



**PLANNING COMMISSION STAFF REPORT
USE PERMIT RENEWAL**

**DECEMBER 7, 2017
UR_2016-0002**

SUMMARY

OWNER: JAMES & GLORIA MCCUTCHAN
PO BOX 538
CLOVERDALE, CA 95425

APPLICANT: SYAR INDUSTRIES, INC.
2301 NAPA-VALLEJO HIGHWAY
NAPA, CA 94558

AGENT: CRAWFORD & ASSOCIATES, INC.
100 NORTH PINE STREET
UKIAH, CA 95482

REQUEST: A Surface Mining Use Permit Renewal/Modification and Reclamation Plan Amendment for the existing Blue Ridge Rock Quarry (CA MINE ID #91-23-0039) Use Permit #U 10-95 to allow for: the extraction of up to 200,000 CY/year of in situ aggregate; the import of up to 40,000 CY/year of recycled asphalt, concrete, and/or other aggregate materials; the importation of up to 10,000 CY/year of soil; processing of a maximum of 220,000 CY/year (crushing, screening, and sorting) of virgin and recycled materials; production of up to 348,000 CY (441,400 tons) of finished product annually; a 30-year term for the entitlement; and a minimum 35-year term for the reclamation plan to account for post-reclamation monitoring until success criteria are achieved.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Approve with Conditions

LOCATION: 3.5± miles north of Cloverdale and 10± miles south of the community of Hopland. The entrance to the project site is located 0.25± miles east of Hwy 101 and the quarry is located 1± mile northeast of the site entrance via a private haul road, at 24951 Geysers Road, Hopland (CR 101A) (APNs: 050-350-23, -24; 050-410-40, -41; 050-450-26; 050-460-05, -06, -07, -09, -11, and -20).

TOTAL ACREAGE: 90.7 acres of an 1,626± acre property

GENERAL PLAN: Range Lands, 160-acre minimum (RL160)

ZONING: Rangeland, 160-acre minimum (RL-160)
ADJACENT ZONING: North/South/East/West: RL-160

EXISTING USES: Rangeland/Mining and Processing (rock quarry)

SURROUNDING LAND USES:

North/South/East/West: Rangeland and Surface Mining

SUPERVISORIAL DISTRICT:

5

STAFF PLANNER:

Ignacio Gonzalez

OTHER RELATED APPLICATIONS ON SITE: The Planning Commission approved Use Permit #U 10-95 on January 18, 1996, allowing for the operation of a rock quarry involving extraction, crushing, and screening, with a maximum extraction and processing rate of up to 75,000 cubic yards (CY) of rock per year over a 20 year period, with an annual average of 50,000 CY and a cumulative total of 1,000,000 CY.

A Minor Modification to Use Permit #U 10-95 was granted on August 14, 2013, to allow for a 5.5 acre increase in the mining disturbance areas to address access and storage and to provide a one-time allowance of imported soil.

PROJECT DESCRIPTION: Syar Industries, Inc. (Applicant) is requesting approval of a Surface Mining Use Permit Renewal/Modification and Reclamation Plan Amendment for the existing Blue Ridge Rock Quarry (BRRQ) (CA MINE ID #91-23-0039) Use Permit #U 10-95 to allow for: extraction of up to 200,000 CY/year of in-site aggregate; importation of up to 40,000 CY/year of recycled asphalt, concrete, and/or other aggregate materials, and up to 10,000 CY/year of soil; processing of a maximum of 220,000 CY/year (crushing, screening, and sorting) of virgin and recycled materials; production of up to 348,000 CY/year (441,400 tons/year) of finished product; a 30 year term for the entitlement; and a minimum 35 year term for the reclamation plan to account for post-reclamation monitoring until success criteria are achieved.

The existing operation currently spans 41.5 acres and would expand by 49.2 acres under the proposed project. The total area to be disturbed by the expanded operation would be approximately 43 acres, an increase of 15.5 acres over the existing 27.5 acres. Disturbed areas would include the quarry site, scale site, recycle site, access roads, and storm water features. New disturbance would only occur at the quarry site, and would include expanding the quarry limits, product stockpiles, and soil storage areas. The proposed project would also include 33.7 acres of buffers, which includes an average 50 foot buffer around the perimeter of the project site and around roads and operational areas where no mining activities would take place. The proposed grading limits would maintain a minimum 50 foot setback from seasonal wetlands and watercourses. Approximately 37.5 acres of the project site would be reclaimed when mining operations are completed at the site. Existing ranch roads, facilities, and exposed rock slopes, totaling approximately 20.77 acres, would not be reclaimed. A total of 138 oak trees would be removed within the project area. Per the project's reclamation plan, a 2:1 replacement ratio of oak trees would occur.

APPLICANT'S STATEMENT:

From "Project Overview" of the Blue Ridge Rock Quarry Mining and Reclamation Plan: "Syar Industries, Inc. (Applicant) is requesting approval of a Use Permit Renewal/Modification and Reclamation Plan from the County of Mendocino to allow the continued extraction of rock from an existing hillside quarry and processing of rock and recycle aggregate products for a 30 year period. The facility provides a variety of virgin and recycled aggregate products to local builders, Caltrans, and Mendocino and Sonoma Counties.

Use Permit #U 10-95 currently governs the existing quarry, allowing for a maximum extraction and processing rate of up to 75,000 cubic yards (CY) of rock over a 20 year period, an annual average of 50,000 CY and a cumulative total of 1,000,000 CY. Production of aggregate products at the facility includes extraction, crushing, and screening. Washing is allowed under #U 10-95, however has not been conducted. Saleable products include riprap, processed rock available in a variety of sizes, and recycled aggregate products. Recycled material was not specifically addressed in the original use permit.

The Applicant is requesting to increase the annual permitted extraction (in-situ) volume from 75,000 cubic yards to 200,000 CY, an increase of 125,000 CY per year. The application also includes the import of

40,000 CY per year of recycle materials (reclaimed asphalt and concrete) and 10,000 CY per year of soil. The maximum processing volume would be increased from 75,000 CY to 220,000 CY per year. This volume would include materials extracted on site from the quarry (200,000 CY) minus an estimated 10 percent fines (20,000 CY) plus imported recycled materials (40,000 CY). The maximum volume of finished product generated annually will be approximately 348,000 CY. The maximum cumulative volume of material extracted over the 30 year term would be 6,000,000 CY. Maximum extraction and processing volumes would remain the same throughout the quarry's 30 year term; the Project will not be phased."

RELATED APPLICATIONS ON-SITE:

- U 10-95

Neighboring Property: N/A

SITE CHARACTERISTICS: The existing Blue Ridge Rock Quarry (BRRQ) is located approximately 3.5 miles north of the City of Cloverdale and approximately 10 miles south of the community of Hopland. The project site is located in a rural area with minimal development. The entrance to the project site is located approximately 0.25 miles east of Highway 101, and the existing quarry is located approximately 1 mile northeast of the site entrance via a private haul road. The private haul road is 24 feet wide and provides access to an existing ranch and the mining operation.

The parcels comprising the project site, APNs: 505-350-23 and -24; 050-41-40 and -41; 050-450-26; and 050-460-05, -06, -07, -09, -11, and -20, total 90.7 acres in size. The project site is located within an existing 1,626-acre ranch, which is currently developed with several residences, access roads, barns, irrigated pasture, livestock facilities, and the quarry operation. Elevations at the project site range from approximately 400 feet above mean sea level (amsl) at the quarry entrance to approximately 1,880 feet (amsl) at the top of the ridge. The surrounding hillsides are predominantly mixed oak woodland and annual grasslands, which is utilized for livestock grazing. Biological communities present include broadleaved upland forest, cismontane woodland, north coast coniferous forest, non-native grassland, and chaparral. An intermittent watercourse is located on the eastern side of the proposed quarry expansion, within 50 feet of the proposed project. Several springs provide water for operations at the BRRQ. The project site is located within an Oak Woodland Area. The proposed project would result in the removal of 138 oak trees (*Quercus* sp.) and has the potential to adversely affect a federal Environmental Species Act (ESA)-listed species, the California coastal steelhead salmon (*Oncorhynchus mykiss*), which are known to occur downstream of the project area.¹

The quarry operation includes three primary operating areas, which include the quarry site, scale site, and recycle site. Existing on-site facilities that are accessory to the quarry include an office, truck scales and scale house, equipment maintenance area, material storage areas, equipment storage, storm water drainage facilities, springs and water storage tanks, main haul road, and quarry access roads.²

SURROUNDING LAND USE AND ZONING:

	GENERAL PLAN	ZONING	LOT SIZES	USES
NORTH	RL160	RL-160	70 acres	Rangeland & Surface Mining
EAST	RL160	RL-160	424 acres	Rangeland & Surface Mining
SOUTH	RL160	RL-160	424 acres	Rangeland & Surface Mining
WEST	RL160	RL-160	424 acres	Rangeland &

¹ North Coast Resource Management, Inc. (NCRM). *Blue Ridge Rock Quarry Biological Resources Study*. August 25, 2016.

² Crawford & Associates, Inc. Section 4.2 (Facility Layout) of Chapter 4 (Mining Operation). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

				Surface Mining
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The site and surrounding lands to the north, south, east, and west are designated as Range Lands (RL) with varying parcel sizes ranging from 70 to 424 acres. The proposed principal land use of the 90.7-acre project site is surface mining. The site is located within an existing 1,626 acre ranch. The parcels immediately surrounding the project site are minimally developed rangelands, with existing farms located further to the north. The nearest off-site residence is located approximately 2,500 feet north of the quarry expansion limits; to the south and east, the nearest residences are located approximately 4,200 feet and two (2) miles from the quarry, respectively. Additionally, a small 16 lot residential subdivision is located approximately 1 mile south of the quarry, and a campground is located approximately 0.5 miles south of the quarry along the Russian River. The proposed project is compatible with surrounding land uses and development.

PUBLIC SERVICES:

ACCESS: HIGHWAY 101 (CR 101A)
 FIRE DISTRICT: CALIFORNIA DEPARTMENT OF FIRE AND FORESTRY PROTECTION
 WATER DISTRICT: N/A
 SEWER DISTRICT: N/A
 SCHOOL DISTRICT: UKIAH UNIFIED SCHOOL DISTRICT

AGENCY COMMENTS: On March 2, 2017, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the project for the CDP and variance applications, respectively. Any recommended conditions of approval are contained in Exhibit A of the attached resolution. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.

REFERRAL AGENCIES	COMMENT	DATE
Planning – Ukiah	No Response	
Department of Transportation	No Response	
Environmental Health - Ukiah	No Comment	3/7/17
Building Inspection - Ukiah	No Response	
County Assessor	No Response	
Agriculture Commission	No Response	
Air Quality Management District	Comments	4/14/17
County Water Agency	No Response	
U.S. Fish & Wildlife Service	No Response	
Resource Lands Protection Committee	No Response	
State Clearinghouse	No Response	
Caltrans	No Response	
CAL FIRE	Comments	4/6/2017
Department of Fish & Game	No Response	
RWQCB	No Response	
Department of Conservation	Comments	3/21/2017
Cloverdale Rancheria	No Response	
Redwood Valley Rancheria	No Response	
Sherwood Valley Band of Pomo Indians	No Response	

KEY ISSUES

GENERAL PLAN: The project is consistent with Policy DE-17 (Land Use Category: RL – Range Lands) of Chapter 3 (Development Element) of the General Plan. The land use designation for the site is Range Lands specifying a minimum lot size of 160 acres (RL160). The intent of the RL160 designation is “...to

be applied to lands which are suited and are appropriately retained for grazing of livestock. The classification should include land eligible for incorporation into Type II agricultural preserves, other lands generally in range use, intermixed smaller parcels and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of range lands.”³ The general uses designated for this land use classification are “residential uses, agricultural uses, forestry, cottage industries, residential clustering, uses determined to be related to and compatible with ranching, conservation, processing and development of natural resources, recreation, [and] utility installations.”⁴ The mining operation has existed on the property since 1998. Staff finds that continued mining activities, subject to the recommended conditions of approval of this use permit renewal/modification and reclamation plan amendment, is consistent with general plan policies and the intent of the RL designation.

ZONING: The property is zoned as Rangeland with a 160 acre minimum parcel size (RL-160), and is subject to the use and development standards of Mendocino County Code (MCC) Chapter 20.060. The intent of the RL District is “...to create and preserve areas for (A) the grazing of livestock, (B) the production and harvest of natural resources, and (C) the protection of such natural resources as watershed lands from fire, pollution, erosion, and other detrimental effects. Processing of products on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically the R-L District would be applied to lands for incorporation into Type H Agricultural Preserves, other lands generally in range use, and intermixed smaller parcels and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of rangelands.”⁵ Mining and processing uses are conditionally permitted in the RL District, subject to a Major Use Permit (Section 20.060.025(E)).

The *Development and Land Use Standards*, provided in Table 1 (below), describes development and land use criteria that will be applied to the review of the proposed project and relates project components to code requirements:

Table 1: Development and Land Use Standards of Division I of Title 20 of the Mendocino County Code		
Code Section	Standard	Proposed
20.060.025 Uses Subject to a Major Use Permit	Extractive Use Types: Mining and processing	Extractive Use Types: Mining and processing
20.060.030 Minimum Lot Area	160 acres	90.7 acres of an 1,626± acre property
20.060.035 Maximum Dwelling Density	1 unit per 160 acres	Several residences are located within the existing 1,626-acre ranch. No residences are proposed under the project.
20.060.040 Minimum Front and Rear Yards	50 feet each	More than 50-feet
20.060.045 Minimum Side Yards	50 feet each	More than 50-feet
20.060.055 Building Height Limit	35 feet	No structures are proposed under the project.

Staff finds that the project is consistent with the development and land use standards for the RL District. The proposed project complies with standards for land use, parcel size, front, rear, and side yards, and building height. The mining operation has existed on the property since 1998. Staff finds that continued mining operations, subject to the recommended conditions of approval of this use permit renewal/modification and reclamation plan amendment, is consistent with RL District policies.

³ Chapter 3. Mendocino County, Planning and Building Services, Planning Division. *The County of Mendocino-General Plan*. 1991. Ukiah, CA.

⁴ Chapter 3. Mendocino County, Planning and Building Services, Planning Division. *The County of Mendocino-General Plan*. 1991. Ukiah, CA.

⁵ Mendocino County Inland Zoning Code, § II-20.060.005 (1995).

SURFACE MINING AND RECLAMATION: Both the California Surface Mining and Reclamation Act (SMARA) and Chapter 22.16 of the Mendocino County Code (Surface Mining and Reclamation) require approval of the reclamation plan for surface mining operations. An incomplete letter was received from the California Department of Conservation Office of Mine Reclamation (OMR) (letter dated March 21, 2017) on the initial Mining and Reclamation Plan (MRP) (dated August 2016) submitted to OMR by the County on March 16, 2017. An Addendum to the MRP (dated April 5, 2017) and Reclamation Plan Checklist were submitted to OMR by the County on April 6, 2017. In response to additional correspondence received from OMR, dated May 25, 2017, an Amendment to the MRP was prepared (dated July 6, 2017), which incorporates the MRP Addendum and addresses comments from OMR and supersedes the previously submitted MRP and MRP Addendum. Per correspondence with OMR on November 7, 2017, they are reviewing the MRP Addendum and believe that due to the minor comments originally expressed in their letter of May 25, 2017 that the Addendum will be adequate. Staff will present a memo at the public hearing confirming OMR acceptance of the MRP Addendum.

ENVIRONMENTAL REVIEW: An Initial Study has been prepared for the project, based on supporting materials provided by the Applicant and consulting agents. The said materials were used in part to identify potentially significant impacts pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15063. Mitigation measures are recommended to reduce the potential environmental impacts of the project. Adoption of a Mitigated Negative Declaration is recommended. The draft environmental document is attached. All materials are available for review at the Ukiah office of the Department of Planning and Building Services.

All mitigation measures and conditions of approval included under the prior Use Permit 10-95 would continue to apply under the project (**Condition 8**).

AIR QUALITY: The proposed project has the potential to result in impacts to air quality in the region including exhaust and fugitive dust emissions from operation of the quarry processing equipment; off-road mobile equipment at the quarry associated with quarry maintenance, excavation activities, and aggregate loading into haul trucks via loader; emissions from haul trucks and other vehicles traveling to and from the project site; and from blasting, which may occur up to four times per year. The project would be a continuation and expansion of an entitlement that was obtained in 1998. Air quality related impacts are regulated through the Mendocino County Air Quality Management District (MCAQMD) permitting requirements. Comments received from MCAQMD recommended project approval with incorporation of three conditions: ensuring the spray bar to water truckloads exiting the facility has been installed (**Condition 9**); haul roads to be treated with magnesium chloride based surfactant shall be treated twice per year, or more frequently as needed, to minimize fugitive dust (**Condition 10**); and ensuring that measures for prevention, control, and prompt removal of track out (earthen material carried from the facility onto public roads) are implemented (**Condition 11**). Incorporation of these three conditions would help mitigate potential air quality impacts resulting from the project.

The nearest off-site residences to the quarry include a residence located 0.5 miles north, a residence located 0.8 miles to the south, and a residence located approximately 2 miles to the east. Additionally, a 16 lot residential subdivision is located approximately one (1) mile south of the quarry in Sonoma County. No significant impacts resulting from objectionable odors or exposure of pollutants to sensitive receptors would occur.

BIOLOGICAL RESOURCES: Several biological communities present within the project site include broadleaved upland forest, cismontane woodland, North Coast coniferous forest, non-native grassland, and chaparral. The proposed project would impact and result in the removal of approximately 8.10 acres of broadleaved upland forest, 0.08 acres of cismontane woodland, 1.12 acres of North Coast coniferous forest, 4.62 acres of chaparral shrubland, 1.77 acres of non-native grassland, and 25.08 acres of barren/disturbed land. An intermittent watercourse is located on the eastern side of the proposed quarry expansion, within 50 feet of the proposed project. Several springs provide water for operations at the BRRQ. The proposed project would result in the removal of true oaks (*Quercus* sp.) and has the potential to adversely affect a federal Environmental Species Act (ESA) listed species, the California coastal

steelhead salmon (*Oncorhynchus mykiss*), which are known to occur downstream of the project area.⁶

In addition to the sediment-control design features to be installed under the proposed project per the project's SWPPP, several measures have been recommended in the Biological Study, prepared by North Coast Resource Management (NCRM), dated August 25, 2016, to reduce potential impacts to special-status wildlife species; these recommended measures, in addition to additional measures recommended to prevent the contamination of waterways, additional floristic surveys to be conducted every three (3) years, and mitigation measures to reduce potential impacts associated with the removal of oak trees due to the quarry expansion, are included in the Initial Study as **Mitigation Measures 1-12** and in the Resolution as **Conditions 14-25**.

Since the project would result in the conversion of timberland to a use other than the growing of timber, in a referral response received from CalFire, dated April 6, 2017, a Timber Harvest Plan (THP) and Timberland Conversion Permit (TCP), or a Conversion Exemption, prepared by a Registered Professional Forester, shall be submitted to CalFire. In order to ensure compliance with the regulations referenced in CalFire's referral response, a standard condition (**Condition 4**) is recommended to require the project secure all necessary permits for the project from the County, State, and federal agencies having jurisdiction over the project.

CULTURAL AND TRIBAL CULTURAL RESOURCES: There are no known historical resources on the site or in the vicinity that would be impacted by the proposed project. Additionally, as provided in the Cultural Resources Survey, most of the study area is marked by relatively steep slopes that were uninhabitable. Few bedrock outcrops or boulders were found during the field survey that could have been utilized for creation of bedrock mortars or rock art. A small spring/seep was found in an area with relatively gentle terrain, but no archaeological site indicators were found. It is very unlikely that archaeological deposits or human remains will be encountered at the site during the proposed project. Additionally, eight (8) local tribes were contacted in writing, and only one (1) response was received. A response received from Debra Ramirez, Tribal Chairperson of the Redwood Valley Little River Band of Pomo Indians, dated July 24, 2015, noted that the project area was not within the cultural territory of the Redwood Valley Little River Band of Pomo Indians. Since no other tribes responded, and since most of the study area was found to contain relatively steep slopes, it is very unlikely that the site contains unknown tribal cultural resources. However, a Standard Condition (**Condition 12**) is recommended to advise the Applicant of the County's "Discovery Clause," which establishes procedures to follow in the event that archaeological or cultural materials are unearthed during site preparation or excavation activities, in accordance with County Code Sections 22.12.090 and 22.12.100. With the inclusion of the recommended condition of approval, the proposed project is found consistent with Mendocino County policies for protection of historic, archaeological, paleontological, cultural, and tribal cultural resources.

GEOLOGY AND SOILS: According to the (Geotechnical Report) prepared by Crawford & Associates, Inc., dated April 21, 2016, the nearest active fault to the project site is the Maacama Fault System, located approximately 0.8 miles east of the site. Landslides are common throughout the region and are extensively mapped along the west flank of Buck Mountain, extending to the Russian River about one-mile west (near Highway 101). Landslides were observed along the slopes west of the quarry and above the processing plant. The quarry itself was found to be located in a bedrock core of Buck Mountain, outside of the major slide areas. No landslides or slope instability were observed within the active quarry faces or on the natural slopes above the active faces. Eleven (11) test borings at the quarry were drilled and sampled to depths ranging from 27 to 479 feet below ground surface (bgs). Significant amounts of groundwater were not encountered within the borings during the geotechnical exploration.

Through utilization of sediment-control Best Management Practices (**Condition 18**), compliance with the State Water Resources Control Board Industrial General Permit (IGP), and implementation of the project's SWPPP, grading plan, and erosion control plan, potential impacts related to soil erosion and the loss of topsoil would be mitigated. In order to minimize potential impacts associated with strong seismic

⁶ North Coast Resource Management, Inc. (NCRM). *Blue Ridge Rock Quarry Biological Resources Study*. August 25, 2016.

ground shaking, landslides, lateral spreading, subsidence, liquefaction, or collapse, the Geotechnical Report recommends that interim slope cuts be evaluated in accordance with current Mine Safety and Health Administration (MSHA) requirement as quarry operations progress (**Condition 26**). To further reduce potential geological impacts, the Geotechnical Report recommends slope stability analyses be performed by a Certified Engineering Geologist when the quarry face progresses to within 150 feet of the final face cut, which would provide an opportunity to modify the final cut configuration, if necessary, based on specific rock exposures at that time (**Condition 27**).

The project has been designed in accordance with the provisions of SMARA, in addition to the operational and reclamation standards provided in MCC Sections 22.16.07 22.16.090, respectively. As such, based on project design and with implementation of the recommended conditions, geological impacts associated with the project would be minimized.

HAZARDS AND HAZARDOUS MATERIALS: Approval of the project has the potential to result in certain hazards related to the mining operation. Blasting at the site may occur up to four times per year and would require the use of explosives; however, a licensed blaster would transport the necessary explosives to the site and perform the necessary blasting in compliance with all applicable laws and regulations. Currently, fuels, lubricants, and used oil are stored in approved containers and structures and are located adjacent to the maintenance shop, which is near the quarry site's western edge. Under the proposed project, two additional 500 gallon fuel tanks would be installed at the scale site on a concrete slab, approximately 0.4 miles from the site entrance. The two tanks would be double-walled and covered with a concrete slab. **Condition 13** is recommended to ensure that any hazardous materials to be installed on-site would be stored within an approved container and would be stored in accordance with all laws and regulations. Additionally, **Standard Condition (Condition 4)** is recommended to require the applicant to obtain all necessary permits from all federal, state, and local agencies with jurisdiction over the project.

Compliance with local, state, and federal regulations would require the preparation and implementation of a HMBP and SWPPP, which would reduce potential risks associated with the use and storage of hazardous materials on the project site, in addition to accidental release of the hazardous materials. The explosives required for the quarry expansion would not be stored on-site. A licensed blaster would transport the necessary explosives to the site and perform the necessary blasting in compliance with all applicable laws and regulations. In order to prevent contamination of waterways, **Condition 19** is recommended, which requires prompt cleanup of leaks, drips, and spills of hydraulic fluid, oil, or fuel from construction equipment in order to prevent contamination of waterways.

The site is located within a "moderate" fire hazard severity zone.⁷ Although proper precautions and measures are taken during mining operations, the potential exists for wildland fire to inadvertently be ignited when equipment is utilized near dry grassland, especially during periods of increased fire danger. Additionally, there is an increased risk of wildfires when blasting occurs on the site. To reduce potential impacts associated with risk of wildfires, certain preventative measures are recommended during "high," "very high," or "extreme" fire danger levels, such as having a water truck filled and on standby at the project site during equipment use at the quarry and when blasting is to occur at the site (**Condition 28**) and notifying local fire departments (Hopland Fire Department, Cloverdale Fire Department, and the CalFire Cloverdale station) a minimum of 24 hours prior to blasting (**Condition 29**).

These conditions are recommended to ensure that the potential for these and other such hazards are held to a minimum.

HYDROLOGY AND WATER QUALITY: As described in the project's MRP, a combination of site design and stormwater drainage features are utilized at the site to reduce erosion and sedimentation and to

⁷ California Department of Forestry and Fire Protection. Fire and Resource Assessment Program. *Fire Hazard Severity Zones in SRA – Mendocino County* (November 7, 2007). Accessed March 24, 2017. Available at: http://frap.fire.ca.gov/webdata/maps/mendocino/fhszs_map.23.pdf.

minimize off-site discharges of impaired stormwater from the facility. The quarry and quarry expansion has been designed to contain all on-site runoff within its limits for up to a 100 year flood, 24 hour storm event. The quarry currently utilizes one existing sediment basin at the south end of the quarry near the quarry entrance; two additional sediment infiltration basins are proposed under the project under the quarry floor. Additionally, sheet flow filters, rock-lined ditches, gravel check-dams, gravel berms, and earthen berms are utilized on-site along the Haul Road. The recycle and scale sites utilize a designated infiltration area and sediment infiltration basin, in addition to earthen berms. As provided in the site's MRP, drainage and sediment facilities and road are routinely maintained. Culverts, road ditches, and structural storm water facilities (including sediment basins and sheet flow filters) are inspected after each storm and cleaned out as needed to maintain function. A road grader is used monthly to smooth the haul road and unpaved internal roads so that runoff does not erode the travel surface. Furthermore, the site is checked regularly for leaks and spills from equipment. These maintenance practices would continue under the proposed project.⁸

In order to reduce any potential impacts on hydrology and water quality, a condition (**Condition 8**) is recommended to require the project continues to comply with all mitigation measures and conditions of approval under Use Permit #10-95. Additionally, with implementation of **Conditions 18 and 19**, which require implementation of sediment-control BMPs and prompt clean-up of all spills to prevent contamination of waterways, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade water quality.

RECOMMENDATION

By resolution, adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and grant a Surface Mining Use Permit Renewal/Modification and Reclamation Plan Amendment for the Project, as proposed by the Applicant, based on the facts and findings and subject to the conditions of approval.

