
PLUMAS COUNTY
ZONING ADMINISTRATOR
Minutes of the Special Meeting of October 31, 2024

The Plumas County Zoning Administrator convened in a special meeting on October 31, 2024, at 10:00 a.m. in the Permit Center Conference Room, Quincy. Interim Zoning Administrator, Jim Graham, presiding. Planning Director, Tracey Ferguson, is in attendance.

I. PUBLIC COMMENT OPPORTUNITY

No public comment is presented.

II. AMENDMENT OF SPECIAL USE PERMIT AND RECLAMATION PLAN FOR BLASTED ROCK QUARRY (CA MINE ID# 91-32-0017); DIAMOND S CORPORATION (owner/applicant); APN 025-220-029; T.23N/R.14E/S.35 MDM

The request to extend the expiration date by 20 years from March 31, 2026, to March 31, 2046, to allow continued extraction of aggregate and reclamation is presented. Tracey Ferguson, Planning Director, gives a presentation as reflected in the staff report.

Ferguson notes that the conditions of approval mirror the exact conditions of approval previously approved, except for the addition of the Planning Department's special use permit standard conditions under Conditions #12 and #13 of the Special Use Permit and the 20-year time extension under the Special Use Permit Condition #11 and Permit to Mine and Reclamation Plan Condition #5. Further, a typo is noted in Condition #11 of the Special Use Permit and Condition #5 of the Permit to Mine and Reclamation Plan. The expiration year should be 2046.

Interim Zoning Administrator, Jim Graham, opens the public hearing at 10:14 a.m. There being no comments, the public hearing is closed at 10:14 a.m.

DECISION

Interim Zoning Administrator, Jim Graham, finds the project exempt from the California Environmental Quality Act (CEQA) because the application for a time extension is not a "project" (California Public Resource Code Sec. 21065) under CEQA and consists of a non-substantial administrative change; and approves the non-substantial administrative change amendment of Special Use permit (U 11/12/85-26) and Permit to Mine and Reclamation Plan (SM 11/12/85-03) subject to the condition of approval outlined in Exhibit 3 of the staff report, with the amendment of Conditions #11 and #5, as follows:

CONDITIONS

Special Use Permit (U 11/12/85-26)

1. Rain water shall be diverted around the disturbed area of the mine to natural drainages. Water from inside the disturbed area of the mine shall be detained within an on-site detention pond. No water which has entered the disturbed mine area will leave the property as required by the approved reclamation plan, except that stored water, from the mined depression, may be used for irrigation purposes in a controlled manner.
2. Mining operations shall comply with all conditions outlined in the current permit from the Northern Sierra Air Quality Management District.
3. Blasting activities shall not commence if winds are blowing towards adjacent residences located to the north and east. Blasting activities shall be considered commenced when explosives are in route to the site.

4. Adjacent neighbors, which may be affected by the blasting and who request notification, shall be notified three days in advance that blasting will be occur during the following week. In addition, detonations shall be limited between the hours of 12 noon and 5 p.m., except in extenuating circumstances which must be justifiable.
5. A 5-foot minimum separation shall be maintained between the pit floor and the highest groundwater level. Maintenance of this minimum separation shall be accomplished by requiring the drilling of two 25 foot test holes in the spring of the year in which further deepening of the quarry will occur (on the high end and the low end of the anticipated extraction area). Extraction depth shall not encroach within five feet within the established groundwater level. A report shall be submitted to the Planning Department indicating the location, depth, and date of the test holes and whether or not water was encountered and at what depth. The determination as to whether water encountered during the drilling of test holes is groundwater shall be made by a qualified hydrologist.
6. Hazardous substances such as oil and fuel are kept in secondary containment as required by the California Regional Water Quality Control Board and the Plumas County Environmental Health Department.
7. Water from the mine depression shall be tested for suitability for irrigation use by a qualified water testing lab prior to the water being used for irrigation purposes. The test results shall be provided to the Planning Department and the Agricultural Commissioner. The Planning Department shall evaluate the test results and approve the commencement of irrigation from this source. This mitigation will avoid this potential adverse impact.
8. The uppermost limit of mining activity as shown on approved reclamation plan shall be permanently monumented to assure conformance.
9. The operation of the project shall be as described in Environmental Impact Report #68 unless modified by the conditions of this permit.
10. All costs of monthly monitoring as set forth in the mitigation monitoring program shall be borne by mine operator.
11. The Special Use Permit (U 11/12/85-26) shall expire on March 31, 2046.
12. 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.
13. The special use permit is to be signed by the property owner/applicant and returned within forty (40) days of the date of approval or the permit will be voided.

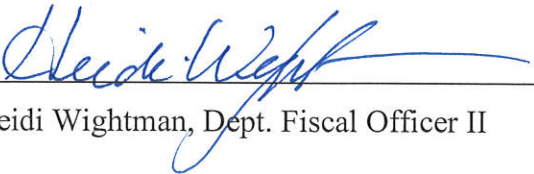
Permit to Mine and Reclamation Plan (SM 11/12/85-03)

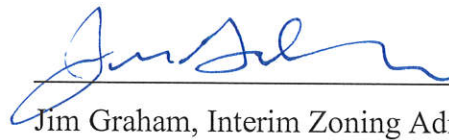
1. The mining operation and reclamation plan shall be as described in Negative Declaration #528.
2. The limits of the mining operation, including extraction, processing, storage and access areas, shall be marked in the field to facilitate annual inspections.
3. A detailed financial assurance cost estimate and corresponding financial assurances shall be provided to the Planning Department for review and approval. Upon approval of the financial assurances by the Planning Department, a financial assurance mechanism shall be provided to the Planning Department in a form acceptable to the Planning Department and the Department of Conservation.
4. The Permit to Mine and Reclamation Plan shall be signed and returned within 40 days from the date of approval or the permits shall be voided.
5. The Permit to Mine and Reclamation Plan (SM 11/12/85-03) shall expire on March 31, 2046.

Zoning Administrator Notation: Any decision made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) calendar days of the decision. If the tenth day lands on a Saturday, Sunday, or County holiday, the end of the appeal period will be the next working day. The appeal shall be based on relevant information stated or submitted at or prior to this meeting by (a) the applicant; (b) any owner of real property within 300 feet of the exterior boundaries of the property involved who was present at the hearing or who presented written testimony before the Zoning Administrator, or who may be adversely affected by the decision of the Zoning Administrator; (c) such other person whom the Board determines to have been adversely affected by the decision; or (d) any County department head whose department has an interest in the decision (Plumas County Code, Title 9, Chapter 2, Article 10, Section 9-2.1001). Appeals shall be filed with the Clerk of the Board of Supervisors, paying the fee according to the Planning & Building Services Fee Schedule.

ADJOURN

There being no further business, the meeting adjourns at 10:15 a.m. The next regularly scheduled meeting of the Zoning Administrator is set for November 13, 2024, at 10:00 a.m. at the Planning & Building Services Conference Room, located at 555 Main Street, Quincy.


Heidi Wightman, Dept. Fiscal Officer II


Jim Graham, Interim Zoning Administrator