



COUNTY OF HUMBOLDT

Legislation Text

File #: 24-1117, **Version:** 1

To: Zoning Administrator

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Wallan Quarry Conditional Use Permit, Surface Mining Permit and Reclamation Plan Renewal
Assessor Parcel Numbers (APN) 223-136-003 and 223-136-004
Record No.: PLN-2023-18118
Garberville area

A 15-year extension to the Wallan Quarry. The site has been intermittently quarried since at least 1963 for major highway construction projects, riverbank flood repair and bridge abutment protection. The quarry was previously permitted in 1989 (CUP-21-89/SMR-01-89). The quarry was again permitted in 2008 (CUP-06-30/SMP-06-01/RP-06-01) for continued operations for the intermittent extraction and processing of up to 45,000 cubic yards in any given year with an average annual rate not to exceed 15,000 cubic yards. No changes to the original approval are proposed.

RECOMMENDATION(S):

That the Zoning Administrator:

1. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
 - a. Finds that the project complies with the California Environmental Quality Act and no further environmental review is necessary for the Wallan Quarry Conditional Use Permit Renewal project; and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Permit renewal subject to the recommended conditions of approval (Attachment 1A).

DISCUSSION:

Project Location:

The project is located in Humboldt County, in the Garberville area, on the north side of Alderpoint

Road, approximately 1.10 miles northeast from the intersection of US Highway 101 and Alderpoint Road, on the properties known to be in Section 18 Township 04 South Range 04 East.

Present General Plan Land Use Designation:

Agricultural Grazing (AG), Density: Range is 20 to 160 acres per unit; Residential Agriculture (RA5-20), Density: Range is 5 to 20 acres per unit; Residential Agriculture (RA20-160), Density: Range is 20 to 160 acres per unit; Residential Low Density (RL), Density: 1 to 8 units per acre; Residential Estates (RE1-5), Density: (Cluster) Range is 1 to 5 acres per unit; Industrial, Resource Related (IR), Density: N/A; Public Recreation (PR), Density: N/A; Airport Safety Review (AP), Density: Must comply with most recent Airport Land Use Compatibility Plan (ALUCP); Garberville Redway Benbow Alderpoint Community Plan (GRBAP), 2017 General Plan, Slope Stability: Parcels are in many different zones of instability (M).

Present Zoning:

Agriculture Exclusive (AE); AE with Special Building Site combining zone specifying lot size to be as shown on subdivision maps of record (AE-B-6); Heavy Industrial with a Qualified combining zone (MH-Q).

Environmental Review:

Environmental review has been completed. A Subsequent Mitigated Negative Declaration was adopted on December 18, 2008 by the Humboldt County Planning Commission for the surface mining permit. No changes to the mining operation are proposed as part of this renewal.

State Appeal:

Project is NOT appealable to the California Coastal Commission

Major Concerns:

None.

Executive Summary:

The applicants seek a fifteen-year (15) renewal of Wallan Quarry SMARA Permit consisting of Conditional Use Permit, Surface Mining Permit, Reclamation Plan, and Financial Assurance.

The applicant proposes to continue mining and processing on APNs 223-136-003 and 223-136-004. The project proposes continued operations for the intermittent extraction and processing of up to 45,000 cubic yards in any given year with an average annual rate not to exceed 15,000 cy. The site has been intermittently quarried since at least 1963 for major highway construction projects, riverbank flood repair and bridge abutment protection. It is estimated that there remains an approximate 190,000 cubic yards of rock available at the quarry. The quarry was previously permitted in 1989 (CUP-21-89/SMR-01-89).