DATE

ELIZABETH BURKS, AICP,
PLANNING DIRECTOR, LACO ASSOCIATES

Appeal Period: 10 Days
Appeal Fee: \$1,616.00

ATTACHMENTS:

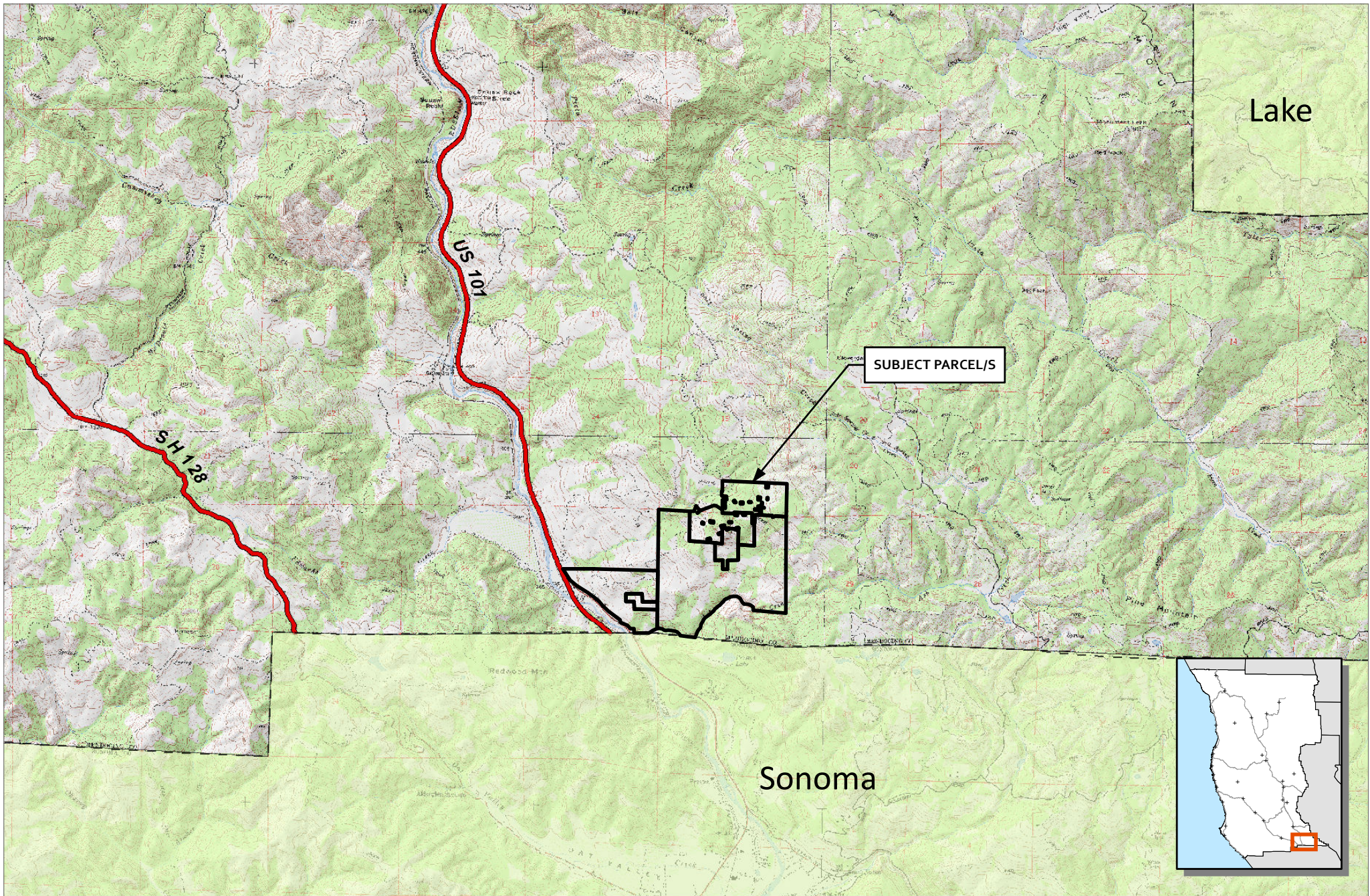
- A. Location Map
- B. Aerial Map #1
- C. Aerial Map #2
- D. Site Plan
- E. Site Layout
- F. Reclamation Plan
- G. Grading Plan
- H. Disturbance Area
- I. Biological Resources Map
- J. Zoning Display Map
- K. General Plan Classifications
- L. Adjacent Owner Map
- M. Fire Hazards Map
- N. Local Soils

⁸ Crawford & Associates, Inc. Section 4.7 (Maintenance/Good Housekeeping Practices) of Chapter 4 (Mining Operation). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

- O. Important Farmland
- P. Lands in Williamson Act Contracts
- Q. Lands of McCutchan & Williamson Act
- R. FEMA Flood Zone

RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):

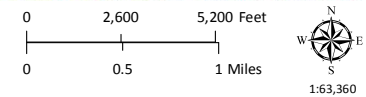
Initial Study and Mitigated Negative Declaration available online
at: <http://www.co.mendocino.ca.us/planning/meetings.htm>



CASE: **UR 2016-0002**
OWNER: **McCUTCHAN, James & Gloria**
APN: **050-350-23, et. al.**
APLCT: **Syar Industries, Inc.**
AGENT: **Jennifer Gomez**
ADDRESS: **25025 Geysers Road, Hopland**

 California Counties
 Highways

ATTACHMENT A



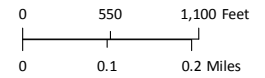
LOCATION MAP



CASE: UR 2016-0002
OWNER: McCUTCHAN, James & Gloria
APN: 050-350-23, et. al.
APLCT: Syar Industries, Inc.
AGENT: Jennifer Gomez
ADDRESS: 25025 Geysers Road, Hopland

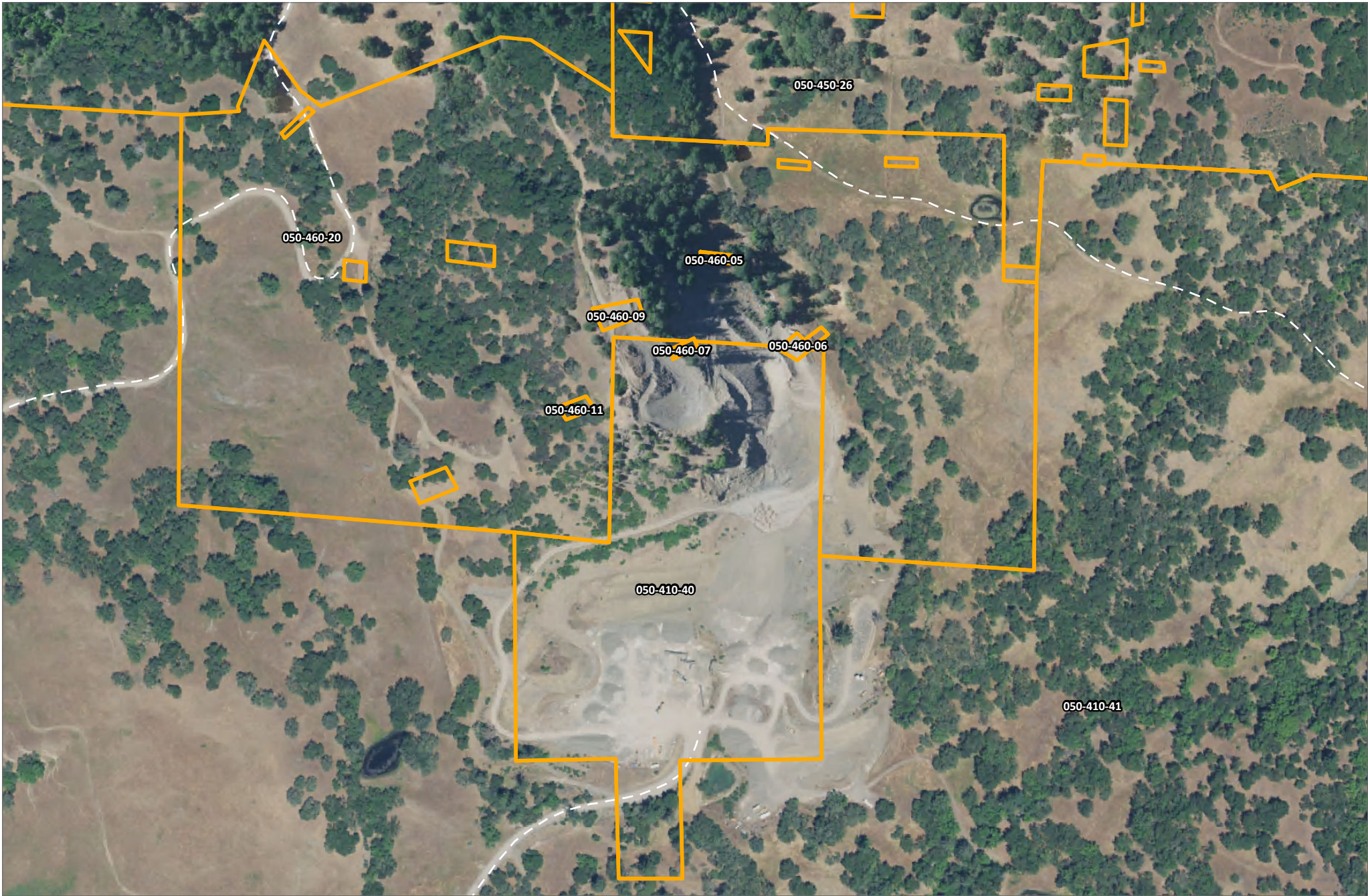
Named Rivers
Public Roads
Private Roads

Driveways/Unnamed Roads



ATTACHMENT B

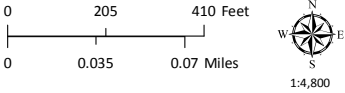
AERIAL IMAGERY



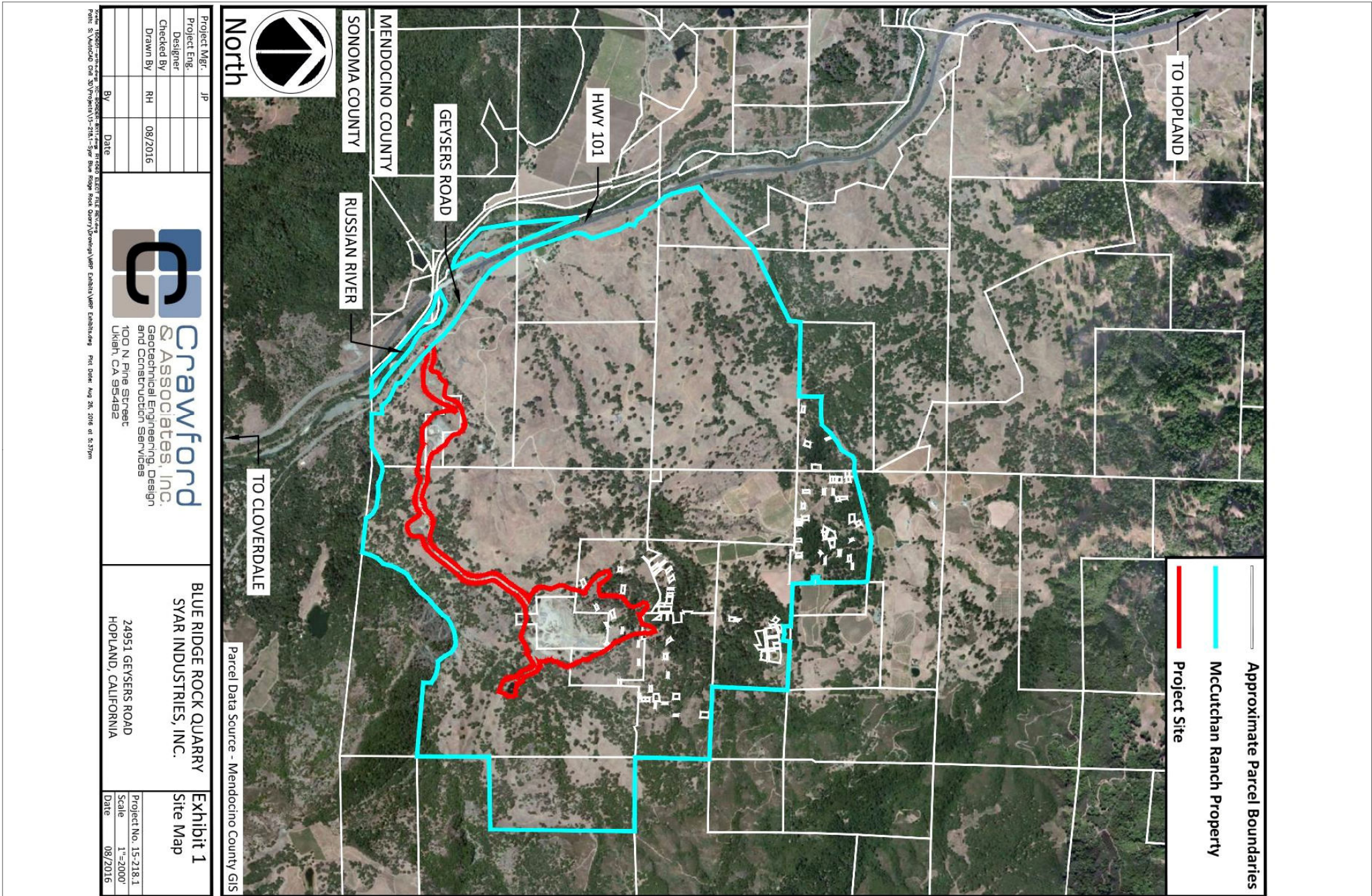
CASE: **UR 2016-0002**
OWNER: **McCUTCHAN, James & Gloria**
APN: **050-350-23, et. al.**
APLCT: **Syar Industries, Inc.**
AGENT: **Jennifer Gomez**
ADDRESS: **25025 Geysers Road, Hopland**

Driveways/Unnamed Roads

ATTACHMENT C



AERIAL IMAGERY

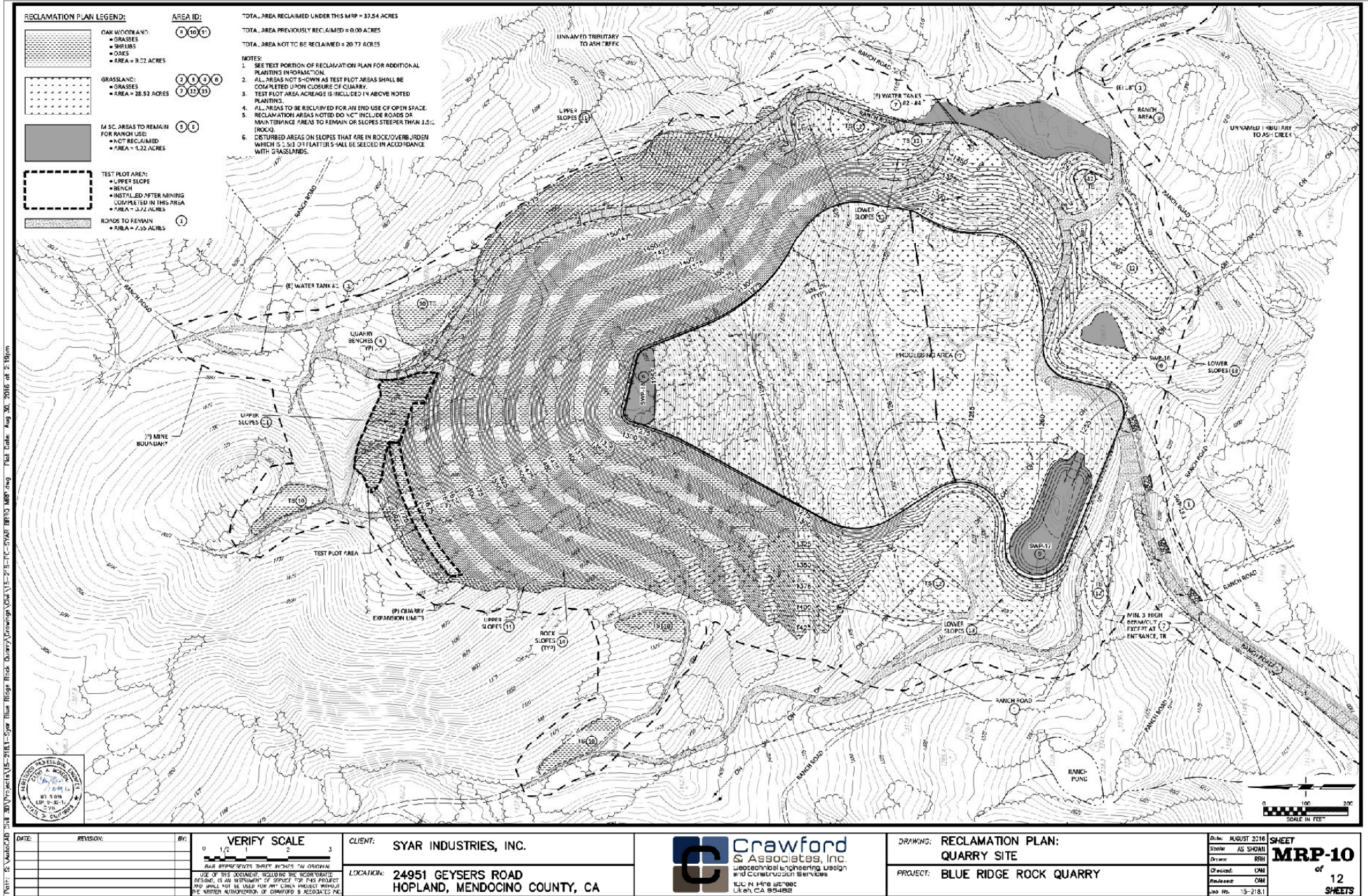


CASE: UR 2016-0002
OWNER: McCUTCHAN, James & Gloria
APN: 050-350-23, et. al.
APLCT: Syar Industries, Inc.
AGENT: Jennifer Gomez
ADDRESS: 25025 Geysers Road, Hopland

NO SCALE

ATTACHMENT D

SITE PLAN

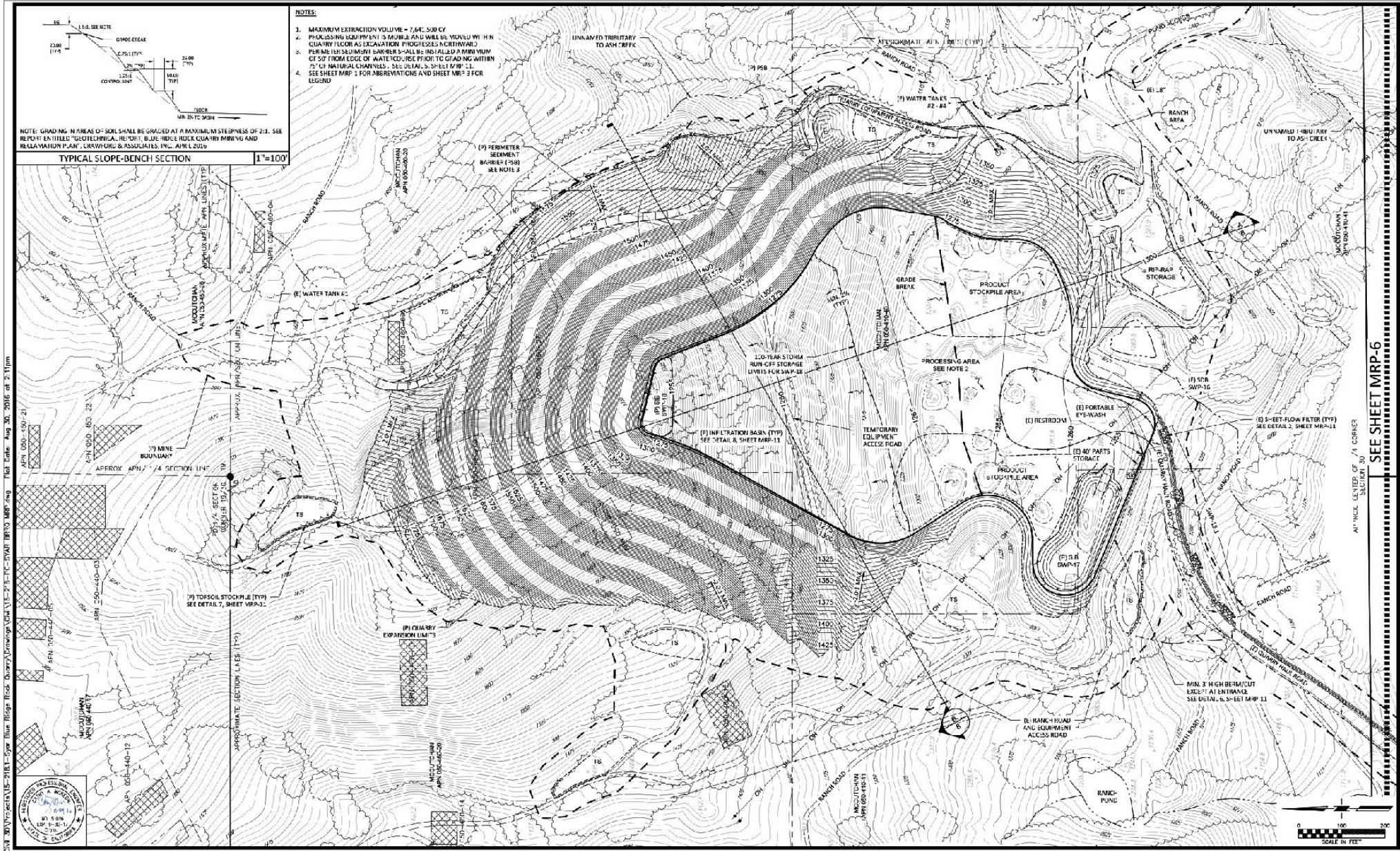


CASE: UR 2016-0002
 OWNER: McCUTCHAN, James & Gloria
 APN: 050-350-23, et. al.
 APLCT: Syar Industries, Inc.
 AGENT: Jennifer Gomez
 ADDRESS: 25025 Geysers Road, Hopland

ATTACHMENT F

NO SCALE

RECLAMATION PLAN



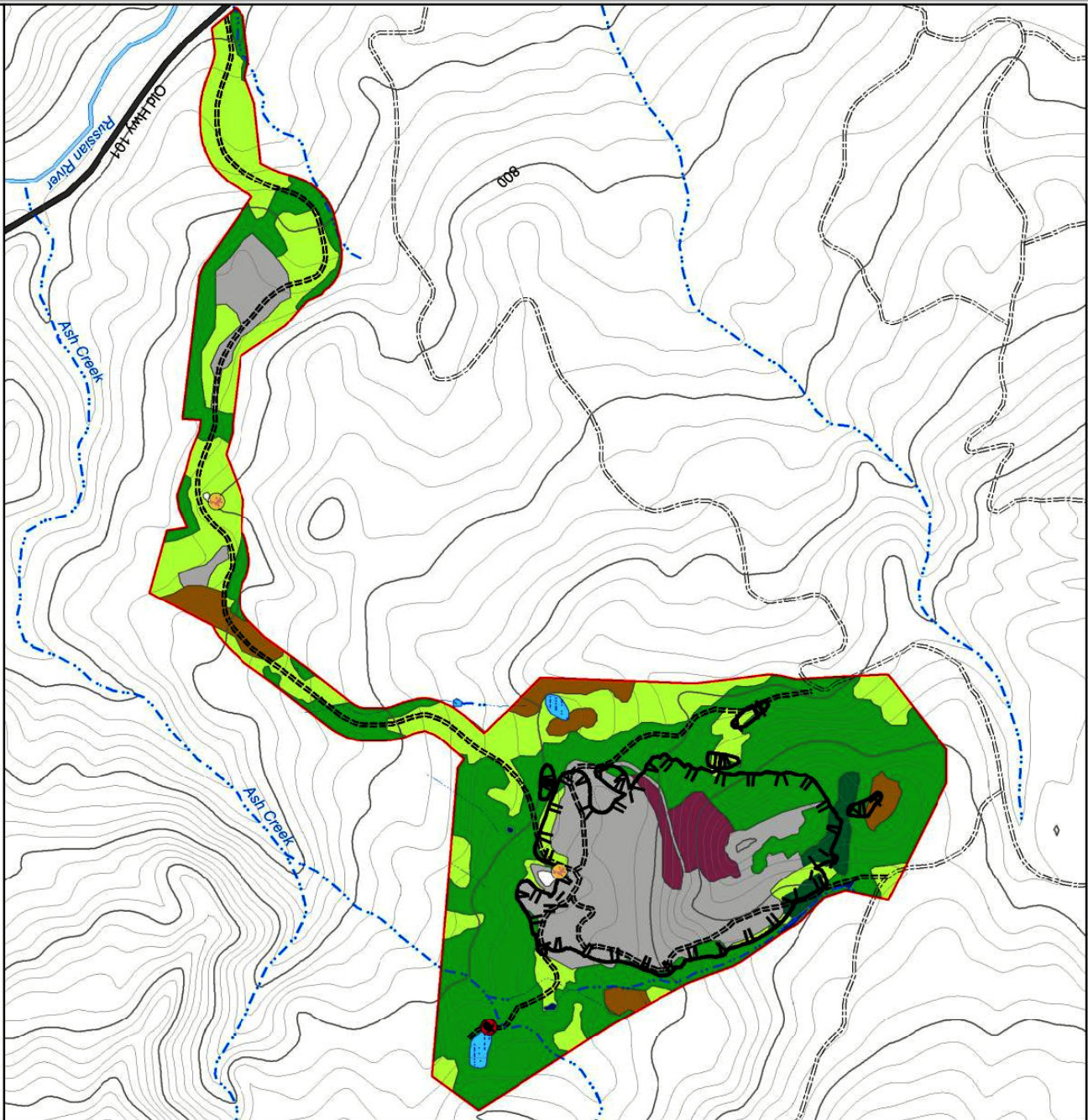
DATE: 05/24/2016	REVISION:	BY:	VERIFY SCALE USE OF THIS DOCUMENT, INCLUDING THE INFORMATION HEREIN, IS AN ACKNOWLEDGMENT OF SERVICE FOR THE PROJECT AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAWFORD & ASSOCIATES, INC.	CLIENT: SYAR INDUSTRIES, INC.	Crawford & Associates, Inc. Geotechnical Engineering, Design and Construction Services 1111 N. Hine Street Ukiah, CA 95582	DRAWING: QUARRY GRADING PLAN	Date: AUGUST 2016 Scale: AS SHOWN Drawn: BHI Checked: DM Reduced: DM Job No.: 15-218.1	SHEET MRP-7 of 12 SHEETS
			LOCATION: 24951 GEYSERS ROAD HOPLAND, MENDOCINO COUNTY, CA	PROJECT: BLUE RIDGE ROCK QUARRY				

CASE: UR 2016-0002
 OWNER: McCUTCHAN, James & Gloria
 APN: 050-350-23, et. al.
 APLCT: Syar Industries, Inc.
 AGENT: Jennifer Gomez
 ADDRESS: 25025 Geysers Road, Hopland

ATTACHMENT G

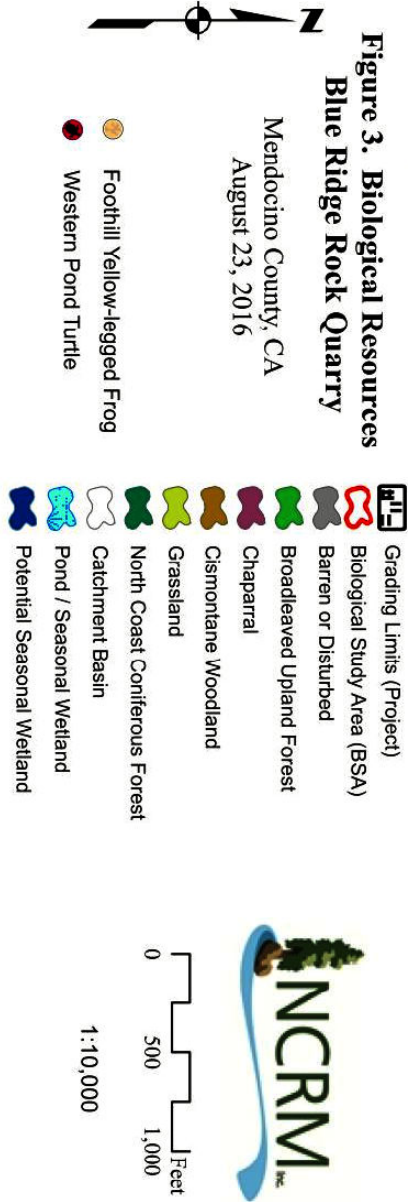
NO SCALE

GRADING PLAN



**Figure 3. Biological Resources
Blue Ridge Rock Quarry**

Mendocino County, CA
August 23, 2016



CASE: UR 2016-0002

OWNER: McCUTCHAN, James & Gloria

APN: 050-350-23, et. al.

APLCT: Syar Industries, Inc.

