

Memorandum

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DATE: January 6, 2022

TO: Michelle Levenson, Marin County Community Development Agency

FROM: Patsy Price

RE: Lafranchi Land Company/Nicasio Rock Quarry
Conditional Use Permit Amendment Application Resubmittal

Enclosed please find the application resubmittal materials sent to you via email on December 23, 2021, including:

- Application resubmittal letter,
- Project plan set (2 full sized copies and 1 reduced copy),
- Deputy Zoning Administrator Resolution 09-104 approving Master Plan Waiver and Conditional Use Permit Renewal with attached Nicasio Quarry Operating Plan, and
- Flash drive with the above listed documents.

In addition, you requested a description of the operational characteristics for the proposed CUP Amendment including those details requested in Item No. 26 of the Planning Application Submittal Checklist. The existing operating conditions for the quarry are included in the Operating Plan attached to the approved Conditional Use Permit (Deputy Zoning Administrator Resolution 09-104, enclosed). Only those changes described in the resubmittal letter are proposed to change as part of the CUP Amendment. The following are responses specific to Item No. 26:

- A. The maximum number of staff on site at any one time.

A maximum of six employees plus drivers of off-haul trucks. (Operating Plan, General Conditions.) No change is proposed.

- B. The hours of operation, including hours open to the public as well as hours closed to the public where operations are taking place that could affect exterior lighting, noise, odors, traffic or parking.

General Operating Hours: 8 am – 4 pm, Monday through Friday except county, state, and federal holidays.

Crushing Hours: 9 am – 4 pm, Monday through Friday.

Blasting Hours: 9 am – 4 pm, Monday through Friday, up to three days per year.

All equipment and machinery shall be turned off outside approved operating hours. (Operating Plan, Operating Hours.) No change is proposed.

- C. Projected peak hours of operation, with the total number of staff, customers and other visitors on the site indicated.

Peak hours of operation are 9:00 am to 3:00 pm Monday through Friday. There are up to eight people on site during these times, including staff, customers, and visitors. No change is proposed.

- D. The schedule and projected peak hours of operation for special events, with maximum number of staff, customers and visitors that would be in attendance.

No special events are proposed.

- E. The schedule, frequency and nature of expected deliveries to the site.

All deliveries to the site would continue to occur during operating hours, 8 am – 4 pm Monday through Friday. Deliveries include occasional delivery of supplies and equipment typical of a quarry operation and, as proposed by the CUP Amendment and detailed in the resubmittal letter, deliveries of aggregate material to be processed on site and then sold. All truck trips to the site, including deliveries, would continue to be subject to maximums of 300 trucks per month and 25 trucks per working day as described in the Operating Plan, Traffic conditions.

- F. Noise levels proposed for the operation of the project, which specify what is causing various noise levels.

Noise is generated during operating hours by the operation of trucks and other quarry equipment, including the rock crusher. All equipment is turned off during non-operating hours. Blasting is allowed to occur up to three days per year. No change to the time, duration, or frequency of noise produced by the operation is proposed.

The Operating Plan specifies the maximum day average sound level shall not exceed 56 dBA at the nearest property line of the nearest receptor. The maximum intermittent sound level shall not exceed 67 dBA at the nearest property line of the nearest receptor. The operator will implement best management practices to reduce noise and vibration and provide special notification to property owners within 500 feet of the quarry site giving details o the planned location and amount of explosives to be used prior to each blasting event (up to three days per year). (Operating Plan, Noise and Vibration.)

- G. The path of travel for pedestrians and vehicles at the site.

Access to the site is provided via an existing access drive from Nicasio Valley Road to the quarry site. The access drive is shown on Sheet 1 of the plan set and dimensions and identification of the vehicle circulation route within the quarry is shown on Sheet 2. Loading and unloading occurs adjacent to the rock stockpiles within the quarry depending on the material being delivered or picked up. No new physical improvements or changes to site circulation are proposed.