



County of Calaveras Department of Planning

Peter N. Maurer ~ Planning Director

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May 12, 2015

Andrew Grundman
Grundman Law
1017 L Street, Suite 301
Sacramento, CA 95814

Re: Asphaltic Concrete Batch Plant
Hogan Quarry
3650 Hogan Dam Road, Valley Springs

Dear Mr. Grundman:

In response to your letter to the Chair of the Calaveras County Board of Supervisors, the County Planning Department was, in fact, requested by the property owner to make a determination regarding the installation/construction of an asphaltic concrete batch plant at the site of the Hogan Quarry, located at 3650 Hogan Dam Road. The property is identified by Assessor's Parcel Number 050-003-031 and is zoned M2, General Industrial.

The Hogan Quarry is currently operating under an approved reclamation plan but is considered vested, given that it pre-dated the County's zoning ordinance provisions requiring a conditional use permit for mining. No conditional use permit (CUP) exists or is required for the operation of the mine.

Regarding the operation of a new asphaltic concrete batch plant at this site, on April 30, 2015 I made the determination that an asphaltic concrete batch plant is a permitted use in the M2 zone, pursuant to Section 17.42.020.A of the Calaveras County Code (Uses permitted in the M1 zone permitted in the M2 zone) and 17.40.020.A (Uses permitted in the M1 zone: 8. Concrete mixing and batch plant, ready-mix.) As a permitted use by right, as opposed to a conditional use under the County's Zoning Code, no CUP or other discretionary permit is required through the Planning Department. However, authorization of the use is subject to all applicable permits from the County and State.

This decision is appealable pursuant to Section 17.98.020. Appeals must be filed in writing to the Planning Department within 15 calendar days from the date of the decision, accompanied by a \$100 filing fee.

Sincerely,



Peter N. Maurer
Planning Director

Cc: Board of Supervisors
Planning Commission