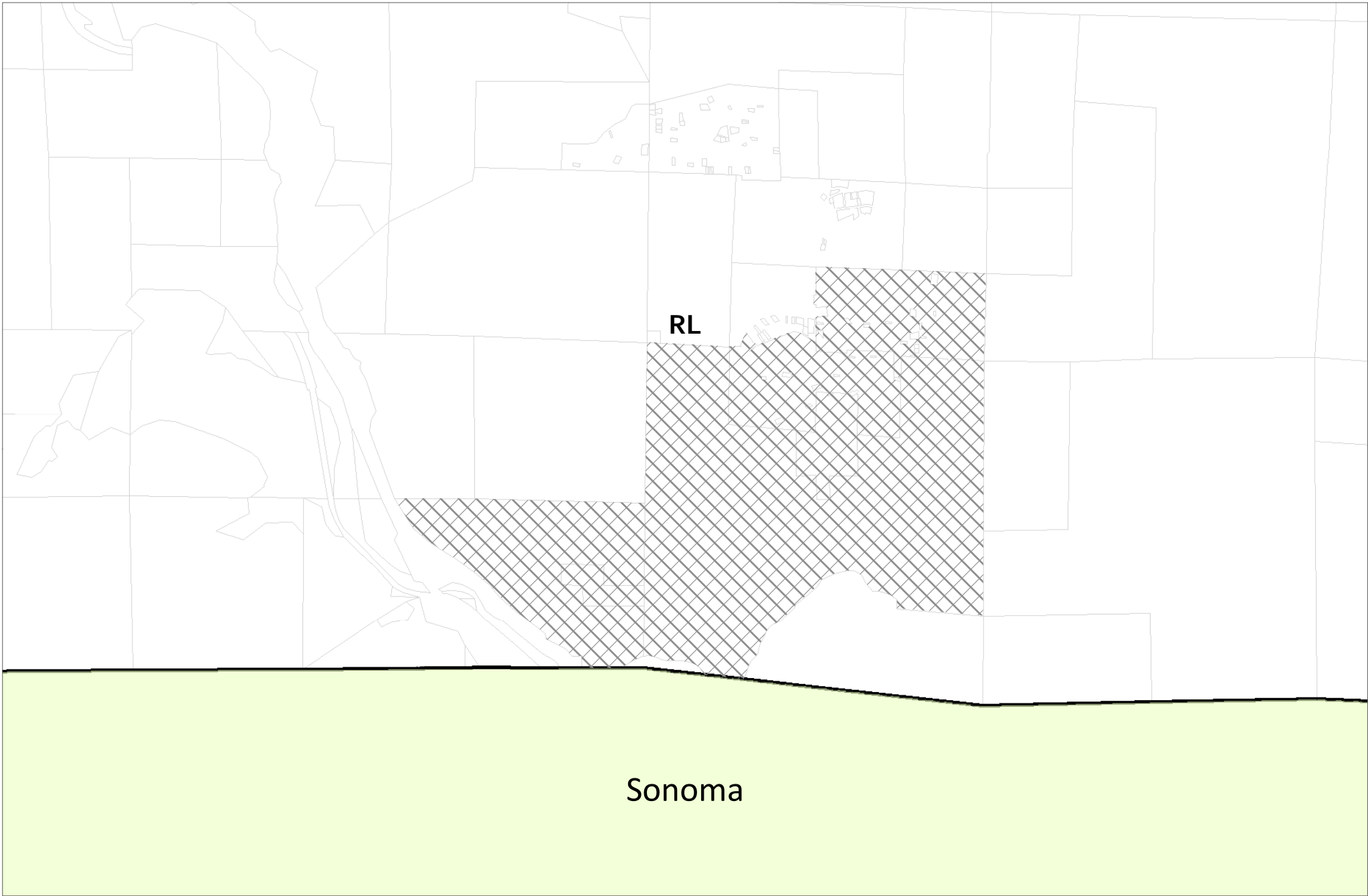
AGENT: Jennifer Gomez

ADDRESS: 25025 Geysers Road, Hopland

ATTACHMENT I

NO SCALE

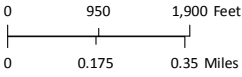
BIOLOGICAL RESOURCES



CASE: **UR 2016-0002**
OWNER: **McCUTCHAN, James & Gloria**
APN: **050-350-23, et. al.**
APLCT: **Syar Industries, Inc.**
AGENT: **Jennifer Gomez**
ADDRESS: **25025 Geysers Road, Hopland**

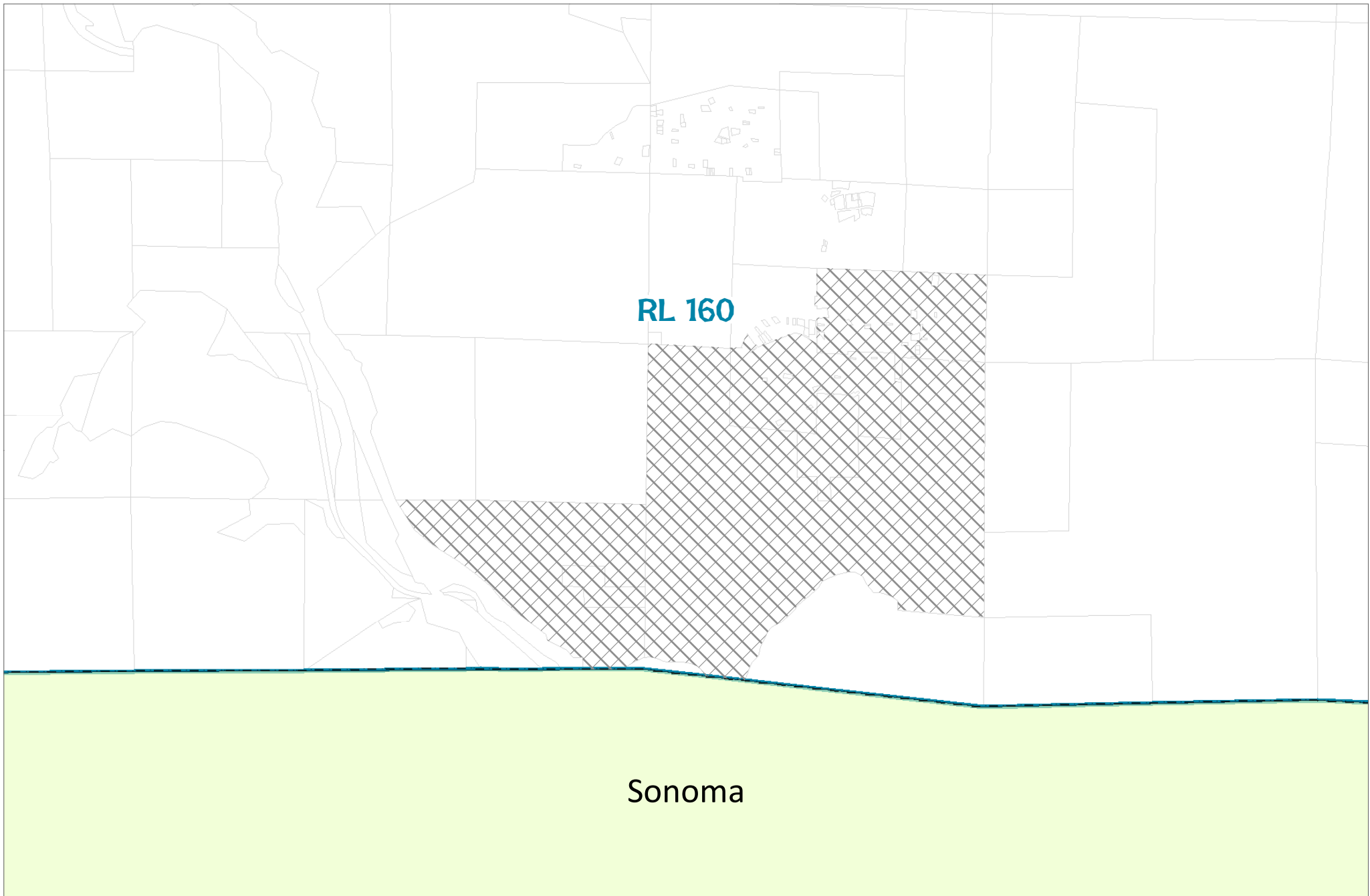
 California Counties
 Zoning Districts

ATTACHMENT J



ZONING DISPLAY MAP

Map produced by the Mendocino County Planning & Building Services, February, 2017
All spatial data is approximate. Map provided without warranty of any kind.



CASE: **UR 2016-0002**
OWNER: **McCUTCHAN, James & Gloria**
APN: **050-350-23, et. al.**
APLCT: **Syar Industries, Inc.**
AGENT: **Jennifer Gomez**
ADDRESS: **25025 Geysers Road, Hopland**

 California Counties
 General Plan Classes

ATTACHMENT K

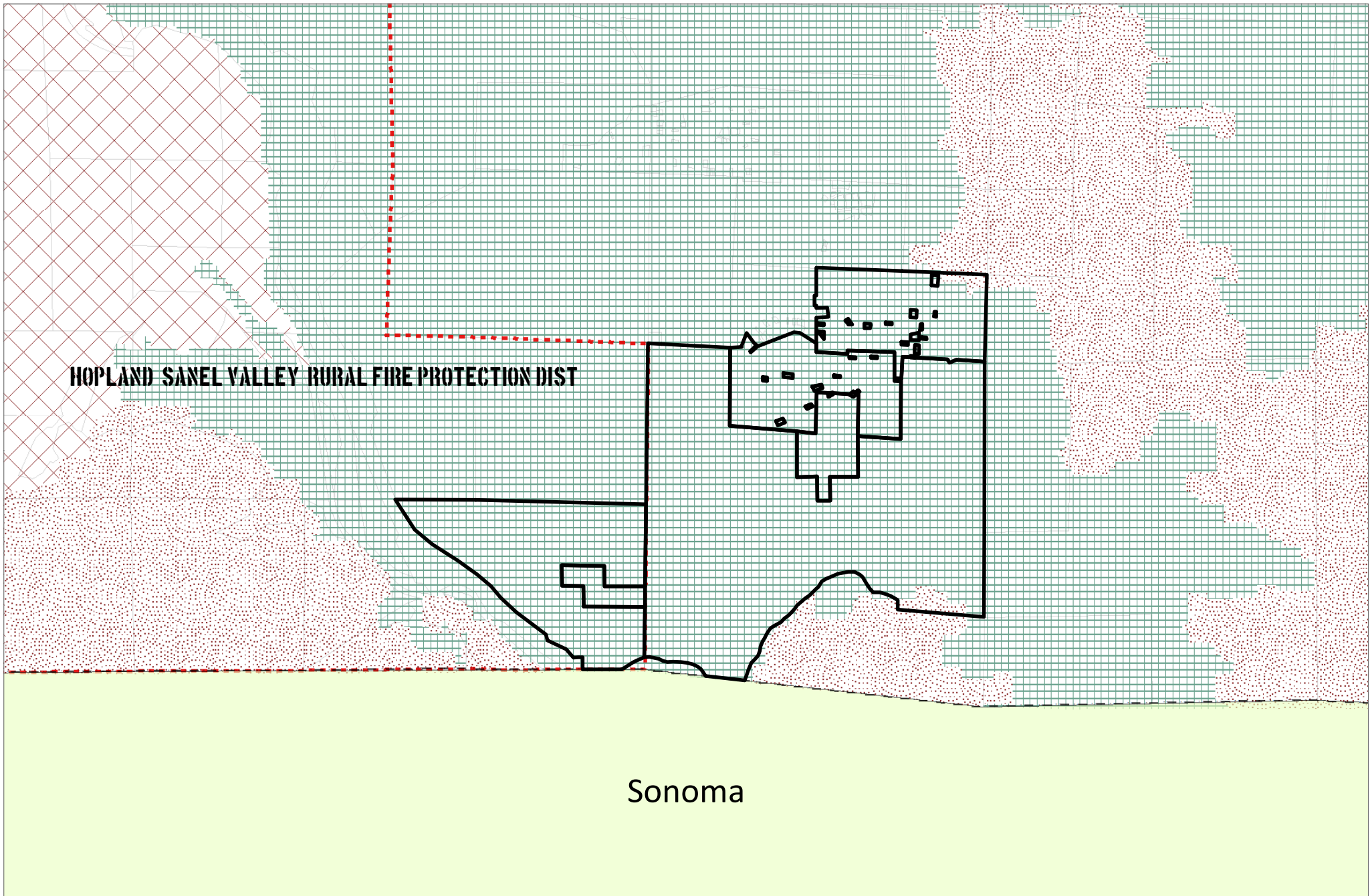
0 950 1,900 Feet
0 0.175 0.35 Miles



1:24,000

GENERAL PLAN CLASSIFICATIONS

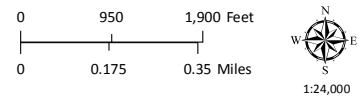




CASE: **UR 2016-0002**
 OWNER: **McCUTCHAN, James & Gloria**
 APN: **050-350-23, et. al.**
 APLCT: **Syar Industries, Inc.**
 AGENT: **Jennifer Gomez**
 ADDRESS: **25025 Geysers Road, Hopland**

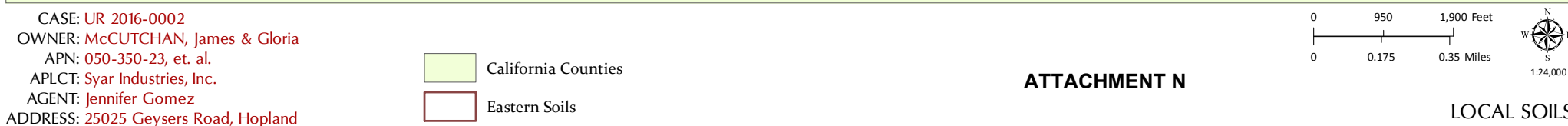
- California Counties
- County Fire Districts
- High Fire Hazard
- Moderate Fire Hazard
- Very High Fire Hazard

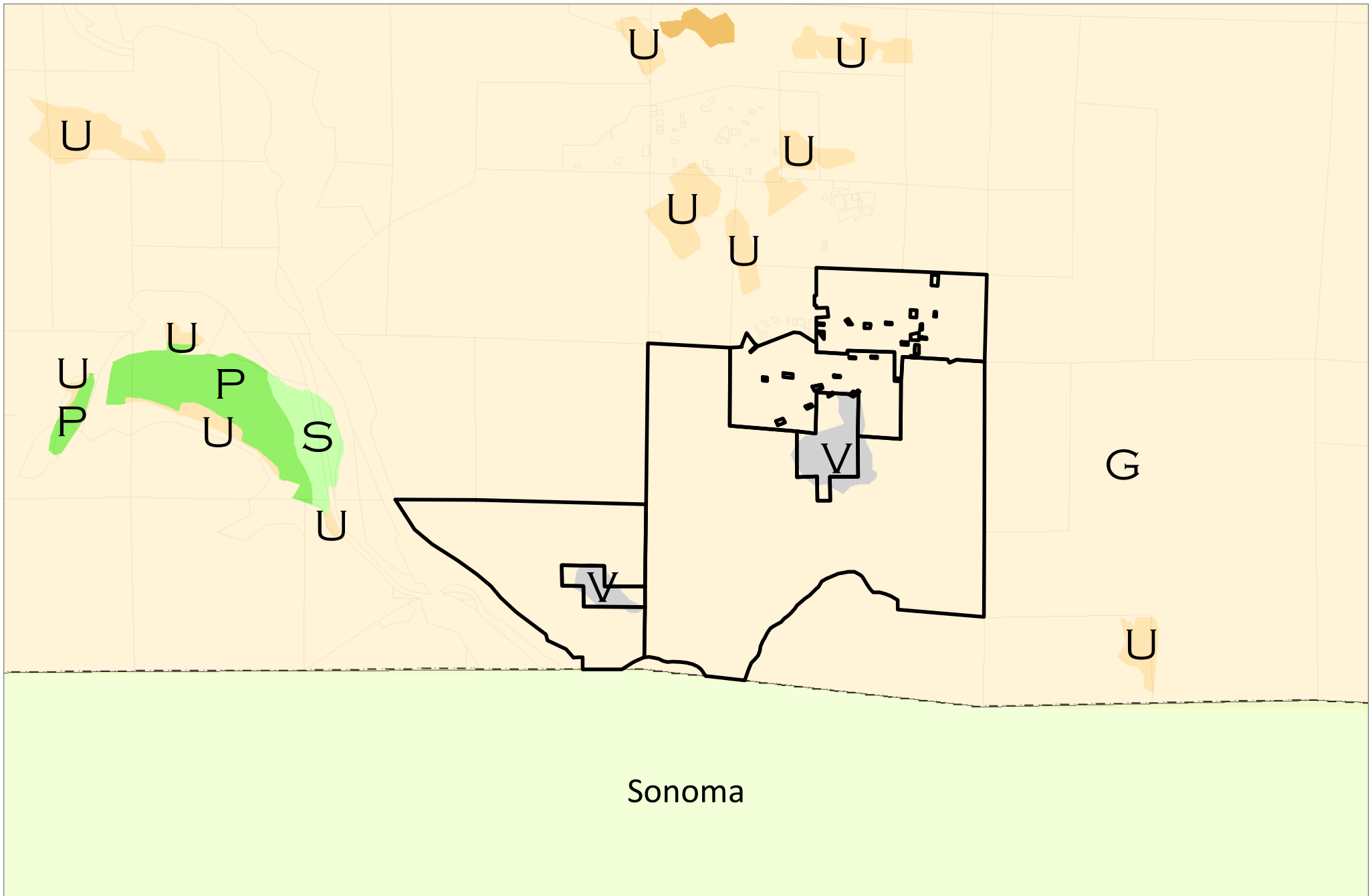
ATTACHMENT M



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
 STATE RESPONSIBILITY AREA

Map produced by the Mendocino County Planning & Building Services, February, 2017
 All spatial data is approximate. Map provided without warranty of any kind.

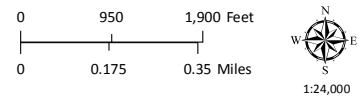




CASE: **UR 2016-0002**
 OWNER: **McCUTCHAN, James & Gloria**
 APN: **050-350-23, et. al.**
 APLCT: **Syar Industries, Inc.**
 AGENT: **Jennifer Gomez**
 ADDRESS: **25025 Geysers Road, Hopland**

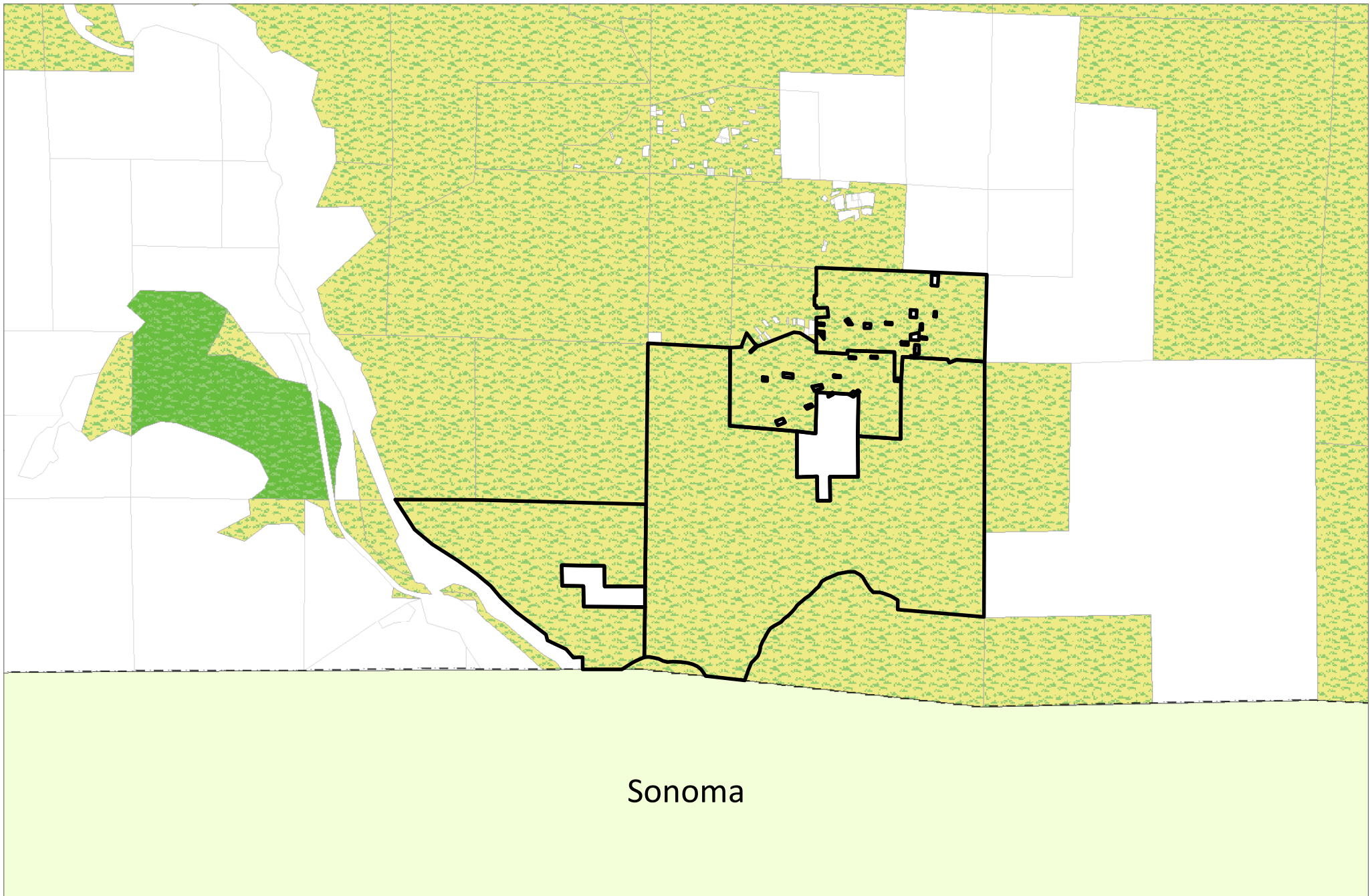
- | | | |
|---|--|--|
|  California Counties |  Farmland of Statewide Importance (S) |  Vacant (V) |
|  Grazing Land (G) |  Semi-Ag & Rural Commercial (sAC) | |
|  Prime Farmland (P) |  Unique Farmland (U) | |

ATTACHMENT O



IMPORTANT FARMLAND

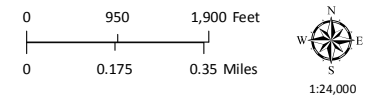
Map produced by the Mendocino County Planning & Building Services, February, 2017
 All spatial data is approximate. Map provided without warranty of any kind.



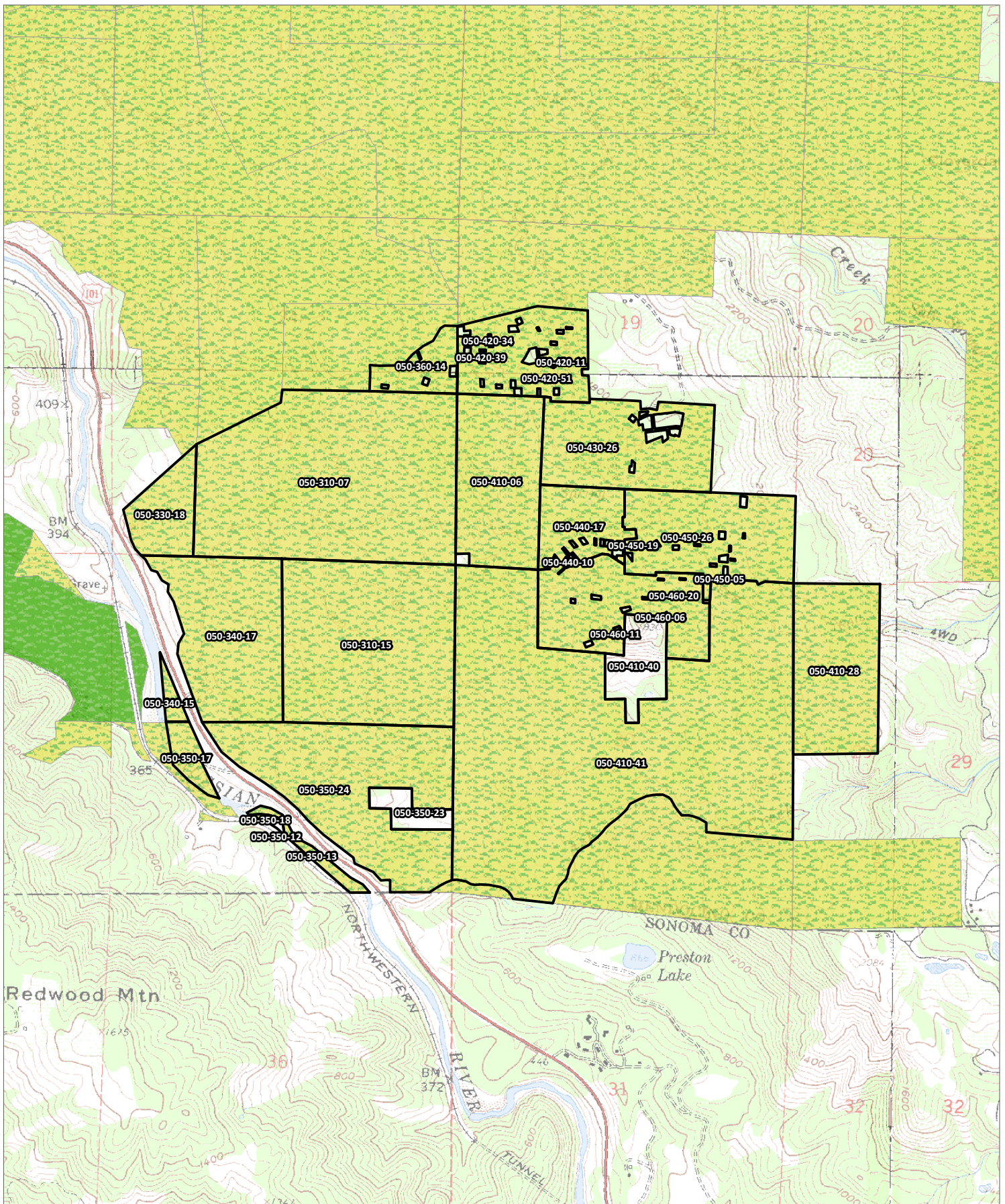
CASE: **UR 2016-0002**
OWNER: **McCUTCHAN, James & Gloria**
APN: **050-350-23, et. al.**
APLCT: **Syar Industries, Inc.**
AGENT: **Jennifer Gomez**
ADDRESS: **25025 Geysers Road, Hopland**

-  California Counties
-  Non-Prime Ag 2016
-  Williamson Act 2016
-  Prime Ag 2016

ATTACHMENT P



LANDS IN WILLIAMSON ACT CONTRACTS



Coordinate System: NAD 83, Calif. State Plane Zone II
 Projection: Lambert Conformal Conic
 Parcel Data: Mendocino County Info. Svcs., October, 2015
 Aerial Imagery: US Dept. of Agriculture, NAIP series, unless otherwise indicated
 Topographic Data: USGS 7.5 minute quad series
 Flood Data: FEMA FIRM Maps, June 2011
 AP & Situs numbers subject to change or correction at any time.

