate permits shall be obtained from the Northern Sierra Air Quality Management District prior to initiation of mining activity.
8. With the exception of the pond, the maximum extraction depth shall be two feet above the normal high groundwater level.
9. East to west cross sections of the extraction areas east of Spanish Creek shall be provided to Planning and Building Services which shows existing and final grades. One cross section shall be prepared for Extraction Areas 2 through 5, two cross sections shall be prepared for Extraction Area 6. All cross sections shall include the feature of Spanish Creek. The cross sections shall be prepared prior to extraction of the identified area.
10. Prior to commencement of mining activity on a particular extraction area, that area shall be staked at intervals which are visible in the field.

11. The slopes inside the pit shall maintain a slope less than the internal friction angle of the material (approximately 2:5:1).
12. Current permits from the California Regional Water Quality Control Board shall be obtained during the life of the project.
13. No more than 20 round-trip truck trips per day shall be generated by this project.
14. Revegetation shall be as described in Section VIII of the Permit to Mine/Reclamation Plan application, submitted July 28, 1996, and Section 8 "Botanists Report and Reclamation Procedures". Where there are conflicts between these two sections, the "Botanists Report and Reclamation Procedures" shall take precedence.
15. **The project shall comply with the Mitigation Measures as appropriate for the project as identified in Negative Declaration #662 approved April 10, 2013.**
16. **The Permit to Mine & Reclamation Plan shall be signed by the property owner and operator and returned within forty (40) days of the date of approval or the permit will be voided.**

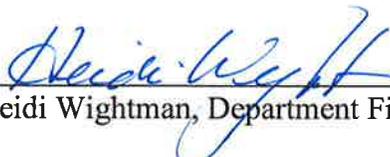
FINDINGS

- A) That the project, as conditioned, conforms with the Surface Mining and Reclamation Act, and the County regulations that serve to implement that act.
- B) That the project conforms to the General Plan and zoning because mining is permitted in Timber Resource lands and the Timberland Production Zone (TPZ) zoning district, subject to issuance of a special use permit. The project is consistent with the General Plan Conservation and Open Space Element Policies pertaining to Mineral Resources (COS 7.4.1 through 7.4.7).
- C) That Mitigated Negative Declaration #662 was previously adopted on April 10, 2013, for the proposed project. Mitigation Measures are incorporated into permit conditions.

***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 10:42 a.m. The next scheduled Zoning Administrator meeting is set for Wednesday, September 10, 2014, 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