The Wallan Quarry, formerly named the Monschke Quarry, is located approximately 1.6 miles east of the intersection of Alderpoint Road and Redwood Drive in the community of Garberville. The project site is approximately 9 acres in size and contains massive greywacke with minor amounts of grey shale and greenstone. The operation will primarily involve blasting and excavation, on-site road and staging area improvements, on-site storage of rock, sorting, loading, and hauling by truck, erosion control and incidental and final reclamation. The typical types of equipment to be used include front-end loader, bulldozer, excavator, dump trucks, portable screen plant and weigh scales. Final reclamation includes final grading, drainage improvements, restoration of surface soils and revegetation.

The existing mining permit was set to expire on December 31, 2023; the applicant filed for permit extensions prior to the expiration date, and staff has worked with the applicant and other departments and agencies since that time prior to bringing this request to the Zoning Administrator for action. The Applicant requests to extend the prior permits for a period of 15 years. The extension would expire December 31, 2038, after the extraction season.

The site is accessed via a private road of Alderpoint Road. Materials will generally be transported to the Alderpoint Road utilizing Rock Quarry Road and Quarry Road., both of which are 14-16 feet wide and graveled. It is then approximately two miles along Alderpoint Road to State Highway 101. The roads have been used intermittently for quarrying operations and timber harvesting activities over the last sixty-five years.

The quarry site is designated Agricultural Lands that describes primary and compatible uses of the property as including resource production which includes timber production, grazing, mining and quarrying. The project was recognized during the preparation of the Community Plan and the specially tailored Heavy Industrial with a Qualified combining zone (MH-Q) was applied to the site. The Q zone is intended to protect the site for quarry production. Uses permitted in the zone include rock quarrying, sizing, crushing and rock processing and appurtenant facilities. The Q zone also specifies operational restrictions and standards to address surrounding uses. Final reclamation will return the lands consistent with surrounding areas used for agriculture and rural residential development.

The project will be subject to extensive local, state and federal regulation. In any given year, project extraction volumes, locations and methods will be submitted by the applicant for approval by local, state and federal agencies, including the County of Humboldt, Department of Fish and Game, CalFire, Office of Mine Reclamation and the Army Corps of Engineers.

The County's most recent annual mine inspection report found the mine to be in good operating order, and there were no noted mining compliance issues or adverse findings noted. The 2023 report noted:

“Minimal extraction occurred in 2023. Material was sorted and stockpiled. Roads outsloped, graveled and bermed entire lengths, conveying water to infiltration basin on west side. Floor sloped towards face/infiltration basin (depression). Face vegetated. The cut slopes and terracing appeared to conform to reclamation plan requirements. All storm water inflow infiltrates into the infiltration basin near the face on the lower terrace. No storm water discharges from the site.”

The operation will continue to be subject to on-going, annual mitigation per the adopted Mitigation Monitoring and Reporting Program, and, upon cessation of the mine, reclamation measures. These include set operational hours for blasting, extraction, processing, and hauling, and final reclamation of the site at the end of the permit term.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or conditional approval. (Attachment 5)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Zoning Administrator could elect not to approve the renewal. This alternative is not recommended as the mining operation has been operated and maintained in good standing and no changes from the original approval are proposed.

ATTACHMENTS:

1. Resolution
 - A. Conditions of Approval
 - B. Cultivation Operations Plan
 - C. Site Plan
2. Location Maps
 - A. 18118 Location Map 03.15.2023
 - B. 18118 Wallan Quarry Location
3. Subsequent Mitigated Negative Declaration
4. Applicant’s Evidence in Support of the Required Findings
 - A. Reclamation Plan
5. Referral Agency Comments and Recommendations
 - A. PGE response
 - B. Humboldt Dept. of Public Works - Roads response

Applicant: Wallan Quarry, Chris Lawrence, PO Box 245, Miranda, CA 95553

Owner: Chris Lawrence, PO Box 245, Miranda, CA 95553

Agent: Mad River Properties, Mike Atkins, 2660 Clay Rd. McKinleyville, CA 95519

Please contact Michael Kein, Associate Planner, at MKein2@co.humboldt.ca.us or 707-268-3749 if you have questions about this item.