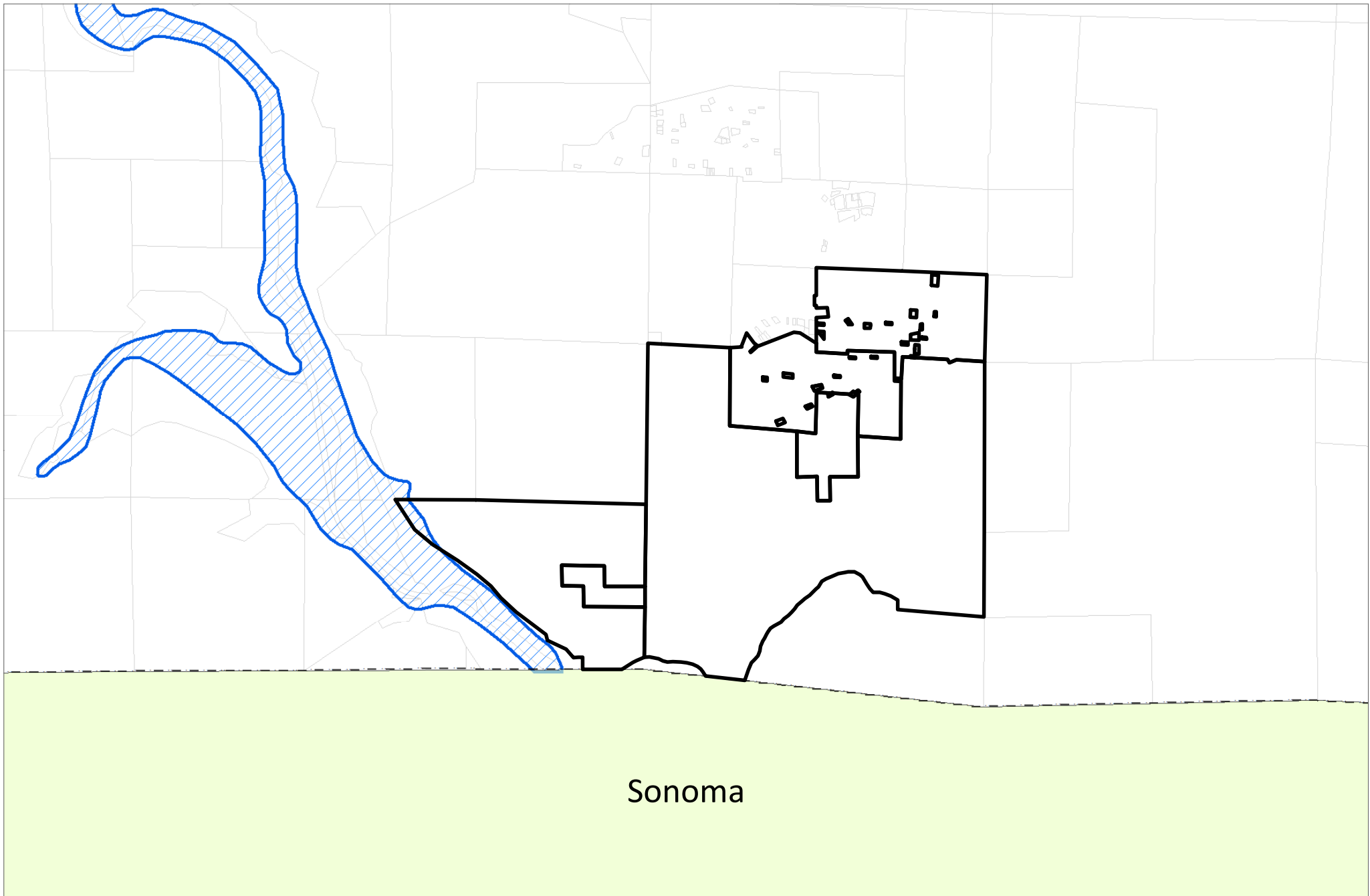
Williamson Act 2015
 Prime Ag 2015
 Non-Prime Ag 2015

ATTACHMENT Q

0 950 1,900 Feet
 0 0.175 0.35 Miles



LANDS OF McCUTCHAN & WILLIAMSON ACT

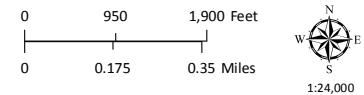


Sonoma

CASE: **UR 2016-0002**
OWNER: **McCUTCHAN, James & Gloria**
APN: **050-350-23, et. al.**
APLCT: **Syar Industries, Inc.**
AGENT: **Jennifer Gomez**
ADDRESS: **25025 Geysers Road, Hopland**

 California Counties
 Flood Zone

ATTACHMENT R



FEMA FLOOD ZONE
NFIP MAPS, JUNE 2nd, 2011

Section 1 Description Of Project.**DATE:** August 11, 2017**CASE#:** UR_2016-0002**DATE FILED:** 1/11/2016**OWNER:** MCCUTCHAN JAMES F JR & GLORIA**APPLICANT:** SYAR INDUSTRIES, INC.**AGENT:** CRAWFORD AND ASSOCIATES, INC.**PROJECT COORDINATOR:** ELIZABETH BURKS, AICP, PLANNING DIRECTOR, LACO ASSOCIATES

REQUEST: Surface Mining Use Permit Renewal/Modification and Reclamation Plan Amendment to the existing Blue Ridge Rock Quarry (CA MINE ID#91-23-0039) Use Permit #U 10-95 to allow for: extraction of up to 200,000 cubic yards (CY)/year of in-situ aggregate; importation of up to 40,000 CY/year of recycled asphalt, concrete and/or other aggregate materials and up to 10,000 CY/year of soil; processing of a maximum of 220,000 CY/year (crushing, screening, and sorting) of virgin and recycled materials; production of up to 348,000 CY/year (441,400 tons/year) of finished product; a 30 year term for the entitlement; and a minimum 35-year term for the reclamation plan to account for post-reclamation monitoring until success criteria are achieved.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

LOCATION: The site is located 3.5± miles north of Cloverdale and 10 miles south of the community of Hopland. The entrance to the project site is located 0.25± miles east of Hwy 101 and the quarry is located 1.0± mile northeast of the site entrance via a private haul road. Located at 24951 Geysers Road, Hopland (CR 101A) (APNs: 050-350-23, -24; 050-410-40, -41; 050-450-26; 050-460-05, -06, -07, -09, -11, and -20).

Section 2 Environmental Checklist.

"Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change, may be considered in determining whether the physical change is significant (CEQA Guidelines, Section 15382).

Accompanying this form is a list of discussion statements for all questions, or categories of questions, on the Environmental Checklist (See Section III). This includes explanations of "no" responses.

PROJECT DESCRIPTION: Syar Industries, Inc. (Applicant) is requesting approval of a Surface Mining Use Permit Renewal/Modification and Reclamation Plan Amendment for an existing surface mining operation near the community of Hopland in the County of Mendocino. The Applicant is requesting continued extraction of rock from the Blue Ridge Rock Quarry (BRRQ) and processing of rock and recycled aggregate products for a 30 year term. The project was previously permitted by the County of Mendocino (Permit #U 10-95) for a permit term of 20 years. The current permit allows for 75,000 cubic yards (CY) of extraction annually with an annual average of 50,000 CY and 1,000,000 CY cumulatively. The Applicant is requesting to modify the existing permit to increase the allowable extraction amount from 75,000 CY annually to 200,000 CY annually. The modification also includes allowing importation of 40,000 CY of recycled materials and 10,000 CY of soil. The proposed processing volume would increase from 75,000 CY to 220,000 CY annually, which accounts for the increased proposed extraction amounts. The maximum volume of processed material would be 348,000 CY, which would include the increased extraction amount and imported materials. The maximum cumulative volume of material extracted over the 30 year term would be 6,000,000 CY. The project would not be phased. A minimum 35 year term for the reclamation plan is requested, which includes 5 years of monitoring following site closure and reclamation. The reclamation plan term would be extended beyond 5 years if success criteria are not met and remedial measures are implemented.

A detailed *Mining and Reclamation Plan* (MRP) has been prepared for the proposed project by Crawford and Associates, Inc., dated July 6, 2017, which describes the project site, existing and proposed operations, and the project's reclamation plans for the site. The total project site, or area within the mine boundary, consists of 90.7 acres. The total disturbed area under the existing operation, including haul roads, processing, storage, and mining

areas, is 41.5 acres. Disturbed areas include the quarry site, scale site, recycle site access roads, and storm water features. At the quarry site, the total area to be disturbed by the proposed expansion would be approximately 43 acres, an increase of 15.5 acres from the current 27.5 acres. New disturbance would only occur at the quarry site and would include expanding the quarry limits, product stockpiles, and soil storage areas. The proposed project would also include 33.7 acres of buffers, which includes an average 50 foot buffer around the perimeter of the project site and around roads and operational areas where no mining activities would take place. The proposed grading limits would maintain a minimum 50 foot setback from seasonal wetlands and watercourses.¹

Under the quarry expansion, the limits of the quarry would primarily be extended to the north and west. The upper slopes of the quarry would be excavated to the north and west along the ridgeline, and the quarry floor would be lowered and expanded further to the north.² The maximum depth of mining would be to a depth of 1,250 feet above mean sea level (amsl), or 30 feet below the current lowest point of the quarry floor.³ The western edge would continue to be bound by the existing access road and the eastern edge would provide a 50 foot buffer to the existing unnamed Class III channel. The southern edge of the quarry would remain at its current location. The final mine configuration would result in a crescent-shaped floor area with a depression for storm water retention.⁴ The quarry expansion would not be phased and would occur in a single phase.⁵

Table 1, below, provides a comparison of existing and projected acreage under the proposed project, by project area and use.

Table 1. Existing and Projected Acreage by Project Area and Use

Project Site	Existing Area (acres)	Project Area (acres)	Total Area (acres)
Quarry Site	27.5	15.5	43
Product Stockpiles	1.1	2.2	3.3
Topsoil Storage	1.0	0.9	1.9
Processing Area	0.5	0	0.5
Sediment Basins	0.3	0.8	1.1
Quarry	24.6	11.7	36.3
Scale Site	6.1	0	6.1
Product Stockpiles	2.2	0	2.2
Topsoil Storage	0.9	0	0.9
Scales, Office, & Operational Areas	2.5	0	2.5
Sediment Basins	0.5	0	0.5
Recycle Site	1.9	0	1.9
Recycle Storage	1.8	0	1.8
Sediment Basin	0.1	0	0.1
Haul Road	3.9	0	3.9
Other Stormwater Features	0.7	0	0.7
Non-Project Ranch Areas	1.4	0	1.4
Buffers	0	33.7	33.7
Total	41.5	49.2	90.7
Source: Crawford & Associates, Inc. Section 4.1 (Area Affected by Mining) of Chapter 4 (Mining Operation). <i>Blue Ridge Rock Quarry Mining and Reclamation Plan</i> . July 6, 2017.			

As provided in the MRP, prepared by Syar Industries, Inc., on July 6, 2017, it is anticipated that the requested 30 year project term would begin in June 2018 and terminate in June 2048. Additionally, the anticipated maximum depth of mining would be 1,250 feet above mean sea level (amsl), which equates to 30 feet below the current lowest point at the quarry floor.

¹ Crawford & Associates, Inc. Section 4.1 (Area Affected by Mining) of Chapter 4 (Mining Operation). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

² NCRM. *Blue Ridge Rock Quarry Biological Resources Study*. August 25, 2016.

³ Crawford & Associates, Inc. Project Summary. *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

⁴ NCRM. *Blue Ridge Rock Quarry Biological Resources Study*. August 25, 2016.

⁵ Crawford & Associates, Inc. Section 4.4 (Mining Plan) of Chapter 4 (Mining Operation). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. August 2016.

Approximately 37.5 acres of the project site would be reclaimed when mining operations are completed at the site.⁶ The end use of the site would be open space, consistent with the natural landscape of the surrounding property.⁷ Reclamation of the quarry would be completed concurrently with mining in the areas where the final ground configuration is reached and the area is not involved in on-going mining operations. Reclamation would include removal of equipment and remaining aggregate piles, ripping or scarifying surfaces to prepare for revegetation, rough grading to achieve proper drainage and planting surface, resoiling and planting of woody vegetation, and reseeding with native grasses for erosion control.⁸ Approximately 20.77 acres of the site, including access roads and sediment basins, would remain for use by the surrounding 1,626-acre ranch and would not be reclaimed. While some of the sediment basins would be filled, graded, and vegetated to grasslands, most would be cleaned of sediment and retained for use as stock ponds for livestock.⁹

BACKGROUND: The Blue Ridge Rock Quarry has been mined commercially for 20 years. The original permit was obtained by James and Gloria McCutchan on January 18, 1996, for the extraction and processing of up to 75,000 CY of rock (predominately greywacke sandstone) for a 20 year term. The total volume permitted for extraction over the 20 year period was 1,000,000 CY. A minor modification in 2013 allowed for the quarry to expand its operations by approximately 5.5 acres (for a total of 41.5 disturbed acres) and allow for a one-time soil import. The McCutchans transferred the permit to Syar Industries, Inc. in 2014. The cumulative volume of materials produced from the quarry during the initial 20 year permit term between 1996 and 2015 is estimated to be approximately 506,000 CY, or a little over half of the 1,000,000 CY permitted originally.

PROJECT LOCATION AND ENVIRONMENTAL SETTING: The proposed project is located approximately 3.5 miles north of the City of Cloverdale and approximately 10 miles south of the community of Hopland, within Mendocino County. The project site is located in a rural area with minimal development, just north of Sonoma County. The entrance to the project site is located approximately 0.25 miles east of Highway 101, and the existing quarry is located approximately 1 mile northeast of the site entrance via a private haul road. The private haul road is 24 feet wide and provides access to an existing ranch and the mining operation.

The project site, 90.7 acres in size, is located within an existing 1,626 acre ranch, which is currently developed with several residences, access roads, barns, irrigated pasture, livestock facilities, and the quarry operation. Elevations at the project site range from approximately 400 feet amsl at the quarry entrance to approximately 1,880 feet amsl at the top of the ridge. The surrounding hillsides are predominantly mixed oak woodland and annual grasslands, which are utilized for livestock grazing. Biological communities present include broadleaved upland forest, cismontane woodland, north coast coniferous forest, non-native grassland, and chaparral.¹⁰

The quarry operation includes three primary operating areas, which include the quarry site, scale site, and recycle site. Existing on-site facilities that are accessory to the quarry include an office, truck scales and scale house, equipment maintenance area, material storage areas, equipment storage, stormwater drainage facilities, springs and water storage tanks, main haul road, and quarry access roads.¹¹

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
-------------------------------------	---	--------------------------------------

⁶ Crawford & Associates, Inc. Section 4.1 (Area Affected by Mining) of Chapter 4 (Mining Operation). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

⁷ Crawford & Associates, Inc. Section 2.7 (End Use) of Chapter 2 (Project Description). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

⁸ Crawford & Associates, Inc. Section 2.4 (Mining and Reclamation) of Chapter 2 (Project Description). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

⁹ Crawford & Associates, Inc. Section 2.7 (End Use) of Chapter 2 (Project Description). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

¹⁰ NCRM. *Blue Ridge Rock Quarry Biological Resources Study*. August 25, 2016.

¹¹ Crawford & Associates, Inc. Section 4.2 (Facility Layout) of Chapter 4 (Mining Operation). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

☒ Biological Resources	☐ Cultural Resources	☒ Geology /Soils
☐ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials	☒ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Tribal Cultural Resources	☐ Utilities / Service Systems
☐ Mandatory Findings of Significance	☐	☐

An explanation for all checklist responses is included, and all answers take into account the whole action involved, including off-site as well as on-site; cumulative as well as project-level; indirect as well as direct; and construction as well as operational impacts. The explanation of each issue identifies (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. In the checklist the following definitions are used:

"Potentially Significant Impact" means there is substantial evidence that an effect may be significant.

"Potentially Significant Unless Mitigation Incorporated" means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

"Less Than Significant Impact" means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

"No Impact" means that the effect does not apply to the Project, or clearly will not impact nor be impacted by the Project.

INITIAL STUDY/ENVIRONMENTAL REVIEW: This section assesses the potential environmental impacts which may result from the project. Questions in the Initial Study Checklist are stated and answers are provided based on analysis undertaken.

<u>I. AESTHETICS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Mendocino County is a scenic and visually diverse county, and is considered predominantly rural with respect to existing development. The project site is located in a rural area with minimal development. The site is located within an existing and operational ranch. Under the proposed project, the existing quarry site would be expanded by 15.5 acres, and approximately 33.7 acres of buffer would be incorporated under the project.

A *Visual Impact Analysis* (Visual Impact Analysis Report), prepared by Jeff Light Geologic Consulting on July 7, 2016, was prepared for the expanded quarry. As provided in the Visual Impact Analysis Report, the existing

BRRQ is located on a west-facing hillside, to the east of Highway 101, at elevations between 1,250 to 1,750 feet amsl. Renderings were created using existing viewsheds along Highway 101 to show the projected views of the site after completion of the project. Currently, the existing BRRQ is not visible to persons traveling southbound on Highway 101, and would continue to not be visible to persons traveling southbound on Highway 101 under the proposed project, due to the surrounding topography. There are several stretches of northbound Highway 101 where the existing BRRQ is currently visible; visual renderings showing the footprint of the quarry after 30 years of mining indicate there are certain locations where views of the quarry would be more prominent than current views. The Visual Impact Analysis Report indicates that views of the BRRQ are visible to persons traveling northbound on Highway 101 for 12 seconds up to 1 minute and 57 seconds; however, at a minimum, the distance between the motorist and quarry ranges from 1.3-miles up to a distance of 6.9 miles.

a), c), and d) Less Than Significant Impact: The proposed project would not have a substantial adverse effect on a scenic vista. The existing quarry and proposed quarry expansion would not be visible to persons traveling southbound on Highway 101. However, there are several stretches where the existing quarry is currently visible to persons traveling northbound on Highway 101, and visible renderings indicate that there are certain locations where views of the proposed quarry expansion would be more prominent than existing views.

The proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings, since the project site is an existing quarry, which is a disturbed area. Though expansion of the quarry by 15.5 acres to the north would result in more prominent views of the quarry to persons traveling northbound on Highway 101, southbound views would not be impacted and the quarry would continue to not be visible to persons traveling southbound on Highway 101. As described above, due to the distance from the project site to the viewshed locations, which are located several miles away and since the rock and exposed material are and would be dark grey in color and blend in with the surrounding landscape, potential visual impacts associated with the proposed project would be reduced. Furthermore, surrounding vegetation would continue to grow and change and vegetation would be included under future reclamation at the site, which has the potential to shield the proposed project from motorists and further reduce potential visual impacts associated with the proposed project.

As provided in the *Blue Ridge Rock Quarry Mining and Reclamation Plan* (MRP), dated July 6, 2017, the BRRQ is currently permitted to operate between the hours of 7:00am and 6:00pm, Monday through Saturday. Under the proposed project, the quarry would continue to operate under these same hours, but also proposes to operate up to 45 nights per year. Nighttime operations would include haul-out only; extraction and processing would continue to be limited to daytime hours. Nighttime operations would require lighting for safety. As provided in the project's MPR, lighting at the site would include the installation of portable, self-generating lights placed above the work area and would be cast downward. Lights would be positioned in accordance with applicable Occupational Safety and Health Administration (OSHA) and Mine Safety and Health Administration (MSHA) safety standards and in locations that would minimize light and glare from traveling off-site to the greatest extent feasible.¹² A less than significant impact would occur.

b) No Impact: Under CEQA, visual resources that uniquely contribute to the public benefit are considered to be scenic resources. There are no officially designated scenic highways in Mendocino County. Though the portion of Highway 101 extending from the Mendocino-Humboldt county line to its intersection with Highway 1 at the community of Leggett has been identified by the California Department of Transportation (Caltrans) as being *eligible* for designation as a State Scenic Highway, it is not officially designated as such.¹³ No impact would occur.

Conclusion: The proposed project would have a less than significant impact on aesthetics. **(Less Than Significant Impact)**

II. AGRICULTURE AND FORESTRY RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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¹² Crawford & Associates, Inc. Section 3.11 (Electricity and Lighting) of Chapter 3 (Environmental Setting). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

¹³ California Department of Transportation (Caltrans). *California Scenic Highway Mapping System*. Mendocino County. Accessed March 21, 2017. Available at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/.

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

As provided in the Mendocino County General Plan, agriculture has a significant role in the County's economy. Per the 2006 Mendocino County Crop Report, the total value of agricultural production, excluding timber production, was approximately \$136.7 million, which accounted for a 14 percent increase above the 2005 production value and the second highest total in the past ten years. Livestock and related products accounted for 10-percent of the County's total agricultural production value.¹⁴

The majority of the project site (excluding APNs 050-350-23 and 050-410-40) is under a non-prime agricultural preserve Williamson Act contract.¹⁵ Approximately 14 acres of land currently under a Williamson Act contract would be disturbed by the expanded mining operations.¹⁶

The project site is designated as Rangeland (RL) under the County General Plan and zoned as Rangeland (RL-160) under the Mendocino County Inland Zoning Code. As provided in Section 20.060.025 of the Mendocino County Zoning Code, mining and processing is permitted in the RL District with a Major Use Permit.¹⁷ The majority of the project site is currently designated as "Grazing Land," with the existing quarry and scale sites designated as "Vacant or Disturbed Land," under the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation, Division of Land Resource Protection.¹⁸ Farmland of Statewide Importance and Prime Farmland are located northwest of the site and Unique Farmland is located north, northwest, and southwest of the site.¹⁹ The nearest farmlands to the site are vineyards and are located northwest of the quarry, outside of the boundaries of the project site.

Biological communities present at the project site and adjacent land include broadleaved upland forest, cismontane woodland, North Coast coniferous forest, non-native grassland, chaparral, season wetland, and intermittent and ephemeral drainages. When the project is fully developed, 138 oak trees greater than 5 inches

¹⁴ County of Mendocino. *Mendocino County General Plan*. §4-7 (Soil and Agricultural Resources). August 2009.

¹⁵ Mendocino County Planning & Building Services. *Lands in Williamson Act Contracts* [map]. 1:24,000. February 2017.

¹⁶ Crawford & Associates, Inc. Section 3.2 (Zoning and Land Use) of Chapter 3 (Environmental Setting). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

¹⁷ County of Mendocino. *Mendocino County Zoning Regulations – Inland Zoning Code*. §20.060.025. 1991.

¹⁸ State of California. Department of Conservation. Division of Land Resource Protection. Farmland Mapping and Monitoring Program (2016). *California Important Farmland Finder*. Accessed March 30, 2017. Available at: <http://maps.conservation.ca.gov/ciff/>.

¹⁹ Mendocino County Planning & Building Services. *Important Farmland* [map]. 1:24,000. February 2017.

diameter at breast height (dbh) would be removed within the grading limits and soil storage locations.²⁰ As noted in the MRP, the quarry would be reclaimed to establish an end use of open space, consistent with the surrounding land uses. A total of 37.5 acres would be reclaimed, including most of the quarry site, soil storage areas, recycle site, and about half of the scale site. Approximately 20.8 acres, including access roads, would remain for ranch use and would not be reclaimed.²¹

a), c), and e) No Impact: The project site is currently zoned as “Rangeland with 160-acre minimum lot size” (RL-160) under the Mendocino County Zoning Regulations. The project site does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the FMMP. Additionally, no portion of the site is zoned as forest land, timberland, or Timberland Production. Therefore, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, nor would the project conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

The proposed project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. The proposed project is anticipated to result in impacts to the following natural communities: broadleaved upland forest (approximately 8.10 acres), cismontane woodland (approximately 0.08 acres), North Coast coniferous forest (approximately 1.12 acres), chaparral shrubland (approximately 4.62 acres), non-native grassland (approximately 1.77 acres), and barren/disturbed land (approximately 25.08 acres).²² Under the proposed project's Reclamation Plan, the revegetation component of the reclamation plan would consist of two plant communities: Oak Woodland and Grassland. Of the total 37.5 acres to be reclaimed, approximately 28.5 acres (including the quarry floor, lower quarry slopes, lower soil storage areas and rip-rap storage area south of the quarry floor, recycle site, portions of the scale site, and sediment infiltration basin #SIB-4) would be reclaimed with grasslands, and approximately 9 acres of oak woodland (including woody tree and shrub materials and native seed mix) would be planted on the quarry benches and upper slopes of the quarry. In conformance with the Oak Woodlands Conservation Act, oak trees would be planted at a 2:1 ratio (325 oak trees) to replace the trees removed (138 oak trees); in addition, 812 shrubs would be planted.²³ Additionally, a contribution to the Oak Woodlands Conservation Fund or other acceptable organization would be made for the equivalent value of half of the oak trees to be removed, or 69 trees.²⁴

Furthermore, approximately 14 acres of area proposed for inclusion under the quarry expansion is under a Williamson Act contract, but would be restored back to open space and grazing land after mining operations are completed at the site. There are no other activities associated with the proposed project that would convert farmland to a non-agricultural use or convert forest land to a non-forest use on lands within or outside of the proposed project boundaries. No impact would occur.

b) and d) Less Than Significant Impact: The proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract. As noted above, the project site has a general plan land use designation of RL and is zoned as RL-160. Mining and processing is permitted in the RL District with a Major Use Permit.²⁵ While approximately 14 acres of area proposed for inclusion under the quarry expansion is under a Williamson Act contract, Policy 9.4 of the *Mendocino County Policies and Procedures for Agricultural Preserves and Williamson Act Contracts*, dated June 2015, extractive uses, including mining and processing, are considered compatible with qualifying agricultural uses on Williamson Act contracted lands.²⁶ Additionally, the proposed quarry expansion would impact the character, appearance, and use of the 14 acres of land under a Williamson

²⁰ Crawford & Associates, Inc. Section 3.6 (Vegetation) of Chapter 3 (Environmental Setting). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

²¹ Crawford & Associates, Inc. Chapter 5 (Reclamation Plan) (no section). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

²² *Blue Ridge Rock Quarry Biological Resources Study*. August 25, 2016.

²³ Crawford & Associates, Inc. Section 5.11 (Revegetation) of Chapter 5 (Reclamation Plan). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

²⁴ Crawford & Associates, Inc. Section 3.6 (Vegetation) of Chapter 3 (Environmental Setting). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

²⁵ County of Mendocino. *Mendocino County Zoning Regulations – Inland Zoning Code*. §20.060.025. 1991.

²⁶ County of Mendocino. *Mendocino County Policies and Procedures for Agricultural Preserves and Williamson Act Contracts*. June 2015. Available at: [https://www.co.mendocino.ca.us/planning/pdf/current/5.Ag%20Pres%20Policies%20Clean%20Ord%20\(Attachment%20D\).pdf](https://www.co.mendocino.ca.us/planning/pdf/current/5.Ag%20Pres%20Policies%20Clean%20Ord%20(Attachment%20D).pdf).

Act contract to be included within the proposed quarry expansion (Policy 9.3[B][7]²⁷); however, once mining operations cease at the site after the mining permit's 30 year term, the quarry would be reclaimed to establish an end use of open space, per the Reclamation Plan, consistent with the natural landscape of the surrounding property; however, approximately 20.8 acres of the site, including access roads and sediment basins, would remain for ranch use and would not be reclaimed.

As previously discussed, the proposed project is anticipated to result in impacts to the following natural communities: broadleaved upland forest (approximately 8.10 acres), cismontane woodland (approximately 0.08 acres), North Coast coniferous forest (approximately 1.12 acres), chaparral shrubland (approximately 4.62 acres), non-native grassland (approximately 1.77 acres), and barren/disturbed land (approximately 25.08 acres).²⁸ The proposed project would result in the removal of 138 oak trees greater than 5 inches dbh at full project build-out. The project's reclamation plan describes replanting that will occur at the project site once mining operations are complete in 30 years. Specifically, the Reclamation Plan for the proposed project includes the planting of nine (9) acres of oak woodland, including 325 oak trees and 812 shrubs, on the quarry benches and upper quarry slopes, resulting in a 2:1 replacement ratio. Additionally, per the Oak Woodlands Conservation Act, which limits replacement planting to no more than half of the mitigation for a project, a contribution to the Oak Woodlands Conservation Fund or other acceptable organization would be for the equivalent value of half of the oak trees to be removed under the project, or 69 trees.²⁹ A less than significant impact would occur.

Conclusion: The proposed project would have a less than significant impact on agriculture and forestry resources. **(Less Than Significant Impact)**

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of any applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

The project is located within a part of the North Coast Air Basin, consisting of Del Norte, Humboldt, Trinity, Mendocino, and northern Sonoma counties. The project site is located within the Mendocino County Air Quality

²⁷ County of Mendocino. *Mendocino County Policies and Procedures for Agricultural Preserves and Williamson Act Contracts*. June 2015. Available at: [https://www.co.mendocino.ca.us/planning/pdf/current/5.Ag%20Pres%20Policies%20Clean%20Ord%20\(Attachment%20D\).pdf](https://www.co.mendocino.ca.us/planning/pdf/current/5.Ag%20Pres%20Policies%20Clean%20Ord%20(Attachment%20D).pdf).

²⁸ *Blue Ridge Rock Quarry Biological Resources Study*. August 25, 2016.

²⁹ Crawford & Associates, Inc. Section 5.9 (Reclamation by Mine Area) of Chapter 5 (Reclamation Plan). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

Management District (MCAQMD), which is responsible for enforcing the State and Federal Clean Air Acts as well as local air quality protection regulations.

A *Blue Ridge Rock Quarry Air Quality and Greenhouse Gas Assessment* (Air Quality and GHG Assessment) was prepared for the project by Illington & Rodkin, Inc., on September 21, 2016, which analyzed the potential air quality and greenhouse gas (GHG) impacts associated with the proposed project.

The project site currently operates as a quarry, which would be expanded under the proposed project. As noted in the Air Quality and GHG Assessment, the proposed project would result in increased emissions from operation of the expanded quarry and increased extraction and production rates. Emissions from the project would be comprised of direct and indirect emissions. On-site emission sources at the quarry include stationary, mobile and fugitive sources. Direct emissions from on-site activities would result from operation of the quarry processing equipment; exhaust and fugitive dust from off-road mobile equipment at the quarry associated with quarry maintenance, excavation activities, and aggregate loading into haul trucks via loader; and from blasting, which may occur up to four times per year, and results in fugitive particulate matter, in addition to gaseous emissions of NO_x and CO. Indirect emissions would be produced by haul trucks and other vehicles traveling to and from the project site, and would occur in both Mendocino and Sonoma Counties, due to off-site vehicle travel. Dust control measures are currently utilized at the quarry, including watering work areas and roadways, and wetting surge and storage piles to maintain adequate moisture to minimize airborne particulates.

Currently, the BRRQ has an Air Quality Permit to Operate (PTO) from the MCAQMD for the existing operation (Permit No. 1290-5-01-15-12). The PTO requires the diesel engines of the mobile processing equipment comply with the requirements of the California Air Resources Board's (CARB) Airborne Toxic Control Measure (ATCM) for portable compression ignition engines (diesel engines) and that the quarry comply with the applicable requirements of CARB's Naturally Occurring Asbestos ATCM. Additionally, the BRRQ and its emission sources are subject to MCAQMD rules and regulations contained in the most recent version of the *Rules and Regulations of the MCAQMD*. The MCAQMD has also identified significance thresholds for use in evaluating project impacts under CEQA, provided in Table 2, below.³⁰

Table 2. MCAQMD Significance Thresholds

Indirect Source		Project/Stationary Source
Criteria Pollutant and Precursors	Average Daily Emissions (lb/day)	Maximum Annual Emissions (tons/year)
ROG	180	40
NOx	42	40
PM10	82	15
PM2.5	54	10
Fugitive Dust (PM10/PM2.5)	same as above	
Local CO	125 tons/year	
Source: Illington & Rodkin, Inc. Blue Ridge Rock Quarry Air Quality and Greenhouse Gas Assessment, September 21, 2016.		

