
PLUMAS COUNTY
PLANNING DIRECTOR MEETING
Minutes of the Special Hearing of September 16, 2024

The Planning Director convenes a special hearing on Monday, September 16, 2024, at 3:02 p.m. in the Permit Center Conference Room, Quincy. Planning Director, Tracey Ferguson, presiding. Senior Planner-Extra Help, Tim Evans, is in attendance.

I. AGENDA

The agenda is approved as submitted.

II. PUBLIC COMMENT OPPORTUNITY

No public comment presented.

III. CONTINUED PUBLIC HEARING - CONSIDERATION OF BUILDING PERMIT 23-812 FOR THE DEMOLITION OF BUILDINGS AT "WALKER MINE"; ATLANTIC RICHFIELD COMPANY (applicant) / JONATHAN LEE (owner); APN 009-100-009; T.24N/R.12E/S.5,6,7,8 MDM

As continued from August 12, 2024, the consideration of building permit #23-812 for the demolition of mill site buildings and building remains on property zoned Rural (R-10) and Special Plan Historic Building (SP-HB), located at 12000 Walker Mine Road, Genesee, is presented. Pursuant to Plumas County Code Sec. 9-2.3703(b)(3), "Special Plan reviews for historical buildings shall be the consideration of the value of public interest prior to the approval of a building permit to demolish a historical building."

Tim Evans, Senior Planner-Extra Help, gives a presentation as reflected in the staff report.

The continued public hearing is opened at 3:15 p.m. Tracey Ferguson, Planning Director, notes that no members of the public are present in the room today. Ferguson questions if anyone online wants to make a public comment. Emily Evans, project manager with Woodard & Curran, states she is present online. Ronald Halsey, Vice President of Atlantic Richfield, also online, states he appreciates the consideration given to-date reviewing and evaluating their permit application. Halsey emphasizes that proceeding with the work under this permit is very important to Atlantic Richfield, and they are hopeful they can get any outstanding issues or questions resolved in a timely manner so they can obtain the permit and start the work in spring 2025. There are no further comments from anyone online or in person.

Ferguson states the Minutes for the June 20th, July 22nd, and August 12th special hearings are posted on the County website on the Planning Department's webpage. Continuing, Ferguson clarifies that Table 5 of the evaluation describes the 13 structures proposed for demolition, among others, and each proposed structure for demolition has a corresponding "STR" number, meaning concrete "structural remains." Further, Ferguson clarifies that there are no structural debris or hybrid structural features in Tables 6 and 7 that are proposed for demolition.

Regarding Item 6 in the staff report, Ferguson clarifies that the County received an updated evaluation dated August 2024 that corrected a typo. Tim Evans states that the "A, B, C, and D" criteria on page 2 of the evaluation was changed to "1, 2, 3, and 4" under Section 1.2.1, California Environmental Quality Act.

Regarding Item 7 and the demolition permit for the pipes (Building Permit# 23-637), Ferguson wants to make it clear that the structures have no asbestos, but potentially the pipes did. Emily Evans explains that when Atlantic Richfield took control of the site in Spring 2023, they got to the site and found what might

be asbestos-containing pipes on site, which are referred to as transite pipes. A California asbestos consultant was hired to perform a sampling of those pipes as well as some of the concrete remains on site. The results showed that in all the concrete on site there was no detection of asbestos; however, the transite pipes contained asbestos. Continuing, Evans explains that later in the summer of 2023 Atlantic Richfield hired a California-certified asbestos abatement team to come out on site and safely remove the asbestos-containing pipes, and that's what the 2023 Building Permit# 23-637 for demolition covered. Ferguson comments that according to Building Department records, Building Permit# 23-637 is not yet finalized. Ferguson suggests the applicant get in contact with the Building Department to schedule a final inspection in order to close out the 2023 permit. Emily Evans states she will follow up with the Building Department.

Regarding Item 8, notification of Tribes to invite consultation, Ferguson states that Mooretown Rancheria has requested a consultation. Ferguson explains that the County leads the Tribal consultation government-to-government, and the applicant can be involved, but Senior Planner Tim Evans is the primary contact for the Tribal consultation. Mr. Matthew Hatcher, Tribal Historic Preservation Officer, is the signatory to the letter requesting Tribal consultation. Continuing, Ferguson states per County staff, no date, time, or location has been scheduled.

Regarding Item 9, Clean Water Act Section 401 Water Quality Certification and Order, Ferguson thanks Emily Evans for providing the CEQA Notice of Exemption, noting that it was helpful to see the exemption.

Ferguson questions if Senior Planner Tim Evans received the email from the Northern Sierra Air Quality Management District (NSAQMD) received on September 13, 2024. Ferguson requests Tim Evans to forward the email to the applicant, noting that the comments are very similar to the prior comments received by the NSAQMD. There are standard practice protocols and procedures required by the air district when ground disturbance over an acre occurs. Ferguson wants to make sure that the NSAQMD standards are considered in the demolition work. The comment by the NSAQMD received on September 13, 2024, at 4:46 p.m. is added to the record.

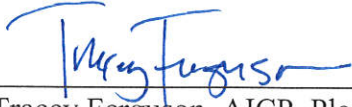
Emily Evans comments that a supplemental table was provided in August 2024 to County staff to make it very clear about the 13 concrete structural remains proposed for demolition in comparison to the criteria numbering and lettering found in Table 5 of the evaluation. Emily Evans also notes that the August 2024 updated evaluation clarified that no Native American archaeological resources were discovered during the Class III inventory/Stage I survey. This is specifically stated on page iii under the "Management Summary," and page 21, paragraph 3 under "Section 4.2 Survey Results," and paragraph 2 on page 37 "Section 6 Summary Recommendation." The evaluation states specifically that "No Native American archaeological resources were identified during the Class III inventory/Phase I survey."

Ferguson continues the special hearing, with the public hearing open, to Monday, November 4, 2024, at 3:00 p.m. at the Permit Center Conference Room with a virtual option available.

ADJOURN

There being no further business, the special hearing adjourns at 3:41 p.m.


Heidi Wightman, Department Fiscal Officer II


Tracey Ferguson, AICP, Planning Director