A portion of the proposed project's indirect source criteria pollutant emissions from quarry truck and other vehicle traffic would occur in northern Sonoma County, which is within the jurisdiction of the Northern Sonoma County Air Pollution Control District (NSCAPCD). The NSCAPCD uses the Bay Area Air Quality Management District's (BAAQMD) CEQA Air Quality Guidelines to assess impacts from indirect sources. The thresholds for indirect source emissions are the same as Mendocino County's Indirect Source thresholds for all criteria pollutants, other than ROG and NO_x. For ROG and NO_x, the NSCAPCD significance threshold for indirect sources is 54 pounds per day.³¹

The existing BRRQ currently implements Best Management Practices (BMPs) to minimize fugitive dust, in accordance with MCAQMD standards and BRRQ's PTO, including, but not limited to: applying a dust suppressant twice per year to the main access road, using a water truck to wet roads and working areas, maintaining a 15

³⁰ Illington & Rodkin, Inc. *Blue Ridge Rock Quarry Air Quality and Greenhouse Gas Assessment*, September 21, 2016.

³¹ Illington & Rodkin, Inc. *Blue Ridge Rock Quarry Air Quality and Greenhouse Gas Assessment*, September 21, 2016.

miles per hour (mph) speed limit within the facility, excavating on the upper slope only when the wind speed is below 20 mph, and utilizing misting systems.³² Similar dust suppression measures would continue to be implemented at the site under the proposed project.

The project was referred to the MCAQMD for review and comments. A referral response, dated April 14, 2017, recommended approval of the project with incorporation of three conditions: ensuring the spray bar to water truckloads exiting the facility has been installed; haul roads to be treated with magnesium chloride based surfactant shall be treated twice per year, or more frequently as needed, to minimize fugitive dust; and ensuring that measures for prevention, control, and prompt removal of track out (earthen material carried from the facility onto public roads) are implemented.

a), b), c), d), and e) Less Than Significant Impact: As provided in the Air Quality and GHG Assessment, criteria pollutant emissions were calculated for the proposed project, in terms of average daily emissions (pounds/day) and maximum annual emissions (tons/year). The project-related emissions were deducted from baseline emission levels to estimate the net increase in emissions, and are shown in Tables 3 and 4, below, for Mendocino and Sonoma Counties, respectively. No significant emission increases are anticipated under the proposed project.

Table 3. Proposed Project Annual and Average Daily Emission Increases – Mendocino County

Annual Emissions (tons/year)					
Emission Type	NOx	CO	ROG	PM10	PM2.5
Direct Emissions					
Existing Direct	1.4	0.8	0.1	2.8	0.3
Proposed Project Direct	6.7	5.1	0.5	5.0	1.3
<i>Net Increase</i>	<i>4.7</i>	<i>4.3</i>	<i>0.4</i>	<i>15</i>	<i>10</i>
MCAQMD Threshold	40	125	40	15	10
Significant?	No	No	No	No	No
Average Daily Emissions (lbs/day)					
Emission Type	Nox	CO	ROG	PM10	PM2.5
Indirect Emissions					
Existing Indirect	3.9	1.8	0.2	0.2	0.1
Proposed Project Indirect	33.1	6.9	1.3	1.7	0.7
<i>Net Increase</i>	<i>29.2</i>	<i>5.1</i>	<i>1.1</i>	<i>1.5</i>	<i>0.6</i>
MCAQMD Threshold	42	--	180	82	54
Significant?	No	No	No	No	No
Source: Illington & Rodkin, Inc. Blue Ridge Rock Quarry Air Quality and Greenhouse Gas Assessment, September 21, 2016.					

Table 4. Proposed Project Average Daily Emission Increases – Sonoma County

Average Daily Emissions (lbs/day)					
Emission Type	Nox	CO	ROG	PM10	PM2.5
Indirect Emissions					
Existing Indirect	4.2	1.8	0.2	0.3	0.1
Proposed Project Indirect	33.6	5.4	0.8	2.2	0.9
<i>Net Increase</i>	<i>29.4</i>	<i>3.6</i>	<i>0.6</i>	<i>1.9</i>	<i>0.8</i>
NSAPCD Threshold	54	--	54	82	54
Significant?	No	No	No	No	No
Source: Illington & Rodkin, Inc. Blue Ridge Rock Quarry Air Quality and Greenhouse Gas Assessment, September 21, 2016.					

The project would not conflict with or obstruct implementation of any air quality plan. The MCAQMD is in attainment for all State standards with the exception of particulate matter less than 10 microns in size (PM10). The most common source of PM10 is wood smoke from home heating or brush fires, and dust generated by

³² Crawford & Associates, Inc. Section 3.14 (Air Quality) of Chapter 3 (Environmental Setting). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

vehicles traveling over unpaved roads. A Particulate Matter Attainment Plan was finalized in 2005 that provides mitigation measures for construction and grading activities and unpaved roads. The project would be subject to current and future regulations adopted by MCAQMD under this Plan. As noted above, dust control measures are currently utilized at the quarry, including watering work areas and roadways, and wetting surge and storage piles to maintain adequate moisture to minimize airborne particulates.

While the proposed project would be anticipated to increase pollutant concentration levels in the immediate vicinity of the site and in Mendocino County due to direct and indirect emissions from expanding operations, and within Sonoma County due to indirect emissions, all anticipated average daily and annual emissions from the proposed project were found to be less than the MCAQMD and NSCAPCD thresholds for all emission types. Additionally, since the proposed project's operational emissions of criteria pollutants would not exceed applicable significance thresholds, the proposed project would not significantly contribute to cumulative air quality impacts within the air basin.

Sensitive receptors can include schools, parks, playgrounds, day care centers, nursing homes, hospitals, and residential dwellings. While several residences are located within the surrounding 1,626 acre ranch, the nearest off-site residences to the quarry include a residence located 0.5 miles north, a residence located 0.8 miles to the south, and a residence located approximately 2 miles to the east. Additionally, a 16 lot residential subdivision is located approximately one (1) mile south of the quarry in Sonoma County. As such, the project would not expose sensitive receptors to substantial pollutant concentrations, nor create objectionable odors affecting a substantial number of people.

As described above, the project was referred to the MCAQMD on March 2, 2017, for comment. In a response received from MCAQMD, dated April 14, 2017, MCAQMD recommended approval of the project with inclusion of three conditions, including: ensuring the spray bay to water truckloads exiting the facility have been installed; requiring that the haul roads be treated with a magnesium chloride-based surfactant twice per year, or more frequently, as needed, to minimize fugitive dust; and ensuring measures are implemented for prevention, control, and prompt removal of track out (earthen material carried from the facility onto public roads). An additional condition is recommended to require the project continue to comply with all mitigation measures and conditions of approval under Use Permit #10-95:

Recommended Condition (Condition 9): Operator shall ensure the spray bar to water truckloads exiting the facility has been installed prior to the expansion of the use in reliance upon this permit.

Recommended Condition (Condition 10): Haul roads to be treated with magnesium chloride based surfactant shall be treated twice per year, or more frequently as needed, to minimize fugitive dust.

Recommended Condition (Condition 11): Operator shall ensure that measures for prevention, control, and prompt removal of track out (earthen material carried from the facility onto public roads) are implemented.

Recommended Condition (Condition 8): All mitigation measures and conditions of approval included under Use Permit #10-95 shall continue to apply.

Though no significant air quality impacts are anticipated under the project, inclusion of the above-listed recommended conditions would further reduce any anticipated air quality impacts and a less than significant impact would occur.

Conclusion: The proposed project would not result in significant air quality impacts. **(Less Than Significant Impact)**

<u>IV. BIOLOGICAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Mendocino County is largely rural and forested and has a wide range of climates, topography, soils, and watershed conditions, all of which produce very diverse plant and animal communities. The Mendocino County General Plan Chapter 4 Resource Management includes policies related to biological resources.

A *Blue Ridge Rock Quarry Biological Resources Study* (Biological Study) was prepared by North Coast Resource Management, Inc. (NCRM) for the proposed project, dated August 25, 2016. As provided in the Biological Study, an evaluation of biological resources was conducted to determine whether any special-status plant or wildlife species, or their habitat, or other sensitive habitats occur within the Biological Study Area (BSA). The BSA included the existing quarry facilities, the proposed quarry expansion area, a 100 foot buffer around the proposed expansion area, and adjacent ponds and watercourses. Several biological communities present within the BSA include broadleaved upland forest, cismontane woodland, North Coast coniferous forest, non-native grassland, and chaparral. The proposed project would impact and result in the removal of approximately 8.10 acres of broadleaved upland forest, 0.08 acres of cismontane woodland, 1.12 acres of North Coast coniferous forest, 4.62 acres of chaparral shrubland, 1.77 acres of non-native grassland, and 25.08 acres of barren/disturbed land. An intermittent watercourse is located on the eastern side of the proposed quarry expansion, within 50 feet of the proposed project. Several springs provide water for operations at the BRRQ. The proposed project would result in the removal of true oaks (*Quercus* sp.) and has the potential to adversely affect a federal Environmental Species Act (ESA)-listed species, the California coastal steelhead salmon (*Oncorhynchus mykiss*), which are known to occur downstream of the project area.³³

The proposed project would retain a minimum three (3) foot berm along the southerly edge of the quarry to ensure that sediment does not leave the quarry floor and enter the unnamed tributary. A perimeter sediment barrier would also be installed along the eastern edge of the quarry to trap sediment between the quarry and the tributary. Vegetation removal on the project site is proposed to occur outside of the nesting season (February 15-

³³ North Coast Resource Management, Inc. (NCRM). *Blue Ridge Rock Quarry Biological Resources Study*. August 25, 2016.

August 15). The proposed project is not likely to adversely affect State species of special concern (SSC), including the foothill yellow-legged frog or the northern western pond turtle, and would not affect other State-listed species or species proposed for listing.³⁴

All watercourses have been excluded from the project impact area and would be avoided. Along the eastern and northeastern project boundaries, proposed grading limits would maintain a minimum 50 foot setback from seasonal wetlands and watercourses. A combination of site design and stormwater drainage features have been incorporated at the site to reduce erosion and sedimentation and to minimize off-site discharges of impaired stormwater from the facility.³⁵ The Stormwater Pollution Prevention Plan (SWPPP) for the quarry, prepared by Syar Industries, Inc., on May 15, 2015, and amended on December 27, 2016, requires that all runoff from the disturbed surface be directed to retention or infiltration basins, which capture sediment and do not allow sediment to be discharged into receiving waters. Under the proposed project, surface water runoff would be directed internally towards the quarry floor and a perimeter sediment barrier, along with other erosion and sediment control best management practices (BMPs), would be installed along the eastern edge of the grading limits to protect the tributary from sediment runoff.³⁶

The project was referred to several agencies for review and comment, including the United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), Resource Lands Protection Committee, Department of Conservation, Agriculture Commissioner, Regional Water Quality Control Board (RWCCB), and CalFire. A response was received from CalFire on April 6, 2017, in which it was noted that any project proposing conversion of timberland to a use other than the growing of timber, a Timber Harvest Plan (THP) and Timberland Conversion Permit (TCP), prepared by a Registered Professional Forester, shall be submitted to CalFire; however, CalFire notes that since the portion of the project located on timberland is less than three (3) acres in size, a Conversion Exemption may be applicable in lieu of a THP and TCP. Additionally, CalFire warns of the project's location within CalFire's declared Sudden Oak Death (SOD) zone of infestation and noted that project activities involving the practices of limbing and felling trees and/or processing of logs may result in the spread of SOD throughout the project area during the period of project implementation. Furthermore, since the project would encroach on oak woodlands, CalFire notes that the County may require that any significant impact to oak woodland be mitigated by any number of specified oak woodland mitigation alternatives. In order to ensure compliance with the regulations referenced in CalFire's referral response, a standard condition is recommended to require the project secure all necessary permits for the project from the County, State, and federal agencies having jurisdiction, in addition to incorporation of Mitigation Measures 8, 10, and 11, below.

a) Less Than Significant Impact with Mitigation Incorporated

As provided in the Biological Study, a fish and wildlife survey of the BSA was conducted on May 4, 2015, to determine fish and wildlife species present, the potential for listed sensitive species to occur, and any potential impacts to those biological resources that may occur under the proposed project. Protocol floristic surveys were conducted by NCRM on April 27, May 4, and June 2, 2015, to identify and determine if any special-status plant species and plant communities are located within the BSA.

Special-Status Wildlife Species: Several databases, including the California Natural Diversity Database (CNDDB), the Spotted Owl Viewer, and the California Cooperative Anadromous Fish and Habitat Data Program, were reviewed for known occurrences of special-status fish and wildlife species and designated critical habitats within or near the project area. Results of the database queries reported a total of 32 sensitive fish and wildlife species that may have potential to occur within or near the project area. Of the reported species, two California Species of Concern, the foothill yellow-legged frog (*Rana boylei*) and the northern western pond turtle (*Actinemys marmorata*), were observed in the BSA. Nine additional species have the potential to be located within vicinity of the proposed project, including: Central Coast Steelhead (*Oncorhynchus mykiss irideus*), white-tailed kite (*Elanus leucurus*), golden eagle (*Aquila chrysaetos*), American peregrine falcon (*Falco peregrinus anatum*), sharp-shinned hawk (*Accipiter striatus*), grasshopper sparrow (*Ammodramus savannarum*), Townsend's big-eared bat (*Corynorhinus townsendii*), pallid bat (*Antrozous pallidus*), and the American badger (*Taxidea taxus*). Of the 32 sensitive fish and wildlife species that may have potential to occur within or near the project area, suitable habitat is present within or near the BSA for only 11 of the potential species; the remaining 21 species have little to no potential to occur, due to the lack of suitable habitat within or near the BSA. Additionally, the project site was

³⁴ North Coast Resource Management, Inc. (NCRM). *Blue Ridge Rock Quarry Biological Resources Study*. August 25, 2016.

³⁵ Crawford & Associates, Inc. Section 4.6 (Drainage and Erosion Control) of Chapter 4 (Mining Operation). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

³⁶ North Coast Resource Management, Inc. (NCRM). *Blue Ridge Rock Quarry Biological Resources Study*. August 25, 2016.

found to be located within the vicinity of habitat designated as "Critical Habitat for Steelhead in the Northern California Evolutionarily Significant Unit (ESU)" by the National Marine Fisheries Service (NMFS). Furthermore, there is the potential for migratory birds protected under the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGF) to be present within or in the vicinity of the project site.

Reptile and Amphibian Species: Two reptile and amphibian species were observed during the biological field surveys, including the foothill yellow-legged frog and northern western pond turtle. Foothill yellow-legged frogs were observed within two large sediment basins, and could be affected by sediment removal activities in the large detention basin. Northern western pond turtles were observed in a pond located approximately 600 feet from the proposed grading limits; though the pond would only be used as a back-up water supply, water drafting may directly impact northern western pond turtles. Both species may be impacted by project-related ground disturbances.

Fish Species: Ash Creek is known to support steelhead and has been identified as potential habitat for the Northern California steelhead. A portion of the quarry property drains to Ash Creek, including an unnamed tributary on the east side of the quarry. Steelhead trout are not believed to access the unnamed tributary with the BSA, due to the gradient, and no steelhead were observed during the field surveys. The upper limit of anadromy is approximately 1,000 feet downstream of the BSA where the unnamed tributary meets Ash Creek. Vegetation clearing, rock excavation, subsequent erosion, and expansion activities have the potential to impact downstream steelhead habitat. Northern California steelhead trout and other aquatic-dependent species could be impacted if sediment runoff occurs and enters watercourses which drain into downstream habitat and Ash Creek.

Mammals: Though the American badger has the potential to occur within the project area, no American badgers, nor any sign of them, were observed during the field surveys. The nearest known historic occurrence of this species occurred 12 miles northeast of the project site.

Bat Species: Two bat species have the potential to occur on the site, including the pallid bat and the Townsend's big-eared bat. Neither bat species was observed within the BSA during the field surveys; however, run-down or abandoned structures, which can act as roost habitat, exist on the site.

Bird Species: Numerous migratory bird species were observed within the BSA during the field surveys and nesting species are known to exist throughout vegetated portions of the property. Several special-status bird species have the potential to occur on the site. A golden eagle was observed during the survey period; while no other special-status bird species were observed, suitable habitat exists within the BSA for five (5) avian species. Ground disturbing activities, such as grubbing, grading, trenching, and tree removal or pruning could result in impacts on nesting and special-status birds; however, vegetation removal is proposed to occur outside of the nesting season (February 15-August 15).

In addition to the sediment-control design features to be installed under the proposed project per the project's SWPPP, several measures have been recommended in the Biological Study to reduce potential impacts to special-status wildlife species; these recommended measures, in addition to additional measures recommended to prevent the contamination of waterways, are included as Mitigation Measures 1-7, below:

Mitigation Measure 1 (Condition 14): Pre-construction training shall be provided for all field personnel. Prior to the commencement of project activities, a qualified biologist shall present an environmental awareness program to all quarry personnel working on-site. At a minimum, the training shall include a description of special-status species that may be encountered, their habitats, regulatory status, protective measures, work boundaries, lines of communication, reporting requirements, and the implications of violation of applicable laws.

Mitigation Measure 2 (Condition 15): If a special-status wildlife species is observed in the work area, operations shall cease. The special-status wildlife species shall be photographed (for identification purposes), but shall not be touched or moved. A qualified biologist shall be called to monitor the area and work shall not resume until the special-status species has left or been relocated by a qualified biologist.

Mitigation Measure 3 (Condition 16): A qualified biologist shall survey the sediment basins for all life stages of foothill yellow-legged frogs prior to sediment removal activities. A qualified biologist shall relocate the foothill yellow-legged frog outside of the project area if encountered.

Mitigation Measure 4 (Condition 17): If water drafting is to be conducted at the pond on the south side of the quarry floor, a preventative screen shall be placed over the water draft hose to prevent the suction of Northern western pond turtles into the draft water. Prior to commencement of water drafting each year, a qualified biologist shall inspect the drafting pipe and screen to ensure the equipment is appropriately installed to protect Northern western pond turtles from harm during water drafting.

Mitigation Measure 5 (Condition 18): In order to reduce potential impacts to Northern California steelhead trout and other aquatic-dependent species, sediment-control Best Management Practices (BMPs) such as straw mats and silt fencing shall be employed prior to the initiation of work along areas of vegetation clearing, grading, and rock extraction to minimize erosion, contain runoff, and prevent the release of sediment or pollution into watercourses, tributaries, and drainage ditches, sand shall be properly maintained.

Mitigation Measure 6 (Condition 19): Leaks, drips, and spills of hydraulic fluid, oil, or fuel from construction equipment shall be promptly cleaned up to prevent contamination of waterways. All workers shall be properly trained in the prevention and clean-up of spills of contaminants. Protective measures shall include the following:

1. No discharge of pollutants from vehicle and equipment cleaning shall be allowed into any drainage ditches or watercourses.
2. Spill containment kits shall be properly maintained and located within the vicinity of all operations and fueling of equipment.

Mitigation Measure 7 (Condition 20): If vegetation removal must occur during the nesting season (February 15-August 31), a nest survey shall be conducted by a biologist prior to vegetation removal. If an active nest is documented, a no-impact buffer shall be established until the nest is no longer active or consultation with USFWS and CDFW has occurred and a directive has been given.

Special-Status Plant Species: Special-status plant species are those listed as Rare, Endangered, Threatened, Sensitive, or Species of Special Concern by the United States Fish and Wildlife Service (USFWS), the California Department of Fish and Wildlife, and California Native Plant Society (CNPS). Database queries reported a total of 41 special-status plant species that have some potential to occur within or near the project area; however, of these reported species, only 29 species were found to have suitable habitat present within the BSA. No special-status plant species were observed within the BSA during the floristic surveys, which were conducted when all potential special-status plant species would be blooming and identifiable.

Since floristic survey results are typically valid for a period of three (3) years, additional protocol florist survey(s) shall be conducted within three (3) years of the date of the Biological Report (August 25, 2016) so that any disturbance area would be surveyed within three (3) years prior to site disturbance (see Mitigation Measure 8 below).

Mitigation Measure 8 (Condition 21): Protocol floristic surveys shall be conducted within three (3) years of all new land disturbance. The current floristic survey will expire on August 25, 2019. If any subsequent floristic survey finds evidence of plant species listed as Rare, Endangered, Threatened, Sensitive, or Species of Special Concern by the United States Fish and Wildlife Service (USFWS), the California Department of Fish and Wildlife, and California Native Plant Society (CNPS), no additional disturbance will be permitted within 100 feet of the identified species until a mitigation plan is prepared and approved by Mendocino County in consultation with the California Department of Fish and Wildlife (CDFW) and other regulatory agencies as needed. The mitigation plan may require modification of the approved Use Permit.

With implementation of Mitigation Measures 1-8, above, in addition to a recommended condition which requires the project continue to comply with all mitigation measures and conditions of approval under Use Permit #10-95, impacts to special-status wildlife and plant species would be less than significant.

b) and c) Less Than Significant Impact with Mitigation Incorporated: Watercourses and potential seasonal wetlands (Waters of the U.S.) have been identified within the BSA, which are natural communities of special concern. Approximately 1.2 acres of Pond/Seasonal Wetland (G3S3) and potential seasonal wetlands have been identified within the BSA. Tributaries in the BSA consist of intermittent and ephemeral waters of the U.S. The intermittent tributaries flow primarily through the eastern edge of the BSA. The unnamed tributaries receive water primarily from rangeland east of the BSA and some from the slopes west of the tributaries within the BSA. These

tributaries empty into Ash Creek, which flows into the Russian River, north of the City of Cloverdale. Two small, unnamed, ephemeral drainages also drain into Ash Creek from where they originate at the southern edge of the BSA. The unnamed tributaries to Ash Creek are natural communities of special concern, and are located a minimum of 50 feet from the proposed disturbed area.³⁷

The unnamed intermittent tributaries support riparian vegetation within and above their ordinance high water mark. Large and small cobbles and exposed bedrock are present in their bed and banks. In the BSA, portions of the tributaries are steep with some moderate gradient segments. Portions of the tributaries contain seasonal wetland plants such as sedges (*Carex densa*, *C. nudata*, and *C. serratodens*), rush (*Juncus effuses* and *J. patens*). Other species characterizing the tributaries include California blackberry (*Rubus ursinus*), Italian rye (*Festuca perenne*), and willow herb (*Epilobium torreyi*).³⁸

Three freshwater ponds are located within the BSA that support various wetland species, including pennyroyal (*Mentha pulegium*), sedge (*Carex densa*, *C. nudata*, and *C. serratodens*), rush (*Juncus effuses* and *J. patens*), seep spring monkey flower (*Mimulus guttatus*), bur clover (*Medicago polymorpha*), and pondweeds (*Potamogeton foliosus* sp. *foliosus* and *Myriophyllum verticillatum*). Four additional potential wetlands occur adjacent to and within the unnamed streams tributary to Ash Creek and the Russian River.³⁹ Though no special-status plant species were observed within the BSA during the floristic surveys, which were conducted when all potential special-status plant species would be blooming and identifiable, Mitigation Measure 7 requires that additional protocol florist survey(s) be conducted for any area that is planned to be impacted in any given three-year planning period after the expiration of the current floristic survey results, so that any disturbance area within the project area would be surveyed within three (3) years prior to site disturbance.

All watercourses have been excluded from the project impact area and would be avoided. Along the eastern and northeastern project boundaries, proposed grading limits would maintain a minimum 50 foot setback from seasonal wetlands and watercourses. A combination of site design and storm water drainage features have been incorporated at the site to reduce erosion and sedimentation and to minimize off-site discharges of impaired stormwater from the facility.⁴⁰ The SWPPP for the quarry requires that all runoff from the disturbed surface be directed to retention or infiltration basins, which capture sediment and do not allow sediment to be discharged into receiving waters. Under the proposed project, surface water runoff would be directed internally towards the quarry floor and a perimeter sediment barrier, along with other erosion and sediment control best management practices (BMPs), as required by Mitigation Measure 5 above, would be installed along the eastern edge of the grading limits to protect the tributary from sediment runoff.⁴¹ Furthermore, a condition is recommended to require that any hazardous materials to be stored on-site shall be stored within an approved container and stored in accordance with all laws and regulations.

Recommended Condition (Condition 13): Any hazardous materials to be stored on-site shall be stored within an approved container and shall be stored in accordance with all laws and regulations.

With incorporation of Mitigation Measures 5 and 8 and two recommended conditions, which requires the project continue to comply with all mitigation measures and conditions of approval under Use Permit 10-95 and requires that any hazardous materials to be stored on-site shall be stored within an approved container and stored in accordance with all laws and regulations, and since the proposed project has been designed to avoid all known and potential wetland areas and would implement a 50 foot minimum setback from all watercourses, the project would not have a substantial adverse effect on any riparian habitat, other sensitive natural community, or a federally protected wetland. A less than significant impact would occur.

d) Less Than Significant Impact with Mitigation Incorporated: Since the project site is located within a previously disturbed area, wildlife movement may occur but is likely limited due to past and present disturbances. Operation of the quarry and the proposed quarry expansion may slightly impact, but would not significantly alter, wildlife movement within the area, since the project site is located in a rural area, with ample open and undeveloped lands surrounding the project site. Furthermore, the project site would be reclaimed and restored

³⁷ North Coast Resource Management, Inc. (NCRM). *Blue Ridge Rock Quarry Biological Resources Study*. August 25, 2016.

³⁸ North Coast Resource Management, Inc. (NCRM). *Blue Ridge Rock Quarry Biological Resources Study*. August 25, 2016.

³⁹ North Coast Resource Management, Inc. (NCRM). *Blue Ridge Rock Quarry Biological Resources Study*. August 25, 2016.

⁴⁰ Crawford & Associates, Inc. Section 4.6 (Drainage and Erosion Control) of Chapter 4 (Mining Operation). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

⁴¹ North Coast Resource Management, Inc. (NCRM). *Blue Ridge Rock Quarry Biological Resources Study*. August 25, 2016.

after mining operations cease, which would include the removal of equipment and remaining aggregate stockpiles, ripping or scarifying surfaces to prepare for revegetation, rough grading to achieve proper drainage and planting surface, resoiling and planting of woody vegetation, and seeding with native grasses for erosion control.⁴² It is anticipated that future reclamation of the site would allow for wildlife movement to return to pre-disturbance conditions or even improve over current conditions. With implementation of Mitigation Measures 5 and 7, above, the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species, with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, and a less than significant impact would occur.

e) Less Than Significant Impact with Mitigation Incorporated: Biological communities present at the project site and adjacent land include broadleaved upland forest, cismontane woodland, North Coast coniferous forest, non-native grassland, chaparral, season wetland, and intermittent and ephemeral drainages. When the project is fully developed, 138 oak trees greater than 5 inches diameter at breast height (dbh) would be removed within the grading limits and soil storage locations.⁴³ As previously discussed, though not a natural community of concern, a TCP or conversion exemption from CalFire would be required for permanently removing timberland; a standard condition is recommended to require that all necessary permits required for the project be obtained from all federal, State, or local jurisdictions have jurisdiction over the project.

The Oak Woodlands Preservation Act provides a list of mitigation measures that a county may require, including tree replacement planting, use of conservation easements, contribution to the Oak Woodlands Conservation Fund, or other measures developed by the County. The County of Mendocino General Plan recommends a 2:1 replacement ratio for oak woodlands. The project's reclamation plan describes replanting that will occur at the project site once mining operations are complete in 30 years. Specifically, the Reclamation Plan for the proposed project includes the planting of nine (9) acres of oak woodland, including 325 individual trees, on the quarry benches and upper quarry slopes, which would result in a 2:1 replacement ratio. Additionally, per the Oak Woodlands Conservation Act, which limits replacement planting to no more than half of the mitigation for a project, a contribution to the Oak Woodlands Conservation Fund or other acceptable organization would be for the equivalent value of half of the oak trees to be removed under the project, or 69 trees.⁴⁴

Without mitigation, removal of the oak trees due to quarry activities would be a significant impact. Implementation of Mitigation Measures 9-11, below, would reduce this potential impact to a less than significant level. Additionally, per CalFire's referral response, which warned of the spread of Sudden Oak Death (SOD) involving the practices of limbing and feeling trees and/or processing of logs, special care shall be taken during the removal of the oak trees on the site and measures, as recommended by the California Oak Mortality Task Force⁴⁵, shall be implemented, as required per Mitigation Measure 12, below.

Mitigation Measure 9 (Condition 22): Trees shall be retained on-site for as long as possible and shall be removed shortly before the quarry expands into new areas of the site.

Mitigation Measure 10 (Condition 23): Oak trees shall be replanted and monitored as specified in the *Blue Ridge Rock Quarry Mining and Reclamation Plan* (Reclamation Plan), dated August 2016, to achieve a minimum replanting ratio of 2:1. Financial assurances covering the oak woodland revegetation component of the Reclamation Plan shall not be released until the 2:1 ratio has been achieved in conformance with the Reclamation Plan.

Mitigation Measure 11 (Condition 24): A contribution to the Oak Woodlands Conservation Fund or other organization approved by the County shall be made for the equivalent value of the removal of 138 oak trees. The contribution shall be computed based on the following formula:

⁴² Crawford & Associates, Inc. Section 2.4 (Mining and Reclamation) of Chapter 2 (Project Description). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

⁴³ Crawford & Associates, Inc. Section 3.6 (Vegetation) of Chapter 3 (Environmental Setting). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

⁴⁴ Crawford & Associates, Inc. Section 5.9 (Reclamation by Mine Area) of Chapter 5 (Reclamation Plan). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

⁴⁵ California Oak Mortality Task Force. Diagnosis and Management, Sanitation and Reducing Spread. *Sanitation measures to minimize pathogen spread*. Accessed July 28, 2017. Available at: http://www.suddenoakdeath.org/wp-content/uploads/2017/04/Professional-sanitation-guide_January-2013.pdf.

Contribution = # acres x current land value x 0.05 (County administrative fee)

Acceptable methods of establishing current land value include: a) appraisal of the woodland area impacted; or b) sale values for comparable property of which the woodlands are being removed and which are located in the same general area.

Mitigation Measure 12 (Condition 25): Since the site is located with CalFire's declared Sudden Oak Death (SOD) zone of infestation, special precautions and measures shall be implemented in order to limit the spread of SOD throughout the project area during the practices of limbing and felling trees and/or processing of logs on the site. Measures shall include the following (or equivalent as developed by a qualified arborist):

Before Working:

1. Inform crews about the arboricultural implication of SOD and sanitation practices when they are working in infested areas.
2. Provide crews with sanitation kits (chlorine bleach [10/90 mixture of bleach to water], scrub brush, metal scraper, boot brush, and plastic gloves.
3. Sanitize shoes, pruning gear, and other equipment before working in an area with susceptible species.

While Working:

1. When possible, work on SOD-infected and susceptible species during the dry season (June - October), or allow flexible scheduling so work may be done during dry spells. When working in wet conditions, keep equipment on paved or dry surfaces and avoid mud.
2. Work in disease-free areas before proceeding to infested areas.
3. Do not collect soil or plant material (wood, brush, leaves and litter) from host trees in the regulated area without first contacting your local agricultural commissioner. Within the regulated area, host material (e.g. wood, bark, brush, chips, leaves, or firewood) from tree removals or pruning of symptomatic or non-symptomatic plants should remain on site to minimize pathogen spread.

After Working:

1. All reasonable methods shall be used to sanitize personal gear and crew equipment before leaving a SOD-infested site. Scrape, brush and/or hose off accumulated soil and mud from clothing, gloves, boots and shoes. Remove mud and plant debris by blowing it out or power washing chipper trucks, chippers, buckets trucks, fertilization and soil aeration equipment, cranes, and other vehicles.
2. Restrict the movement of soil and leaf litter under and around infected trees as spores may be found there. Contaminated soil, particularly mud, on vehicle tires, workers boots, shovels, stump grinders, trenchers, etc., may result in pathogen spread if moved to a new, uninfested site. Remove or wash off soil and mud from these items before use at another site. If complete on-site sanitation is not possible, complete the work at a local power wash facility or an isolation area in your equipment yard. Clean, orderly vehicles and equipment are good business, and prevent pathogen and insect spread.
3. Tools used in tree removal/pruning may become contaminated and shall be disinfected with chlorine bleach solution (1 part bleach to 9 parts water). Gear shall be rinsed after sanitation.
4. Suspected cases of SOD shall be reported to the Mendocino County agricultural commissioner.

Standard Condition (Condition 4): This permit shall be subject to the securing of all necessary permits for the proposed project from County, State and Federal agencies having jurisdiction.

With incorporation of Mitigation Measures 9-12 and standard condition, a less than significant impact would occur.

f) No Impact: There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that apply to the site. No impact would occur.

Conclusion: With mitigation incorporated, the proposed project would not result in significant impacts to biological resources. **(Less Than Significant Impact with Mitigation Incorporated)**

<u>V. CULTURAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Per Chapter 3 (Development Element) of the Mendocino County General Plan, the prehistory of Mendocino County is not well known. Native American tribes known to inhabit the County concentrated mainly along the coast and along major rivers and streams. Mountainous areas and the County's redwood groves were occupied seasonally by some tribes. Ten Native American tribes had territory in what is now Mendocino County. As European-American settlement occurred in the county, most of these tribes were restricted to reservations and rancherias. During the 19th century, other tribes from the interior of California were forced to settle on the Round Valley Reservation in the northeastern county. Today, there are ten reservations and rancherias in Mendocino County, most of which are inhabited by tribes native to the area. The first permanent non-native settlers came to Mendocino County in the middle of the 16th century, exploring and establishing small outposts. It was almost 300 years before the first permanent non-Spanish settlements in the county were established on the Mendocino coast north of Big River in April of 1852. Mendocino County's modern development was tied to the vast stands of coast redwood trees. Timber and agriculture were the mainstays of the County's economy from the 19th century into the 20th century, and many of the county's cities and towns were founded around these activities.⁴⁶

Mendocino County General Plan Chapter 3 Development Element includes policies related to cultural resources. Both Policy DE-115 and Mendocino County Code Chapter 22.12 (Archaeological Resources) include provisions for archaeological sensitivity review, field evaluations, impact mitigations, archaeological discovery, and human remain discovery protocols (MCC §22.12.050 – 22.12.100).

A Cultural Resources Survey for the Blue Ridge Rock Quarry (Cultural Resources Survey) was prepared for the site by Tom Origer & Associates, dated August 2015. As provided in the Cultural Resources Survey, archival research and field survey of the project site were performed. Archival research found that most of the project area had been subject to a prior cultural resources study. Three other cultural resources studies have previously been completed within one-quarter mile of the project site and there are five documented historical resources within one-half-mile of the study area. No ethnographic sites are reported within or near the study area. No cultural resources have been identified within the study area.

a) No Impact: Existing structures on the project site include an office and maintenance shed at the scale site. Since the project site does not contain any buildings or structures that would qualify as historical resources, no impact would occur.

b), c), and d) Less Than Significant Impact: There are no known historical resources on site or in the vicinity that would be impacted by the proposed project. As provided in the Cultural Resources Survey, most of the study area is marked by relatively steep slopes that were uninhabitable. Few bedrock outcrops or boulders were found during the field survey that could have been utilized for creation of bedrock mortars or rock art. A small spring/seep was found in an area with relatively gentle terrain, but no archaeological site indicators were found. It is very unlikely that archaeological deposits or human remains will be encountered at the site during the proposed project. However, Standard Condition is recommended and advises the Applicant of the County's "Discovery Clause," which establishes procedures to follow in the event that archaeological or cultural materials are

⁴⁶ Mendocino County General Plan, §3-7 (Cultural Resources). August 2009.

unearthed during site preparation or excavation activities, in accordance with County Code Sections 22.12.090 and 22.12.100:

Standard Condition (Condition 12): If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within one hundred 100-feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resource(s) in accordance with Section 22.12.090 of the Mendocino County Code.

As conditioned, the proposed project is found consistent with Mendocino County policies for protection of historic, archaeological, paleontological, and cultural resources. A less than significant impact would occur.

Conclusion: The proposed project would not result in significant impacts to cultural resources. **(Less Than Significant Impact)**

VI. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☒	☐	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☒	☐	☐
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Chapter 3 (Development Element) of the Mendocino County General Plan discusses the area's seismic hazards. Mendocino County is located just south of the Cascadia Subduction Zone and will likely be subjected to a strong earthquake in the foreseeable future. A number of faults are located throughout the county, including the San Andreas Fault in the southwest corner of the county, the Maacama Fault in the inland valley from Sonoma County to Laytonville, the Round Valley Fault in the northeastern part of the county, and the Etsel Ridge Fault in the

eastern portion of the county (Mendocino County General Plan, 2009). Any structure built in Mendocino County will likely be subjected to seismic activity during its expected lifespan.

According to the *Geotechnical Report* (Geotechnical Report) prepared by Crawford & Associates, Inc., dated April 21, 2016, the nearest active fault to the project site is the Maacama Fault System, located approximately 0.8-miles east of the site. Landslides are common throughout the region and are extensively mapped along the west flank of Buck Mountain, extending to the Russian River about one-mile west (near Highway 101). Landslides were observed along the slopes west of the quarry and above the processing plant. The quarry itself was found to be located in a bedrock core of Buck Mountain, outside of the major slide areas. No landslides or slope instability were observed within the active quarry faces or on the natural slopes above the active faces. Eleven (11) test borings at the quarry were drilled and sampled to depths ranging from 27 to 479 feet below ground surface (bgs). Significant amounts of groundwater were not encountered within the borings during the geotechnical exploration.

The soils on the project site are classified mainly as Hopland-Witherell-Squawrock complex, 30 to 50 percent slopes, and Yorkville-Yorktree-Squawrock complex, 30 to 50 percent slopes. These soils allow for considerable infiltration of precipitation, which percolates and recharges groundwater supplies.

a.i), a.ii), and a.iv) Less Than Significant Impact with Mitigation Incorporated: As provided in the Geotechnical Report, the project site is located in a seismically active region of California and strong ground shaking would be expected during the lifetime of the proposed project. There are no known active faults traversing the project site and the site is not located within the Alquist-Priolo Earthquake Fault Zone. However, the potential exists at the project site for strong ground shaking from an earthquake on the faults in the vicinity of the site, which could result in rock fall and temporary slope instability. While landslides are common in the area, no landslides have been mapped within the quarry site or identified within the quarry expansion area. The bedrock core of the quarry rock generally precludes large slope failures, earthflows, and debris slides. However, minor wedge failures or rock falls may occur within intensely fractured rock on the project site, especially during strong seismic ground shaking. Benched slopes would catch the majority of small-scale failures and rockfall, and mechanical excavation equipment would be used to clear loose rock from benches. However, to minimize potential impacts associated with strong seismic ground shaking and landslides, Mitigation Measures 13 and 14 are required, as recommended in the Geotechnical Report.

Mitigation Measure 13 (Condition 26): Interim slope cuts, including internal faces during individual phases of operations prior to final excavation, shall be evaluated in accordance with current Mine Safety and Health Administration (MSHA) requirements as quarry operations progress.

Mitigation Measure 14 (Condition 27): Slope stability analyses shall be performed by a Certified Engineering Geologist when the quarry face progresses to within 150 feet of the final face cut, which would provide an opportunity to modify the final cut configuration, if necessary, based on specific rock exposures at that time.

With incorporation of Mitigation Measures 13 and 14, above, a less than significant impact would occur.

a.iii) Less Than Significant Impact: The potential for liquefaction at the project site is low, since the site is underlain by firm meta-sedimentary rock that is not susceptible to liquefaction. Additionally, significant amounts of groundwater were not detected on-site during the subsurface exploration performed by Crawford & Associates, Inc., as part of the Geotechnical Report. As such, a less than significant impact would occur.

b) Less Than Significant Impact with Mitigation Incorporated: The proposed project would not result in substantial soil erosion or the loss of topsoil. The site is subject to the State Water Resources Control Board Industrial General Permit (IGP) and is required to minimize soil erosion to the maximum extent feasible. Additionally, the Storm Water Pollution Prevention Plan (SWPPP) for the quarry requires that all runoff from the disturbed surface be directed to retention or infiltration basins, which capture sediment and do not allow sediment to be discharged into receiving waters.

As described in the project's Reclamation Plan, a combination of site design and storm water drainage features are utilized at the site to reduce erosion and sedimentation and to minimize off-site discharges of impaired storm water from the facility. The quarry and quarry expansion has been designed to contain all on-site runoff within its limits for up to a 100-year flood, 24-hour storm event. The quarry currently utilizes one existing sediment basin at the south end of the quarry near the quarry entrance; two additional sediment infiltration basins are proposed

under the project under the quarry floor. Additionally, sheet flow filters, rock-lined ditches, gravel check-dams, gravel berms, and earthen berms are utilized on-site along the Haul Road. The recycle and scale sites utilize a designated infiltration area and sediment infiltration basin, respectively, in addition to earthen berms.⁴⁷

Quarry benches have been designed in accordance with the recommendations of the Geotechnical Report to avoid concentrated flow and consequent erosion of benches. Erosion would further be controlled by planned drainage and revegetation as described in the erosion control plans in the project's MRP. Furthermore, as required by Mitigation Measure 5 under Section IV (Biological Resources), above, in order to reduce potential impacts to Northern California steelhead trout and other aquatic-dependent species, sediment-control Best Management Practices (BMPs) would be employed prior to the initiation of work along areas of vegetation clearing, grading, and rock extraction to minimize erosion, contain runoff, and prevent the release of sediment or pollution into watercourses, tributaries, and drainage ditches, and would be required to be properly maintained.

Topsoil would be stored in multiple locations on the project site and would be used for reclamation purposes. Topsoil would be salvaged from the excavation areas and relocated to the designated stockpile areas. It would be harvested when dry, to 18 inches in depth. Since topsoil is thin in the general area of the quarry, it may be supplemented with overburden and sediments from pond cleanout. All stored topsoil and overburden would be compacted to 85 percent and would be stabilized by vegetation with the application of seed and straw mulch to protect against erosion from wind and water. Non-active bulk soil stockpiles that are not yet covered with vegetation would be covered during the rainy season. Additionally, soil storage areas would also have signage indicating that the material is to be used for reclamation purposes and is not to be disturbed. Overburden that is excavated in excess of the volume needed for reclamation may be used for ranch road base, as fill for access road, or processed into saleable products. Sediment from stormwater basin maintenance may be processed or blended into saleable products or used as an additive to the topsoil, if needed to improve the soil texture of rocky soils.⁴⁸ As such, loss of topsoil is not anticipated under the project.

With incorporation of Mitigation Measure 5, compliance with the IGP, and implementation of the project's SWPPP, grading plan, and erosion control plan, a less than significant impact would occur.

c) Less Than Significant Impact with Mitigation Incorporated: As described above, while landslides are common in the area, no landslides have been mapped within the quarry site or identified within the quarry expansion area. The bedrock core of the quarry rock generally precludes large slope failures, earthflows, and debris slides. However, minor wedge failures or rock falls may occur within intensely fractured rock on the project site, especially during strong seismic ground shaking. Benched slopes would catch the majority of small-scale failures and rockfall, and mechanical excavation equipment would be used to clear loose rock from benches. To minimize potential impacts associated with strong seismic ground shaking and landslides, Mitigation Measures 13 and 14, as provided above, are required, as recommended in the Geotechnical Report.

The potential for liquefaction to occur at the project site is low, since the site is underlain by firm meta-sedimentary rock that is not susceptible to liquefaction. Additionally, the site is not susceptible to significant seismic densification, since soil cover on the site is only a few feet thick. A stability analysis of the finished quarry slopes indicate that the safety factor of the proposed quarry faces is adequate for the proposed end use of the project site, which is open space.

With incorporation of Mitigation Measures 13 and 14, a less than significant impact would occur.

d) and e) No Impact: As noted above, the soils on the project site are classified mainly as Hopland-Witherell-Squawrock complex, 30- to 50-percent slopes, and Yorkville-Yorktree-Squawrock complex, 30- to 50-percent slopes, which are not expansive. The proposed project does not propose and would not require any septic or wastewater disposal systems on the project site. Future use of the site (open space), after mining operations are completed, would also not require any wastewater disposal systems at the site. No impact would occur.

Conclusion: With mitigation incorporated, the proposed project would have a less than significant impact on geology and soils. **(Less Than Significant Impact with Mitigation Incorporated)**

⁴⁷ Crawford & Associates, Inc. Section 4.6 (Drainage and Erosion Control) of Chapter 4 (Mining Operation). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

⁴⁸ Crawford & Associates, Inc. Section 5.10 (Pre-Reclamation Activities) of Chapter 5 (Reclamation Plan). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

<u>VII. GREENHOUSE GAS EMISSIONS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

The framework for regulating GHG emissions in California is described under Assembly Bill (AB) 32. In 2006, the California Global Warming Solutions Act (AB 32) definitively established the state's climate change policy and set GHG reduction targets (health & Safety Code §38500 et seq.), including setting a target of reducing GHG emissions to 1990 levels by 2020. AB 32 requires local governments to take an active role in addressing climate change and reducing greenhouse gas (GHG) emissions.

The MCAQMD has identified significance thresholds for use in evaluating project impacts under CEQA. On-site emissions (direct emissions) are compared to the Stationary Source emission threshold, while off-site emissions from truck and other vehicle traffic are compared against the threshold for non-stationary source projects. As some of the off-site emissions would occur in northern Sonoma County, those emissions are compared to the 1,100 MTCO₂e/year threshold under the NSCAPCD. GHG significance thresholds are provided in Table 5 below.

Table 5. MCAQMD and NSAPCD Significance Thresholds – GHG Emissions

Pollutant	Non-Stationary Sources (MTCO₂e/year)	Stationary Sources (MTCO₂e/year)
GHGs	1,100	10,000
<i>Source: Illington & Rodkin, Inc. Blue Ridge Rock Quarry Air Quality and Greenhouse Gas Assessment, September 21, 2016.</i>		

A *Blue Ridge Rock Quarry Air Quality and Greenhouse Gas Assessment* (Air Quality and GHG Assessment) was prepared for the project by Illington & Rodkin, Inc., on September 21, 2016, which analyzed the potential air quality and greenhouse gas (GHG) impacts associated with the proposed project. The project site currently operates as a quarry and would be expanded under the proposed project. As such, the proposed project would be anticipated to result in increased emissions from operation of the expanded quarry and increased extraction and production rates.

a) and b) Less Than Significant Impact: As provided in the Air Quality and GHG Assessment, both direct and indirect GHG emissions associated with the quarry were computed. Both direct and indirect GHG emissions are primarily from fossil fuel combustion associated with the use of off-road equipment and on- and off-site vehicle travel. The GHG emissions associated with the existing quarry operation are estimated to be approximately 345 total metric tons of carbon dioxide equivalent per year (MTCO₂e/year), with 130 MTCO₂e/year of direct emissions and 215 MTCO₂e/year of indirect emissions (101 MTCO₂e/year in Mendocino County and 114 MTCO₂e/year in Sonoma County).

The proposed expanded quarry operation would result in increased annual production rates and equipment use. At maximum production, the proposed project would be anticipated to result in an increase of direct GHG emissions over baseline conditions by 867 metric tons per year (MT/year). The proposed project would be anticipated to result in increased indirect emissions, including 901 more MT/year in Mendocino County and 1,018 more MT/year in Sonoma County, due to project-related traffic. A summary of the project's anticipated increases in GHG emissions is provided in Table 6 below.

Table 6. Existing and Proposed Project Anticipated GHG Emission Increases

Emission Type	CO₂e (MT/year)
Direct Emissions – Mendocino County	
Existing Direct	130

Proposed Project Direct	997
<i>Net Increase</i>	<i>867</i>
MCAQMD Threshold	10,000
Significant?	No
Indirect Emissions – Mendocino County	
Existing Indirect – Mendocino County	101
Proposed Project Indirect – Mendocino County	1,002
<i>Net Increase</i>	<i>901</i>
MCAQMD Threshold	1,100
Significant?	No
Indirect Emissions – Sonoma County	
Existing Indirect – Sonoma County	114
Proposed Project Indirect – Sonoma County	1,132
<i>Net Increase</i>	<i>1,018</i>
NSCAPCD Threshold	1,100
Significant?	No
<i>Source: Illington & Rodkin, Inc. Blue Ridge Rock Quarry Air Quality and Greenhouse Gas Assessment, September 21, 2016.</i>	

The net increase in GHG emissions anticipated under the expanded quarry operation would not exceed MCAQMD or NSCAPCD significance thresholds for direct or indirect CO₂e emissions, and would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. A less than significant impact would occur.

Conclusion: The proposed project would have a less than significant impact on greenhouse gas emissions.
(Less Than Significant Impact)

<u>VIII. HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety	☐	☐	☐	☒

hazard for people residing or working in the project area?				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☒	☐	☐

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or has characteristics defined as hazardous by a federal, state, or local agency. Chemical and physical properties such as toxicity, ignitability, corrosiveness, and reactivity cause a substance to be considered hazardous. These properties are defined in the California Code of Regulations (CCR), Title 22, §66261.20-66261.24. A "hazardous waste" includes any hazardous material that is discarded, abandoned, or will be recycled. Therefore, the criteria that render a material hazardous also cause a waste to be classified as hazardous (California Health and Safety Code, §25117). According to this definition, fuels, motor oil, and lubricants typically used during quarry operations could be considered hazardous. As provided in the BRRQ's SWPPP, potential stormwater pollutants at the quarry include oil and grease, pH, total suspended solids, iron, and aluminum.⁴⁹

Mendocino County has adopted numerous plans related to hazard management and mitigation including, but not limited to: Community Wildfire Protection Plan, Multi-Hazard Mitigation Plan, Hazardous Waste Management Plan, and Operational Area Emergency Plan.

Existing quarry operations generate hazardous waste and require the use and storage of hazardous materials on the project site, which is primarily associated with equipment maintenance and operation. Currently, fuels, lubricants, and used oil are stored in approved containers and structures and are located adjacent to the maintenance shop, which is near the quarry site's western edge. Under the proposed project, two 500 gallon fuel tanks would be installed at the scale site on a concrete slab, approximately 0.4 miles from the site entrance. The two tanks would be double-walled and covered with a concrete slab. Additionally, a Hazardous Materials Business Plan (HMBP), detailing the inventory of hazardous materials at the project site, emergency response plans and procedures, training for all employees in safety procedures, and a site map showing all road ways, access and exit points, evacuation staging areas, hazardous material handling and storage areas, and emergency response equipment, would be required under the project.

a) and b) Less Than Significant Impact with Mitigation Incorporated: As described in Section IV.B (Biological Resources), above, watercourses and seasonal wetlands (Waters of the U.S.) have been identified on the project site, which are natural communities of special concern. However, the proposed project is not anticipated to create a significant hazard to the public or the environment through the routine transport, use, handling, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The quarry operations require the transport, use, handling, storage, and disposal of hazardous, primarily associated with equipment maintenance and operation at the project site, and is in accordance with all applicable laws and regulations. As noted above, fuels, lubricants, and used motor oil are currently stored in approved containers and structures on the Quarry Site's western edge, adjacent to the maintenance shop. Under the proposed project, two 500 gallon fuel tanks would be installed at the scale site, approximately 0.4 miles from the site entrance. Additionally, expansion of the quarry would require the use of explosives.

Compliance with local, state, and federal regulations would require the preparation and implementation of a HMBP and SWPPP, which would reduce potential risks associated with the use and storage of hazardous materials on the project site, in addition to accidental release of the hazardous materials. The explosives required for the quarry expansion would not be stored on-site. A licensed blaster would transport the necessary explosives to the site and perform the necessary blasting in compliance with all applicable laws and regulations. Additionally,

⁴⁹ Syar Industries, Inc. *Storm Water Pollution Prevention Plan (SWPPP) – Syar Blue Ridge Quarry*. May 15, 2015. Amended December 27, 2016.

Mitigation Measure 6 and a condition (Condition 13) are recommended, which requires prompt cleanup of leaks, drips, and spills of hydraulic fluid, oil, or fuel from construction equipment in order to prevent contamination of waterways and that any hazardous materials to be stored on-site shall be required to be stored within an approved container and stored in accordance with all laws and regulations, respectively.

With preparation and implementation of a HMBP and SWPPP, in addition to incorporation of Mitigation Measure 6 and a recommended condition (Condition 13), a less than significant impact would occur.

c), d), e), and f) No Impact: There are no existing or proposed schools within one-quarter mile of the proposed project. There are no hazardous materials sites or other cleanups on site listed in the GeoTracker database maintained by the State Water Resources Control Board⁵⁰ or the EnviroStor Database maintained by the California Department of Toxic Substance Control⁵¹. The project site is located more than 5-miles north of the nearest airport, the Cloverdale Municipal Airport. The project is not within the vicinity of a private airstrip. No impact would occur.

g) Less Than Significant Impact: The proposed project would not significantly impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project site is located in a rural area. Since the project is anticipated to employ a maximum of 10 people, there would not be a significant amount of vehicular traffic associated with the proposed project that would impact the ability of first responders to access the site. As such, a less than significant impact would occur.

h) Less Than Significant Impact with Mitigation Incorporated: The project site is located with the California Department of Forestry and Fire Protection's (CalFire) State Responsibility Area (SRA), and is located within the "moderate" fire hazard severity zone.⁵² Although proper precautions and measures are taken during mining operations, the potential exists for wildland fire to inadvertently be ignited when equipment is utilized near dry grassland, especially during periods of increased fire danger. Additionally, there is an increased risk of wildfires when blasting occurs on the site. The following mitigation is recommended to reduce potential impacts associated with the increased risk of wildfires:

Mitigation Measure 15 (Condition 28): During "high," "very high," and "extreme" fire danger rating levels, the operator shall have a water truck filled and on standby at the project site during equipment use at the quarry and when blasting is to occur on the site.

Mitigation Measure 16 (Condition 29): During "high," "very high," and "extreme" fire danger rating levels, the operator shall notify the Hopland Fire Department, Cloverdale Fire Department, and the CalFire Cloverdale station a minimum of 24 hours prior to blasting.

With incorporation of Mitigation Measures 15 and 16, a less than significant impact would occur.

Conclusion: With mitigation incorporated, the proposed project would not result in significant hazardous materials impacts. **(Less Than Significant Impact with Mitigation Incorporated)**

<u>IX. HYDROLOGY AND WATER QUALITY.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐

⁵⁰ State Water Resources Control Board. *GeoTracker* (2015). Accessed March 24, 2017. Available at: <https://geotracker.waterboards.ca.gov/>.

⁵¹ State of California. Department of Toxic Substances Control. *EnviroStor* (2007). Accessed March 24, 2017. Available at: <https://www.envirostor.dtsc.ca.gov/public/>.

⁵² California Department of Forestry and Fire Protection. Fire and Resource Assessment Program. *Fire Hazard Severity Zones in SRA – Mendocino County* (November 7, 2007). Accessed March 24, 2017. Available at: http://frap.fire.ca.gov/webdata/maps/mendocino/fhszs_map.23.pdf.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☒	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

The Mendocino County General Plan Chapter 4 Resource Management Element includes policies related to protection of environmentally sensitive habitat areas and maintaining water quality by minimizing adverse effects of waste water dischargers, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams. All watercourses have been excluded from the project impact area and would be avoided. Along the eastern and northeastern project boundaries, proposed grading limits would maintain a minimum 50-foot setback from seasonal wetlands and watercourses. A combination of site design and storm water drainage features have been incorporated at the site to reduce erosion and sedimentation and to minimize off-site discharges of impaired storm water from the facility.⁵³

The SWPPP for the quarry, prepared by Syar Industries, Inc., on May 15, 2015, and amended on December 27, 2016, requires that all runoff from the disturbed surface be directed to retention or infiltration basins, which capture sediment and do not allow sediment to be discharged into receiving waters. Under the proposed project, surface water runoff would be directed internally towards the quarry floor and a perimeter sediment barrier, along with other erosion and sediment-control best management practices (BMPs), as required by Mitigation Measure 5 in Section IV (Biological Resources) above, would be installed along the eastern edge of the grading limits to protect the tributary from sediment runoff.⁵⁴

⁵³ Crawford & Associates, Inc. Section 4.6 (Drainage and Erosion Control) of Chapter 4 (Mining Operation). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

⁵⁴ North Coast Resource Management, Inc. (NCRM). *Blue Ridge Rock Quarry Biological Resources Study*. August 25, 2016.

As described in the project's MRP, a combination of site design and storm water drainage features are utilized at the site to reduce erosion and sedimentation and to minimize off-site discharges of impaired storm water from the facility. The quarry and quarry expansion has been designed to contain all on-site runoff within its limits for up to a 100-year flood, 24-hour storm event. The quarry currently utilizes one existing sediment basin at the south end of the quarry near the quarry entrance; two additional sediment infiltration basins are proposed under the project under the quarry floor. Additionally, sheet flow filters, rock-lined ditches, gravel check-dams, gravel berms, and earthen berms are utilized on-site along the Haul Road. The recycle and scale sites utilize a designated infiltration area and sediment infiltration basin, respectively, in addition to earthen berms. As provided in the site's MRP, drainage and sediment facilities and road are routinely maintained. Culverts, road ditches, and structural storm water facilities (including sediment basins and sheet flow filters) are inspected after each storm and cleaned out as needed to maintain function. A road grader is used monthly to smooth the haul road and unpaved internal roads so that runoff does not erode the travel surface. Furthermore, the site is checked regularly for leaks and spills from equipment. These maintenance practices would continue under the proposed project.⁵⁵

The following summarizes the storm water features utilized throughout the site⁵⁶:

Quarry Site: The quarry has been designed to contain all on-site runoff within its limits for up to a 100-year, 24-hour storm event. Currently, there is one existing sediment detention basin located at the southern end of the quarry near the quarry entrance. Two additional sediment infiltration basins are proposed within the quarry floor.

The majority of the drainage at the quarry (75 percent) flows toward the north sediment basin, including all of the rock slope benches. The floor and sediment basins have been designed to hold the water from a 100-year, 24-hour storm event with one (1) foot of sediment storage.

Recycle Site: The recycle site slopes gently to the south toward a designated infiltration area. Run-off from the recycle site is prevented by earthen berms along the perimeter of the site.

Scale Site: The scale site has been graded to drain to a large sediment infiltration basin within the scale site floor. The basin has been designed to hold a 25-year, 24-hour storm event. For larger events, an earthen berm has been constructed around the scale site to prevent run-off from flowing over the edge and would allow for the containment of a 100-year, 24-hour storm event by allowing the flooding of a small section of the scale site floor.

Haul Road: The haul road immediately preceding the entrance to the quarry is out-sloped toward a series of rock sheet flow filters, which were designed to disperse and slow the velocity of concentrated flows in road ditches through a series of rock-covered cut outs in the road where sheet flow is dispersed into the surrounding grassy slopes. Additionally, rock-lined ditches, gravel check-dams, and earthen and gravel berms provide erosion control along both sides of the haul road.

The upper portion of the haul road below the scale site and adjacent to the topsoil storage area drains into a rock-lined ditch, which flows to a culvert that conveys water under the haul road to a rock filtration basin in the soil storage area. A berm is located along the west side of the soil storage area to prevent run-off from the soil storage area.

Below the soil storage area, the haul road contains an earthen berm with check-dams along the north side and a gravel berm on the south side. The haul road is graded to slope toward the earthen berm and check-dams. A sheet flow filter is located half-way down this section of road to disperse concentrated flow into sheet flow down the slope below. Water along this section of haul road collects in a sediment infiltration basin. The bottom 800-foot section of haul road is paved and drains to a series of rock filtration basins below flowing under Geysers Road through a culvert to the Russian River. Outlets from sediment basins are armored with rock to prevent erosion.

a) and f) Less Than Significant Impact with Mitigation Incorporated: The project involves an expansion of quarry operations. As previously discussed, a combination of site design and storm water drainage features are currently utilized, and would continue to be utilized under the project, at the site to reduce erosion and

⁵⁵ Crawford & Associates, Inc. Section 4.7 (Maintenance/Good Housekeeping Practices) of Chapter 4 (Mining Operation). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

⁵⁶ Crawford & Associates, Inc. Section 4.6 (Drainage and Erosion Control) of Chapter 4 (Mining Operation). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

sedimentation and to minimize off-site discharges of impaired storm water from the facility. Conditions are recommended to require the project continue to comply with all mitigation measures and conditions of approval under Use Permit #10-95, in addition to storing any hazardous materials on-site within an approved container and in accordance with all laws and regulations. Additionally, with implementation of Mitigation Measures 5 and 6 from Section IV (Biological Resources), which require implementation of sediment-control BMPs and prompt clean-up of all spills to prevent contamination of waterways, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade water quality and a less than significant impact would occur.

b), c), d), e), and j) Less Than Significant Impact: As previously discussed and as described in the project's MRP, a combination of site design and storm water drainage features are currently utilized, and would continue to be utilized under the project, at the site to reduce erosion and sedimentation and to minimize off-site discharges of impaired storm water from the facility. The proposed project would not substantially increase the amount of impervious surfaces on the site, nor would it substantially increase water use. As previously discussed, an *Evaluation of Water Supply for the Blue Ridge Rock Quarry* (Water Supply Evaluation) was prepared for the site by Luhdorff & Scalmanini Consulting Engineers in May 2016 to assess the sufficiency of available water supplies to meet the anticipated water requirements of the proposed project. As provided in the Water Supply Evaluation, springs located on the property have historically provided all of the necessary water supply for quarry operations (except for August), and would continue to be sufficient to support the proposed quarry expansion for processing and dust suppression activities. Enough water is available in storage (137,000 gallons⁵⁷) to meet projected operational water demands when a deficit of supply may occur.⁵⁸ As such, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project would continue to operate in accordance with all regulations related to hydrology and water quality and would continue to implement BMPs to reduce polluted runoff. Furthermore, a condition is recommended to require the project continue to comply with all mitigation measures and conditions of approval under Use Permit #U 10-95. Due to the project's design features and use of BMPs, the project would not substantially alter the existing drainage pattern of the site, resulting in substantial erosion, siltation, or flooding.

Since the project site is located far inland from the coast and is not located near any substantial water bodies, the project site is not subject to inundation by seiche or tsunami. The potential for mudflow at the subject site is low, since the site is not located on a geologic unit or soil that is unstable, the depth of soil on the site is only a few feet thick, and the project has been designed to minimize erosion. A less than significant impact would occur.

g), h), and i) No Impact: The project site is not located within a 100 year flood zone⁵⁹, nor does the project propose any housing. The site is also located outside of a dam or levee failure inundation hazard zone. No impact would occur.

Conclusion: With mitigation incorporated, the proposed project would have a less than significant impact on hydrology and water quality. **(Less Than Significant Impact with Mitigation Incorporated)**

<u>X. LAND USE AND PLANNING.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒

⁵⁷ Crawford & Associates, Inc. Section 3.10 (Water Resources) of Chapter 3 (Environmental Setting). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

⁵⁸ Luhdorff & Scalmanini Consulting Engineers. *Evaluation of Water Supply for the Blue Ridge Rock Quarry*. May 2016.

⁵⁹ United States Department of Homeland Security. Federal Emergency Management Agency (FEMA). *Flood Insurance Rate Map* (Map No. 06045C2050F, Panel 2050 of 2100, effective 6/2/2011; Map No. 06045C1875F, Panel 1875 of 2100, effective 6/2/2011). Accessed March 24, 2017. Available at: <https://msc.fema.gov/portal/search>.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

The 90.7 acre project site is located within an existing 1,626 acre ranch in southern Mendocino County, which is currently developed with several residences, ranch roads, a livestock operation, and the existing quarry operation. The existing operation currently spans 41.5 acres and would expand by 49.2 acres under the proposed project. The total area to be disturbed by the expanded operation would be approximately 43 acres, an increase of 15.5 acres over the existing 27.5 acres. Disturbed areas would include the quarry site, scale site, recycle site access roads, and storm water features. New disturbance would only occur at the quarry site, and would include expanding the quarry limits, product stockpiles, and soil storage areas. The proposed project would also include 33.7 acres of buffers, which includes an average 50 foot buffer around the perimeter of the project site and around roads and operational areas where no mining activities would take place. Approximately 37.5 acres would be reclaimed when mining operations are completed at the site.⁶⁰ Reclamation would include removal of equipment and remaining aggregate piles, ripping or scarifying surfaces to prepare for revegetation, rough grading to achieve proper drainage and planning surface, resoiling and planting of woody vegetation, and reseeding with native grasses for erosion control.⁶¹

The project site has a General Plan land use designation of Rangeland with 160-acre minimum parcel size (RL160) and is zoned as Rangeland with a 160-acre minimum parcel size (RL-160) under the Mendocino County Inland Zoning Code. As provided in the Mendocino County Zoning Code, mining and processing is permitted in the RL District with a Major Use Permit.⁶²

a) and c) No Impact: The project would not change the land use on the site, and would not divide an established community. The proposed project involves expansion of an existing mining operation located in an undeveloped area, which would not change the land use or divide an established community. Additionally, there are no habitat conservation plans or natural community conservation plans applicable to the site or vicinity. No impact would occur.

b) Less Than Significant Impact: The proposed project would result not result in a change to the current General Plan and zoning designations of the site, which is Rangeland with a 160 acre minimum parcel size (RL160 and RL-160). As discussed above, mining and processing is permitted in the RL District with a Major Use Permit.⁶³ With project approval, the grading limits of the quarry would expand and the mining operation would continue to operate for another 30 years. After completion of mining activities at the project site, reclamation of the site would return 37.54 acres of the site to open space for rangeland use, which is consistent with the site's General Plan and zoning designations. A less than significant impact would occur.

Conclusion: The proposed project would have a less than significant impact on land use. **(Less Than Significant Impact)**

<u>XI. MINERAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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⁶⁰ Crawford & Associates, Inc. Section 4.1 (Area Affected by Mining) of Chapter 4 (Mining Operation). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

⁶¹ Crawford & Associates, Inc. Section 2.4 (Mining and Reclamation) of Chapter 2 (Project Description). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

⁶² County of Mendocino. *Mendocino County Zoning Regulations – Inland Zoning Code*. §20.060.025. 1991.

⁶³ County of Mendocino. *Mendocino County Zoning Regulations – Inland Zoning Code*. §20.060.025. 1991.

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

The site is a part of a bedrock outcrop of the Franciscan Formation. A variety of minerals resources are known to exist in the County. The most predominant minerals found in Mendocino County are aggregate resources, primarily sand and gravel. No other mineral resources, other than the bedrock use for quarry purposes, were found onsite. Three sources of aggregate materials are present in Mendocino County: quarries, instream gravel, and terrace gravel deposits.⁶⁴

a) and b) No Impact: The proposed project is for continued mining at an existing mining operation. The project would not exhaust the resource; therefore, the opportunity to allow for future mining exists and would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The property does not include a mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Conclusion: The proposed project would have no impact to known mineral resources. **(No Impact)**

<u>XII. NOISE</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Acceptable levels of noise vary depending on the land use. In any one location, the noise level will vary overtime, from the lowest background or ambient noise level to temporary increases caused by traffic or other sources. State and federal standards have been established as guidelines for determining the compatibility of a particular use with its noise environment.

⁶⁴ County of Mendocino. *Mendocino County General Plan*. §4-8 (Mineral Resources). August 2009.

Generally speaking, land uses considered noise-sensitive are those in which noise can adversely affect what people are doing on the land. For example, a residential land use where people live, sleep, and study is generally considered sensitive to noise because noise can disrupt these activities. Churches, schools, and certain kinds of outdoor recreation are also usually considered noise-sensitive. Major noise sources in Mendocino County consist of highway and local traffic, railroad operations, airports, commercial and industrial uses, and recreation and community facilities. Highways with traffic that generate significant noise include U.S. Highway 101 and the State Routes (1, 20, 128, 162, 175, and 253).

The County has identified noise standard within the County General Plan to ensure noise compatibility between land uses. The project is subject to the noise standards found in the County General Plan including:

- The Exterior Noise Level Standards (Table 3-J) General Plan Policy DE-100
- The Noise Compatibility Guidelines (Table 3-K) General Plan Policy DE-101
- Maximum Acceptable Interior Noise Levels (Table 3-L) General Plan Policy DE-103

Additionally, Appendix C (Exterior Noise Limit Standards) of the Mendocino County Inland Zoning Code establishes exterior noise level limit standards that shall not be exceeded more than 30 minutes in any hour.

The proposed project involves an expansion of the existing quarry located on the project site. The nearest off-site residences to the quarry include a residence located 0.5 miles north, a residence located 0.8 miles to the south, and a residence located approximately 2 miles to the east. Additionally, a 16 lot residential subdivision is located approximately 1 mile south of the quarry in Sonoma County and a campground is located approximately 0.5 miles south of the site on the Russian River in Sonoma County. No other commercial or industrial activities are located in the vicinity of the project site.

Currently, major sources of noise at the site are associated with mobile and processing equipment. Mobile equipment utilized at the site includes heavy equipment such as loaders, dozers, and an excavator, in addition to trucks moving aggregate (loading and unloading). Processing equipment utilized at the site includes crushers, screens, conveyors, and a generator. Typical daily operations at the site involve a dozer pushing material off the top of the hill, an excavator sorting the larger material in the rip rap storage area, material processing of smaller aggregate on the quarry floor, and the loading of trucks. Up to four blast events per year would occur at the site, which would last for a few seconds and may cause vibration. Under the proposed project, the daytime hours at the quarry would remain the same (7:00am to 6:00pm, Monday through Saturday); however, up to 45 nights of nighttime operation for haul-out only is proposed under the project. No extraction or processing activities would occur during nighttime hours.

A Blue Ridge Rock Quarry Environmental Noise and Vibration Assessment (Noise and Vibration Assessment) was prepared for the proposed project by Illingworth & Rodkin, Inc., on June 28, 2016, to evaluate the proposed project's potential to result in significant noise and vibration impacts. With the increase in extraction and processing volumes, the potential for noise and vibration exists; however, as provided in the Noise and Vibration Assessment, the proposed project is not anticipated to result in a substantial increase in noise and would not exceed County noise level limits.

a), b), c) and d) Less Than Significant Impact: Section 22.16.070(J) of the County Surface Mining Ordinance requires that noise levels measured at the nearest residence not exceed sixty-five (65) dBA for a cumulative period more than thirty (30) minutes in any hour and eighty-five (85) dBA at any moment.

As provided in the Noise and Vibration Assessment, prepared by Illingworth & Rodkin, Inc., on June 28, 2016, the proposed project would require the following extraction and processing equipment at the site, as shown in Table 7, below:

Table 7. Anticipated Extraction and Processing Equipment to Be Utilized at Site under Project

Equipment Type and Number	Number of Days/Year to be Utilized
Water Truck (1)	202 (maximum of 1.5 hours/day)

Rock Truck (1)	89
Loaders (maximum of 2 at time)	ongoing
Dozer (1)	89
Grader (1)	48 (maximum of 1 hour/week)
Excavator (1)	198
Crushers (2)	103 (processing) 20 (recycling)
Conveyers (up to 3)	103 (processing) - 3 conveyers 20 (recycling) - 2 conveyers
Screens (up to 3)	103 (processing) – 3 screens 20 (recycling) – 1 screen
<i>Source: Illington & Rodkin, Inc. Blue Ridge Rock Quarry Environmental Noise and Vibration Assessment, June 28, 2016.</i>	

Due to the distinctiveness of the quarry noise sources and low ambient noise levels observed in the vicinity of the site, it is anticipated that quarry noise could potentially be heard by noise-sensitive receptors located near the project site. The results of the Noise and Vibration Assessment determined that the proposed project, at full operation, would not result in noise levels exceeding the maximum permitted levels cited in the Mendocino County General Plan. Anticipated noise levels were calculated to be well-below the permitted noise limits and would not typically be measurable above existing ambient noise. Quarry noise is not anticipated to be audible in the vicinity of Highway 101. Though residents within the vicinity may be able to occasionally hear sounds from blasting events, blasting would only occur up to four (4) times per year and would thereby be very infrequent. Blasting would be very brief in nature and would be conducted with a single blast during daytime hours. As such, blasting would not be expected to substantially increase hourly average or daily average noise levels. Furthermore, traffic generated under the proposed project would not be anticipated to measurably increase existing traffic noise levels (less than 1 dBA L_{dn}) at sensitive receptors located along roadways that also serve the project site.⁶⁵ A less than significant impact would occur.

e) and f) No Impact: The project site is located more than 5 miles north of the nearest airport, the Cloverdale Municipal Airport and is not located within the vicinity of a private airstrip. Since the project site is not located within two miles of a public airport or within the vicinity of a private airstrip, the project would not be exposed to excessive noise levels from aircraft overflights. No impact would occur.

Conclusion: The proposed project would have a less than significant impact on noise. **(Less Than Significant Impact)**

<u>XIII. POPULATION AND HOUSING.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

The project site is located in a very rural area. The nearest population concentrations to the project site are the City of Cloverdale, located approximately 3.5 miles south in Sonoma County, and the unincorporated community

⁶⁵ Crawford & Associates, Inc. Section 3.15 (Noise and Vibration) of Chapter 3 (Environmental Setting). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

of Hopland, located approximately 10 miles to the north. Per the 2010 U.S. Census, the City of Cloverdale had a population of 8,618 and the community of Hopland had a population of 756 in 2010.⁶⁶

The proposed project does not include development of any housing units. The quarry currently employs three employees to run the existing operation. The proposed project, which involves expansion of the existing quarry, could employ up to a maximum of 10 employees.

a) Less Than Significant Impact: The proposed project would not induce substantial population growth in the area. Under the proposed project, the number of employees at the project site is anticipated to increase from three up to a maximum of ten employees, an increase of up to seven (7) employees at the site. Any new employees at the project site would likely be living within the region, either in Mendocino or Sonoma Counties, at the time of hire or within a commutable distance. While it is possible for some new employees to relocate to the region, the additional employees anticipated under operation of the proposed project would not result in a substantial population increase in the region. As such, a less than significant impact would occur.

b) and c) No Impact: The proposed project does not include the development or removal of any housing. No impact would occur.

Conclusion: The proposed project would have a less than significant impact on population and housing. **(Less Than Significant Impact)**

XIV. PUBLIC SERVICES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☒	☐
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Medical Services?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

The majority of the project site is located within the State Responsibility Area (SRA) and the majority of the site is classified as a moderate fire hazard area, though two very small portions of the site, in the northeastern and southeastern corners of the site, are classified as a very high fire hazard area.⁶⁷ Since the site's two westernmost parcels (APNs 050-350-23 and 050-350-24) are located within the Hopland Sanel Valley Rural Fire Protection District⁶⁸, fire protection to the site is provided by the Hopland Sanel Valley Rural Fire Protection District and the California Department of Forestry and Fire Protection (CalFire). The Hopland Volunteer Fire Department fire station is located approximately 9.1 miles northeast of the site, and the Hopland CalFire station is located approximately 11 miles northeast of the site. The nearest fire stations to the site are located in Sonoma County, in the City of Cloverdale, and are located approximately 3.7 miles and 4.6 miles south of the site, respectively. As the project site is located within unincorporated Mendocino County, police protection services for the site are

⁶⁶ United States Census Bureau. *American FactFinder, Community Facts. Cloverdale city, California and Hopland CDP, California*. Accessed March 24, 2017. Available at: <https://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>.

⁶⁷ Mendocino County Planning & Building Services. *Fire Hazard Zones & Responsibility Areas; State Responsibility Area [map]*. 1:24,000. February 2017.

⁶⁸ Mendocino County Planning & Building Services. *Fire Hazard Zones & Responsibility Areas; State Responsibility Area [map]*. 1:24,000. February 2017.

provided by the Mendocino County Sheriff's Department. The nearest Mendocino County Sheriff's Department office is located approximately 22.7 miles northwest of the site in Ukiah.

a.1) through a.6) Less Than Significant Impact: The demand on fire protection, police protection, medical services, schools, parks, and other public facilities (e.g., libraries) is not anticipated to significantly increase with the implementation of the project, since the proposed project is continuance of an existing surface mining operation. Under the proposed project, which involves expansion of the existing operation, the number of employees at the site could slightly increase. The quarry currently employs three employees to run the existing operation; under the proposed project, a maximum of 10 employees could be employed at the site. Though the project is anticipated to result in up to seven new employees at the project site, this increase would not result in a significant increase in the demand on public services. As such, a less than significant impact would occur.

Conclusion: The proposed project would have less than significant impact on public services. **(Less Than Significant Impact)**

<u>XV. RECREATION.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

The Mendocino County provides parklands, open space, and community facilities for public recreation and community services. Park and recreation facilities vary in size, use, and type of service and provide for regional and neighborhood uses. There are no recreational facilities within the Project area. The nearest recreational facility is a private campground located 0.5 miles to the south on the Russian River.

a) and b) No Impact: The proposed project is continuance of an existing surface mining operation. No residential development is proposed as a part of the project. The project would not increase the use of recreational facilities, nor would it generate demand for new or expanded recreational facilities.

Conclusion: The proposed project would not adversely affect recreational facilities in the project area. **(No Impact)**

<u>XVI. TRANSPORTATION/TRAFFIC.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand	☐	☐	☒	☐

measures, or other standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

Regional access is provided by California State Highway 101. Local access to the site is provided via a private driveway (haul road) off of Geysers Road, located approximately ¼ mile southeast of the intersection of Highway 101 and Geysers Road. Pedestrian access to the site is minimal. There are no sidewalks that are adjacent to the site at this time. No roadway improvements are proposed under the project.

A *Blue Ridge Quarry Expansion Transportation Impact Analysis Report* (TIAR) was prepared for the project by Omni-Means, Ltd., dated August 2016, to analyze the potential traffic impacts associated with the proposed project. The TIAR evaluated existing conditions, existing plus project conditions, short term conditions, short term plus project conditions, cumulative conditions, and cumulative plus project conditions. The “short term” analysis scenario is following approximately 5 years of assumed development in Mendocino County and neighboring jurisdictions, while the “cumulative” analysis scenario is following approximately 20 years of assumed development.

Trip Generation: Traffic associated with existing mining activities includes haul trucks transporting rock products, delivery of fuel and supplies, and employees. Additional traffic is anticipated under the project due to increased production volumes, importation of recycled material and soil, and a small increase in the number of employees required under the project.⁶⁹ As provided in the project’s MRP, it is estimated that the project would result in approximately 60 percent of outbound trucks traveling south on Highway 101, with approximately 50 percent of these trucks traveling to markets in northern Sonoma County and the remaining 10 percent of these trucks existing west at State Highway 128 to travel to markets in southwestern Mendocino County. It is estimated that 40 percent of outbound trucks would travel northbound on Highway 101 to markets in southern Mendocino County.⁷⁰

The quarry currently employs three employees to run the existing operation. The proposed project, which involves expansion of the existing quarry, could employ up to a maximum of 10 employees, resulting in an increase of up to seven (7) new employees at the site. It is anticipated that most, if not all, employees would come from the local area.

Table 7, below, provides the existing trip generation, in addition to the trip generation anticipated under the proposed project.

Table 7. Existing and Proposed Project Anticipated Trip Generation

Trip Type	Number of Trips (Existing)		Number of Trips (Proposed)	
	Average	Maximum	Average	Maximum
Peak Daily Trips				

⁶⁹ Crawford & Associates, Inc. Section 3.13 (Traffic) of Chapter 3 (Environmental Setting). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

⁷⁰ Crawford & Associates, Inc. Section 3.3 (Site Access) of Chapter 3 (Environmental Setting). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

Processed Rock (trucks/day)	20	29	123	181
Recycled Import and Soil (trucks/day)	0	0	10	15
Fuels/Supplies (trucks/day)	1	1	0	6
Employees (cars/day)	3	5	7	10
Other (cars/day)	1	1	1	2
<i>Total Vehicles/day</i>	<i>25</i>	<i>36</i>	<i>141</i>	<i>214</i>
<i>Total Trips/day</i>	<i>49</i>	<i>72</i>	<i>282</i>	<i>428</i>
Peak Hourly Trips				
Processed Rock (trucks/hour)	2	3	12	18
Recycled Import and Soil (trucks/hour)	0	0	1	1
Fuels/Supplies (trucks/hour)	1	1	1	2
Employees (cars/hour)	1	2	2	3
Other (cars/hour)	0	0	1	1
<i>Total Vehicles/hour</i>	<i>2</i>	<i>4</i>	<i>17</i>	<i>25</i>
<i>Total Trips/hour</i>	<i>5</i>	<i>7</i>	<i>34</i>	<i>50</i>
Source: Crawford & Associates, Inc. Section 3.13 (Traffic) of Chapter 3 (Environmental Setting). <i>Blue Ridge Rock Quarry Mining and Reclamation Plan</i> . July 6, 2017.				

Level of Service: Level of Service (LOS) is used to rank traffic operation on various types of facilities based on traffic volumes and roadway capacity using a series of letter designations ranging from A to F. Generally, LOS A represents free flow conditions and LOS F represents forced flow or breakdown conditions. The County of Mendocino considers LOS D operation for state routes and all County arterials and collectors to be the poorest acceptable operation during peak periods. Within Sonoma County, the LOS standard for intersections is LOS D or better. The California Department of Transportation (Caltrans) strives to maintain operation at the transition from LOS C to LOS D. As such, the TIAR considers LOS D as the standard acceptable threshold for all study intersections, mainlines, and ramps for all jurisdictions.

As provided in the TIAR, eight (8) study intersections and 14 mainline segments and ramps were selected in coordination with Caltrans staff for analysis for weekday morning (AM) and evening (PM) peak hour conditions, as follows:

Intersections:

1. US 101 NB Ramps & Geysers Road N
2. US 101 SB Ramps & Geysers Road E
3. Geysers Road N & Geysers Road E
4. Geysers Road N & Blue Ridge Rock Products (BRRP) Driveway
5. Geysers Road N & BRRP Road
6. US 101 NB Ramps & Redwood Highway
7. US 101 SB Ramps & Redwood Highway
8. Redwood Highway & Oat Valley Road

Mainline Segments and Ramps:

1. US 101 NB North of Geysers Road
2. US 101 NB Off Ramp at Geysers Road N
3. US 101 NB On Ramp at Geysers Road N
4. US 101 SB North of Geysers Road
5. US 101 SB Off Ramp at Geysers Road E
6. US 101 SB On Ramp at Geysers Road E
7. US 101 NB North of Redwood Highway
8. US 101 NB Off Ramp at Redwood Highway
9. US 101 NB On Ramp at Redwood Highway
10. US 101 NB South of Redwood Highway
11. US 101 SB North of Redwood Highway
12. US 101 SB Off Ramp at Redwood Highway
13. US 101 SB On Ramp at Redwood Highway
14. US 101 SB South of Redwood Highway

Under existing conditions, all intersections and mainline segments and ramps in the study area were found to be operating at acceptable LOS, with both LOS A and B observed during the AM and PM peak hours for all eight (8) intersections, and LOS A observed at all mainline segments and ramps during the AM and PM peak hours, except for Mainline Segment and Ramp #6 (US 101 SB On Ramp at Geysers Road E), which operates at LOS B during the AM peak hour and LOS A during the PM peak hour.

Results of the TIAR indicate that under all analysis scenarios, all study intersections and mainline segments and ramps would continue to operate at acceptable LOS, including LOS A and LOS B, except for Intersection #2 (US 101 SB Ramps & Geysers Road E) under the “cumulative plus project” analysis scenario, which would be anticipated to operate at LOS C during the PM peak hour.

Several agencies were invited to provide comment on the proposed project, including the Mendocino County Department of Transportation (MCDOT) and CalFire. While a referral response was received from CalFire, dated April 6, 2017, no comments were in reference to potential traffic or emergency access impacts; no response was received from MCDOT.

a) and b) Less Than Significant Impact: The project site is located in a rural area and is accessed via a private internal driveway (haul road) off of Geysers Road. The project would result in expanded operations at the site, including expansion of the quarry limits, product stockpiles, and soil storage areas, in addition to increasing the annual permitted extraction (in-situ) and maximum annual processing volumes. The quarry currently employs three employees to run the existing operation. The expanded operations could employ up to a maximum of 10 employees, resulting in an increase of up to seven (7) new employees at the site.

As described above, a *Blue Ridge Quarry Expansion Transportation Impact Analysis Report* (TIAR) was prepared for the project by Omni-Means, Ltd., dated August 2016, to analyze the potential traffic impacts associated with the proposed project. As provided in Table 7, above, and the TIAR, the proposed project would be anticipated to create additional traffic trips to and from the site. Specifically, the TIAR assumes that the increase in production would generate a maximum of approximately 50 additional trips during the AM and PM peak hours.⁷¹

Currently, all study intersections and mainline segments and ramps in the study area were found to be operating at acceptable LOS (LOS A and LOS B). Results of the TIAR indicate that under all analysis scenarios, all study intersections and mainline segments and ramps would continue to operate at acceptable LOS (LOS A, LOS B, and LOS C); Intersection #2 (US 101 SB Ramps & Geysers Road E) under the “cumulative plus project” analysis scenario would be the only intersection or mainline segment and ramp to fall below LOS A or LOS B (to LOS C) which is still an acceptable level of service. As such, the traffic anticipated under operation of the proposed project would not cause any significance thresholds under Caltrans, Mendocino County, or Sonoma County guidelines to be exceeded.

The amount of traffic anticipated would not cause the proposed project to conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system or conflict with an applicable congestion management program. A less than significant impact would occur.

c), d), e), and f) No Impact: The project would not result in any change to air traffic patterns. The project would not increase hazards due to a design feature or result in inadequate emergency access, since no roadway improvements are proposed. Additionally, the project would not alter or increase the use of transit, pedestrian, or bicycle facilities in the project area, and therefore, would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No impact would occur.

Conclusion: The proposed project would have a less than significant impact on transportation and traffic. **(Less Than Significant Impact)**

<u>XVII. TRIBAL CULTURAL RESOURCES.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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⁷¹ Omni-Means, Ltd. *Blue Ridge Quarry Expansion Transportation Impact Analysis Report*. August 2016.

		Incorporated		
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☒	☐	☐
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?	☐	☐	☐	☒
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Per Chapter 3 (Development Element) of the Mendocino County General Plan, the prehistory of Mendocino County is not well known. Native American tribes known to inhabit the County concentrated mainly along the coast and along major rivers and streams. Mountainous areas and the County's redwood groves were occupied seasonally by some tribes. Ten Native American tribes had territory in what is now Mendocino County. The entire southern third of Mendocino County was the home of groups of Central Pomo. To the north of the Central Pomo groups were the Northern Pomo, who controlled a strip of land extending from the coast to Clear Lake. The Coast Yuki claimed a portion of the coast from Fort Bragg north to an area slightly north of Rockport. They were linguistically related to a small group, called the Huchnom, living along the South Eel River north of Potter Valley. Both of these smaller groups were related to the Yuki, who were centered in Round Valley. At the far northern end of the county, several groups extended south from Humboldt County. Their territory of the Cahto was bounded by Branscomb, Laytonville, and Cummings. The North Fork Wailaki was almost entirely in Mendocino County, along the North Fork of the Eel River. Other groups in this area included the Shelter Cove Sinkyone, the Eel River, and the Pitch Wailaki.⁷²

As European-American settlement occurred in the county, most of these tribes were restricted to reservations and rancherias. During the 19th century, other tribes from the interior of California were forced to settle on the Round Valley Reservation in the northeastern county. Today, there are ten reservations and rancherias in Mendocino County, most of which are inhabited by tribes native to the area.⁷³

As discussed under Section V (Cultural Resources), a *Cultural Resources Survey for the Blue Ridge Rock Quarry* (Cultural Resources Survey) was prepared for the site by Tom Origer & Associates, dated August 2015. As provided in the Cultural Resources Survey, archival research and field survey of the project site were performed. Archival research found that most of the project area had been subject to a prior cultural resources study. Three other cultural resources studies have previously been completed within one-quarter mile of the project site and there are five documented historical resources within one-half-mile of the study area. No ethnographic sites are reported within or near the study area. No cultural resources have been identified within the study area. Additionally, the State of California's Native American Heritage Commission, Cloverdale Rancheria of Pomo Indians, Coyote Valley Band of Pomo Indians, Dry Creek Rancheria of Pomo Indians, Laytonville Rancheria/Cahto Indian Tribe, Lytton Rancheria of California, Redwood Valley Rancheria of Pomo, Round Valley Reservation/Covelos Indian Community, and Sherwood Valley Rancheria of Pomo were contacted in writing. The

⁷² Mendocino County General Plan, §3-7 (Cultural Resources). August 2009.

⁷³ Mendocino County General Plan, §3-7 (Cultural Resources). August 2009.

Native American Heritage Commission replied on August 3, 2015, indicating that the sacred land file has no information about the presence of Native American cultural resources in the immediate project area. On July 24, 2015, Debra Ramirez, Tribal Chairperson of the Redwood Valley Little River Band of Pomo Indians, sent a letter saying the project area was not within the cultural territory of the Redwood Valley Little River Band of Pomo Indians. No additional responses were received as of the date of the Cultural Report.

a.i) No Impact: Existing structures on the project site include an office and maintenance shed at the scale site. Since the project site does not contain any buildings or structures that would qualify as historical resources, no impact would occur.

a.ii) Less Than Significant Impact: There are no known historical resources on site or in the vicinity that would be impacted by the proposed project. As provided in the Cultural Resources Survey, most of the study area is marked by relatively steep slopes that were uninhabitable. Few bedrock outcrops or boulders were found during the field survey that could have been utilized for creation of bedrock mortars or rock art. A small spring/seep was found in an area with relatively gentle terrain, but no archaeological site indicators were found. Only one tribe, the Redwood Valley Little River Band of Pomo Indians, responded to tribal consultation letters sent by the project's archaeological and historical research consultant, Tom Origer & Associates. In a response letter dated July 14, 2015, the Redwood Valley Little River Band of Pomo Indians stated that the proposed project is not located within the cultural territory of the tribe. Since no other tribes responded, and since most of the study area was found to contain relatively steep slopes, it is very unlikely that the site contains unknown tribal cultural resources. However, Standard Condition is recommended and advises the Applicant of the County's "Discovery Clause," which establishes procedures to follow in the event that archaeological or cultural materials are unearthed during site preparation or excavation activities, in accordance with County Code Sections 22.12.090 and 22.12.100.

As conditioned, the proposed project is found consistent with Mendocino County policies for protection of tribal cultural resources and a less than significant impact would occur.

Conclusion: The proposed project would have a less than significant impact on tribal cultural resources. (**Less Than Significant Impact**)

<u>XVIII. UTILITIES AND SERVICE SYSTEMS.</u> Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒

g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒
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The site is not served by community water or wastewater service; however, electrical service is provided by Pacific Gas and Electric Company (PG&E), which is transmitted across the property on power poles owned and maintained by PG&E. Two power poles are located within the quarry expansion area; however, grading has been designed to avoid relocation of the poles.⁷⁴ Potable water is not provided on-site, nor is the project served by an on-site septic system.

The project was referred to the Mendocino County Department of Environmental Health for review and comment, which, in a response dated March 3, 2017, had no comment on the project.

Water Supply: As noted above, potable water is not available on the site. Currently, the project utilizes groundwater emanating from springs located on the site for dust suppression in the processing area during crushing operations and along the main haul road. Water demand for processing is based on the tons of material processed, while water demand for dust suppression is based on the number of days in operation when site conditions are dry.⁷⁵ As previously discussed, an *Evaluation of Water Supply for the Blue Ridge Rock Quarry* (Water Supply Evaluation) was prepared for the site by Luhdorff & Scalmanini Consulting Engineers in May 2016 to assess the sufficiency of available water supplies to meet the anticipated water requirements of the proposed project. As provided in the Water Supply Evaluation, springs located on the property have historically provided all of the necessary water supply for quarry operations, and would continue to be sufficient to support the proposed quarry expansion. While spring flows are typically at their lowest seasonal values during the months of July and August. Water supply surpluses are anticipated to occur for all months except for August; however, the proposed project would be anticipated to have enough water available in storage (137,000 gallons⁷⁶) to meet projected operational water demands.⁷⁷

Wastewater: The site is not currently served by community wastewater service and the mining operation is not currently served by an on-site septic system. The quarry operator currently provides portable chemical restroom facilities for employees at the scale and quarry sites, which are serviced regularly by a septic service provider. Under the proposed project, a septic system for permanent restroom facilities is not proposed and portable restrooms would continue to be utilized.⁷⁸

Storm Drainage System: The County's storm drainage system is maintained by the Mendocino County Department of Transportation (MCDOT); however, no storm drainage facilities currently existing within the vicinity of the project site. The project is subject to Mendocino County Ordinance No. 4313 *Storm Water Runoff Pollution Prevention Procedure* (Mendocino County Code Chapter 16.30 et seq.), which requires that, "...any person performing construction and grading work anywhere in the County shall implement appropriate Best Management Practices to prevent the discharge of construction waste, debris or contaminants from construction materials, tools and equipment from entering the storm drainage system." This ordinance was developed and adopted by Mendocino County to comply with requirements of the County's Phase II Municipal Separate Storm Sewer System (MS4) General Permit administered by the State Water Resources Control Board (SWRCB).

⁷⁴ Crawford & Associates, Inc. Section 3.11 (Electricity and Lighting) of Chapter 3 (Environmental Setting). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

⁷⁵ Crawford & Associates, Inc. Section 3.10 (Water Resources) of Chapter 3 (Environmental Setting). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

⁷⁶ Crawford & Associates, Inc. Section 3.10 (Water Resources) of Chapter 3 (Environmental Setting). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

⁷⁷ Luhdorff & Scalmanini Consulting Engineers. *Evaluation of Water Supply for the Blue Ridge Rock Quarry*. May 2016.

⁷⁸ Crawford & Associates, Inc. Section 3.12 (Sanitary Systems) of Chapter 3 (Environmental Setting). *Blue Ridge Rock Quarry Mining and Reclamation Plan*. July 6, 2017.

Solid Waste: Currently, there are no remaining operating landfills in Mendocino County. Solid waste generated in the County is exported for disposal to the Potrero Hills Landfill in Solano County. Mendocino County's solid waste disposal system has shifted to a system of eight small volume transfer stations and two large volume transfer stations that receive waste for export. The nearest transfer station to the project site, the Ukiah Transfer Station, is located approximately 20 miles northeast of the site. Minimal solid waste would be anticipated to be generated under the project; as such, it is anticipated that employees would remove their individual solid waste from the site at the end of each day.

Mendocino County has adopted a Hazardous Waste Management Plan to guide future decisions by the County and the incorporated cities about hazardous waste management. Policies in the Mendocino General Plan emphasize source reduction and recycling of hazardous wastes, and express a preference for onsite hazardous waste treatment over offsite treatment.⁷⁹

a), b), c), d), e), f), and g) No Impact: Mining operations do require some water during their day-to-day operations. Potable water facilities do not currently exist at the site, nor would such facilities be installed on-site under the project. It is assumed that potable water for employees is currently, and would continue to be, brought to the site in their vehicles. As provided in the Water Supply Evaluation prepared for the site by Luhdorff & Scalmanini Consulting Engineers in May 2016, springs located on the property have historically provided all of the necessary water supply for quarry operations, and would continue to be sufficient to support the proposed quarry expansion. Even during critically dry conditions, the project would adequately be served by water stored on-site.

The property is not within any sanitation district and mining operations are not served by an existing septic system. Currently, wastewater facilities at the site includes portable chemical toilet facilities for employee use, which are currently located at the scale and quarry sites and are regularly serviced by a septic service provider. These facilities would continue to be utilized under the project. These facilities are currently sufficient to serve the site and are anticipated to be sufficient to meet the demand for wastewater facilities under the project. The wastewater facilities would continue to be properly maintained in accordance with all rules and regulations under the proposed project.

The proposed project is located in a rural area that is not served by existing stormwater drainage facilities. The site contains existing site features and BMPs to control runoff and sedimentation, which would continue to be implemented under the project. Minimal solid waste would be generated at the site; as such, it is anticipated that employees would remove their individual solid waste from the site at the end of each day.

As such, no impact would occur.

Conclusion: The proposed project would have no impact on utilities and service systems. **(No Impact)**

<u>XIX. MANDATORY FINDINGS OF SIGNIFICANCE.</u>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐

⁷⁹ Mendocino County General Plan. August 2009. Chapter 3 (Development Element). Section 3-11 (Solid Waste and Hazardous Waste and Materials Management).

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Certain mandatory findings of significance must be made to comply with CEQA Guidelines §15065. The proposed project has been analyzed, and it has been determined that it would not:

- Substantially degrade environmental quality;
- Substantially reduce fish or wildlife habitat;
- Cause a fish or wildlife population to fall below self-sustaining levels;
- Threaten to eliminate a plant or animal community;
- Reduce the numbers or range of a rare, threatened, or endangered species;
- Eliminate important examples of the major periods of California history or pre-history;
- Achieve short term goals to the disadvantage of long term goals;
- Have environmental effects that will directly or indirectly cause substantial adverse effects on human beings; or
- Have possible environmental effects that are individually limited but cumulatively considerable when viewed in connection with past, current, and reasonably anticipated future projects.

Potential environmental impacts for the Surface Mining Use Permit Renewal/Modification and Reclamation Plan Amendment for the existing quarry have been analyzed in this document and mitigation has been included that ensures impacts can be held to a less than significant level.

a) Less Than Significant Impact: Based on the findings in this Initial Study and as conditioned, the proposed project would have a less than significant impact related to the potential to degrade the quality of the environment, substantially reduce habitat values, or otherwise impact listed species. Furthermore, the proposed project, with mitigation incorporated, would not eliminate important examples of California history or prehistory. A less than significant impact would occur.

b) Less Than Significant Impact: No cumulative impacts have been identified as a result of the proposed project. Individual impacts from the project would not significantly contribute to cumulative impacts in the area. A less than significant impact would occur.

c) Less Than Significant Impact: Based on the findings in this Initial Study and as conditioned, the project would not have environmental effects that would cause substantial adverse effects on human beings either directly or indirectly. The proposed project is consistent with the General Plan and zoning requirements. Potential environmental impacts from the renewal of the existing Use Permit have been analyzed in this document and mitigation has been included that ensures impacts can be held to a less than significant level. A less than significant impact would occur.

DETERMINATION:

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

DATE

ELIZABETH BURKS, AICP, PLANNING DIRECTOR,
LACO ASSOCIATES

Resolution Number _____

County of Mendocino
Ukiah, California
DECEMBER 7, 2017

UR_2016-0002 SYAR INDUSTRIES, LLC

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND GRANTING A SURFACE MINING USE PERMIT RENEWAL/MODIFICATION OF USE PERMIT #U 10-95 AND RECLAMATION PLAN AMENDMENT TO ALLOW FOR: EXTRACTION OF UP TO 200,000 CY/YEAR OF IN-SITU AGGREGATE; IMPORTATION OF UP TO 40,000 CY/YEAR OF RECYCLED ASPHALT, CONCRETE, AND/OR OTHER AGGREGATE MATERIALS, AND UP TO 10,000 CY/YEAR OF SOIL; PROCESSING OF A MAXIMUM OF 220,000 CY/YEAR OF VIRGIN AND RECYCLED MATERIALS; PRODUCTION OF UP TO 348,000 CY/YEAR OF FINISHED PRODUCT; AND A MAXIMUM CUMULATIVE TOTAL OF 6,000,000 CY OF EXTRACTED MATERIAL OVER A 30 YEAR PERIOD.

WHEREAS, the applicant, Syar Industries, LLC, filed an application for a Surface Mining Use Permit Renewal/Modification and Reclamation Plan Amendment of Use Permit #U 10-95 with the Mendocino County Department of Planning and Building Services to increase the annual permitted extraction (in-situ) volume from 75,000 CY/year to 200,000 CY/year, allow for importation of 40,000 CY/year of recycled materials (reclaimed asphalt and concrete) and 10,000 CY/year of soil, increase the maximum processing volume from 75,000 CY/year to 220,000 CY/year, and allow for a maximum cumulative total of 6,000,000-CY of material to be extracted over a 30 year period. The site is located 3.5± miles north of Cloverdale and 10± miles south of the community of Hopland, with the site entrance situated 0.25 miles east of Highway 101. The quarry is located approximately 1 mile northeast of the site entrance via a private haul road, at 24951 Geysers Road (CR 101A). APNs 050-350-23, -24; 050-410-40, -41; 050-450-26; 050-460-05, -06, -07, -09, -11, and -20; General Plan RL160; Zoning RL-160; Supervisorial District 5; (the "Project"); and

WHEREAS, a Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review on November 9, 2017 in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on 12/7/2017, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Mitigated Negative Declaration and the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Mitigated Negative Declaration and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission makes the following findings:

1. The proposed project, which includes increased annual extraction (in-situ) volume of 200,000-CY/year, importation of 40,000 CY/year of recycled materials (reclaimed asphalt and concrete) and 10,000-CY/year of soil, increased maximum processing volume of 220,000 CY/year, and a maximum cumulative total of 6,000,000 CY of material to be extracted over a 30 year period, is in conformity with the General Plan and is consistent with the intent of the Range Lands (RL) classification. Continued mining activities, subject to the recommended conditions of approval of this use permit modification/renewal and reclamation plan amendment, would not conflict with general plan policies.

2. The proposed project is in compliance with the development standards of Mendocino County Codes and the Rangeland (RL) District. The project is a permitted use within the RL District, subject to a major use permit.
3. The proposed project is compliant with Mendocino County Surface Mining and Reclamation Ordinance (Chapter 22.16) and the California Surface Mining and Reclamation Act (SMARA) and would leave the mined land in a usable condition which would be environmentally safe and readily adaptable for appropriate alternative land use.
4. The proposed project would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act (CEQA), as conditioned by this permit. An IS/MND has been prepared for the project pursuant to CEQA.
5. The proposed project would not have any adverse impacts on any known archaeological or paleontological resource, as there are no known resources within the project site.
6. Other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the proposed project. The proposed project would not substantially increase the amount of travel on the public roadway and would not generate a substantial amount of solid waste.
7. As conditioned, the proposed project would not result in impacts to watercourses and potential seasonal wetlands (Waters of the U.S.) identified on the project site, and would protect sensitive habitats and potentially present special status species.
8. All feasible mitigation measures capable of reducing or eliminating project related impacts have been adopted and are included under the IS/MND. These mitigation measures would assure the project would not result in impacts to sensitive habitat areas or potentially present special status species and are included as conditions of approval.
9. The proposed project minimizes construction of new roads and other facilities by utilizing the existing access. No new roads or other facilities would be constructed under the project.
10. The proposed project ensures the adequacy of water, waste water disposal, and other services, since no additional development is proposed under the project.
11. The proposed project ensures the preservation of the rural character of the site, since no additional development is proposed under the project.
12. The proposed project ensures existing land use compatibility by maintaining productivity of on-site and adjacent range lands. Once mining operations are completed at the site, the site would be reclaimed. The end use of the site would be range land and the existing access roads would remain in place for ranch use after mining operations are completed.

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the Mitigated Negative Declaration. The Planning Commission certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested Surface Mining Use Permit Renewal/Modification and Reclamation Plan Amendment, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Planning Commission action shall be final on the 11th day after the date of the Resolution unless an appeal is taken. The permit shall become effective after the ten (10) working day appeal period to the Board of Supervisors has expired and no appeal has been filed with the Board of Supervisors.

I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.

ATTEST: VICTORIA DAVIS
Commission Services Supervisor

By: _____

BY: IGNACIO GONZALEZ
Interim Director

MADELIN HOLTKAMP, Chair
Mendocino County Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM

UR 2016-0002
DECEMBER 7, 2017

Surface Mining Use Permit Renewal/Modification and Reclamation Plan Amendment of Use Permit #U 10-95 to allow for: extraction of up to 200,000 CY/year of in-situ aggregate; importation of up to 40,000 CY/year of recycled asphalt, concrete, and/or other aggregate materials, and up to 10,000 CY/year of soil; processing of a maximum of 220,000 CY/year (crushing, screening, and sorting) of virgin and recycled materials; production of up to 348,000 CY/year of finished product; a 30 year term for the entitlement; and a minimum 35 year term for the reclamation plan to account for post-reclamation monitoring until success criteria are achieved.

APPROVED PROJECT DESCRIPTION: Surface Mining Use Permit Renewal/Modification and Reclamation Plan Amendment of Use Permit #U 10-95 to allow for: extraction of up to 200,000 CY/year of in-situ aggregate; importation of up to 40,000 CY/year of recycled asphalt, concrete, and/or other aggregate materials, and up to 10,000 CY/year of soil; processing of a maximum of 220,000 CY/year (crushing, screening, and sorting) of virgin and recycled materials; production of up to 348,000 CY/year of finished product; a 30 year term for the entitlement; and a minimum 35 year term for the reclamation plan to account for post-reclamation monitoring until success criteria are achieved.

CONDITIONS OF APPROVAL AND MITIGATION MEASURES (as indicated by "*"):**

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.544.015 of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Board of Supervisors has expired and no appeal has been filed with the Board of Supervisors. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.

To remain valid, progress towards completion of the project must be continuous. The applicant has sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.

2. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Division I of Title 22 of the Mendocino County Code.
3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Planning Commission.
4. This permit shall be subject to the securing of all necessary permits for the proposed project from County, State and Federal agencies having jurisdiction.
5. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
 - a. The permit was obtained or extended by fraud.
 - b. One or more of the conditions upon which the permit was granted have been violated.

- c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
 - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
- 7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
- 8. All mitigation measures and conditions of approval included under Use Permit #10-95 shall continue to apply.
- 9. Operator shall ensure the spray bar to water truckloads exiting the facility has been installed prior to the expansion of the use in reliance upon this permit.
- 10. Haul roads to be treated with magnesium chloride based surfactant shall be treated twice per year, or more frequently as needed, to minimize fugitive dust.
- 11. Operator shall ensure that measures for prevention, control, and prompt removal of track out (earthen material carried from the facility onto public roads) are implemented.
- 12. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the applicant shall cease and desist from all further excavation and disturbances within one hundred 100-feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resource(s) in accordance with Section 22.12.090 of the Mendocino County Code.
- 13. Any hazardous materials to be stored on-site shall be stored within an approved container and shall be stored in accordance with all laws and regulations.
- 14. **Pre-construction training shall be provided for all field personnel. Prior to the commencement of project activities, a qualified biologist shall present an environmental awareness program to all quarry personnel working on-site. At a minimum, the training shall include a description of special-status species that may be encountered, their habitats, regulatory status, protective measures, work boundaries, lines of communication, reporting requirements, and the implications of violation of applicable laws.
- 15. **If a special-status wildlife species is observed in the work area, operations shall cease. The special-status wildlife species shall be photographed (for identification purposes), but shall not be touched or moved. A qualified biologist shall be called to monitor the area and work shall not resume until the special-status species has left or been relocated by a qualified biologist.
- 16. **A qualified biologist shall survey the sediment basins for all life stages of foothill yellow-legged frogs prior to sediment removal activities. A qualified biologist shall relocate the foothill yellow-legged frog outside of the project area if encountered.
- 17. **If water drafting is to be conducted at the pond on the south side of the quarry floor, a preventative screen shall be placed over the water draft hose to prevent the suction of Northern western pond turtles into the draft water. Prior to commencement of water drafting each year, a qualified biologist shall inspect the drafting pipe and screen to ensure the equipment is appropriately installed to protect Northern western pond turtles from harm during water drafting.

18. **In order to reduce potential impacts to Northern California steelhead trout and other aquatic-dependent species, sediment-control Best Management Practices (BMPs) such as straw mats and silt fencing shall be employed prior to the initiation of work along areas of vegetation clearing, grading, and rock extraction to minimize erosion, contain runoff, and prevent the release of sediment or pollution into watercourses, tributaries, and drainage ditches, sand shall be properly maintained.
19. **Leaks, drips, and spills of hydraulic fluid, oil, or fuel from construction equipment shall be promptly cleaned up to prevent contamination of waterways. All workers shall be properly trained in the prevention and clean-up of spills of contaminants. Protective measures shall include the following:
 1. No discharge of pollutants from vehicle and equipment cleaning shall be allowed into any drainage ditches or watercourses.
 2. Spill containment kits shall be properly maintained and located within the vicinity of all operations and fueling of equipment.
20. **If vegetation removal must occur during the nesting season (February 15-August 31), a nest survey shall be conducted by a biologist prior to vegetation removal. If an active nest is documented, a no-impact buffer shall be established until the nest is no longer active or consultation with USFWS and CDFW has occurred and a directive has been given.
21. **Protocol floristic surveys shall be conducted within three (3) years of all new land disturbance. The current floristic survey will expire on August 25, 2019. If any subsequent floristic survey finds evidence of plant species listed as Rare, Endangered, Threatened, Sensitive, or Species of Special Concern by the United States Fish and Wildlife Service (USFWS), the California Department of Fish and Wildlife, and California Native Plant Society (CNPS), no additional disturbance will be permitted within 100 feet of the identified species until a mitigation plan is prepared and approved by Mendocino County in consultation with the California Department of Fish and Wildlife (CDFW) and other regulatory agencies as needed. The mitigation plan may require modification of the approved Use Permit.
22. **Trees shall be retained on-site for as long as possible and shall be removed shortly before the quarry expands into new areas of the site.
23. **Oak trees shall be replanted and monitored as specified in the *Blue Ridge Rock Quarry Mining and Reclamation Plan* (Reclamation Plan), dated August 2016, to achieve a minimum replanting ratio of 2:1. Financial assurances covering the oak woodland revegetation component of the Reclamation Plan shall not be released until the 2:1 ratio has been achieved in conformance with the Reclamation Plan.
24. **A contribution to the Oak Woodlands Conservation Fund or other organization approved by the County shall be made for the equivalent value of the removal of 138 oak trees. The contribution shall be computed based on the following formula:

Contribution = # acres x current land value x 0.05 (County administrative fee)

Acceptable methods of establishing current land value include: a) appraisal of the woodland area impacted; or b) sale values for comparable property of which the woodlands are being removed and which are located in the same general area.
25. **Since the site is located with CalFire's declared Sudden Oak Death (SOD) zone of infestation, special precautions and measures shall be implemented in order to limit the spread of SOD throughout the project area during the practices of limbing and felling trees and/or processing of logs on the site. Measures shall include the following (or equivalent as developed by a qualified arborist):

Before Working:

1. Inform crews about the arboricultural implication of SOD and sanitation practices when they are working in infested areas.
2. Provide crews with sanitation kits (chlorine bleach [10/90 mixture of bleach to water], scrub brush, metal scraper, boot brush, and plastic gloves).
3. Sanitize shoes, pruning gear, and other equipment before working in an area with susceptible species.

While Working:

1. When possible, work on SOD-infected and susceptible species during the dry season (June - October), or allow flexible scheduling so work may be done during dry spells. When working in wet conditions, keep equipment on paved or dry surfaces and avoid mud.
2. Work in disease-free areas before proceeding to infested areas.
3. Do not collect soil or plant material (wood, brush, leaves and litter) from host trees in the regulated area without first contacting your local agricultural commissioner. Within the regulated area, host material (e.g. wood, bark, brush, chips, leaves, or firewood) from tree removals or pruning of symptomatic or non-symptomatic plants should remain on site to minimize pathogen spread.

After Working:

1. All reasonable methods shall be used to sanitize personal gear and crew equipment before leaving a SOD-infested site. Scrape, brush and/or hose off accumulated soil and mud from clothing, gloves, boots and shoes. Remove mud and plant debris by blowing it out or power washing chipper trucks, chippers, buckets trucks, fertilization and soil aeration equipment, cranes, and other vehicles.
 2. Restrict the movement of soil and leaf litter under and around infected trees as spores may be found there. Contaminated soil, particularly mud, on vehicle tires, workers boots, shovels, stump grinders, trenchers, etc., may result in pathogen spread if moved to a new, uninfested site. Remove or wash off soil and mud from these items before use at another site. If complete on-site sanitation is not possible, complete the work at a local power wash facility or an isolation area in your equipment yard. Clean, orderly vehicles and equipment are good business, and prevent pathogen and insect spread.
 3. Tools used in tree removal/pruning may become contaminated and shall be disinfected with chlorine bleach solution (1 part bleach to 9 parts water). Gear shall be rinsed after sanitation.
 4. Suspected cases of SOD shall be reported to the Mendocino County agricultural commissioner.
26. **Interim slope cuts, including internal faces during individual phases of operations prior to final excavation, shall be evaluated in accordance with current Mine Safety and Health Administration (MSHA) requirements as quarry operations progress.
27. **Slope stability analyses shall be performed by a Certified Engineering Geologist when the quarry face progresses to within 150 feet of the final face cut, which would provide an opportunity to modify the final cut configuration, if necessary, based on specific rock exposures at that time.
28. **During "high," "very high," and "extreme" fire danger rating levels, the operator shall have a water truck filled and on standby at the project site during equipment use at the quarry and when blasting is to occur on the site.
29. **During "high," "very high," and "extreme" fire danger rating levels, the operator shall notify the Hopland Fire Department, Cloverdale Fire Department, and the CalFire Cloverdale station a minimum of 24 hours prior to blasting.

30. Surface runoff and drainage from surface mining activities shall be controlled by berms, silt fences, sediment ponds, revegetation, hay bales, or other erosion control measures, to ensure that surrounding land and water resources are protected from erosion, gullyng, sedimentation and contamination. Erosion control methods shall be designed to handle runoff from not less than the 20 year/1 hour intensity storm event. Evidence shall be submitted to Planning and Building Services that the erosion control methods are designed to handle runoff from a 20 year/1 hour intensity storm event.