

December 23, 2021

Patsy Stadelman Price, AICP
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VIA ELECTRONIC MAIL

(MLevenson@marincounty.org)

Ms. Michelle Levenson
County of Marin
Community Development Department
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

RE: Lafranchi Land Company/Nicasio Rock Quarry Conditional Use Permit Amendment
5400 Nicasio Valley Road, Nicasio
Assessor's Parcel 199-262-11
Project ID P304

Dear Ms. Levenson:

On behalf of Lunny Grading & Paving, operator of the Nicasio Rock Quarry Use Permit No. UP 09-104 as approved by Zoning Administrator Resolution No. 09-104 (Use Permit), we submit this revised proposal to amend the Quarry Use Permit. This resubmittal addresses concerns expressed by some members of the community regarding the prior proposal. As a result of changes made to our request and explained further below, the Use Permit Amendment project qualifies for a CEQA categorical exemption.

I. NICASIO QUARRY OPERATIONAL HISTORY AND THE REASONS BEHIND THE USE PERMIT AMENDMENT

The Nicasio Quarry has been in operation since 1975. In 2001, the County certified a Mitigated Negative Declaration (MND) for the Quarry. In 2009, the County issued the existing Use Permit, which superseded Use Permit 99-05. (Marin County, Resolution Granting Conditional Approval for the Lafranchi (Nicasio Rock Quarry) Master Plan Waiver and Use Permit Renewal (Feb. 12, 2009).) In 2019, the County renewed the Use Permit indefinitely, and clarified two minor permit interpretation issues. (Marin County, Use Permit Renewal (Jan. 22, 2019).)

While material extraction fluctuates over time as can be expected in the construction industry, the Quarry has utilized the full permitted extraction capacity of 7,400 cubic yards (approximately 15,000 tons).

In addition, from time to time when requested by the California Department of Transportation (CalTrans), the Quarry has accepted asphalt and/or concrete waste material for recycling and resale where doing so would not exceed the Quarry's permitted capacity for material production and 600 per month and 50 per day truck trip limits. For example, in 2017, the California Department of Transportation (CalTrans) contracted with the Quarry to process approximately 1,000 cubic yards (approximately 1,300 tons) of asphalt material coincident with the slide repair and resurfacing of Highway One in Stinson Beach.

In addition, the Quarry currently performs minor activities that support its permitted operations that may or may not exceed the scope of the existing Use Permit, including:

- Use of approximately 160 square feet of container storage over the maximum amount set forth in the Use Permit;
- Importation and sale of material not produced at the Quarry (i.e., pea gravel, sand, etc.) for resale to customers; and
- It has long been Lunny Grading's interpretation that the Use Permit's 25 foot height limit for stockpiled material applies to quarried material on the floor of the quarry, and not to stockpiled topsoil for future use in Quarry reclamation on slopes away from the Quarry.

Lunny Grading is seeking this Use Permit Amendment for three reasons. First, the construction community in West Marin has asked Lunny Grading to pursue this amendment so that asphalt and/or concrete waste material can be recycled in West Marin, as opposed to taking that material a much further distance to the next closest recycling locations outside of the County (i.e., Sonoma County).

Second, Lunny Grading would like to clarify those minor aspects of its existing operations that may or may not exceed the scope of the existing Use Permit.

Third, the Nicasio Quarry is nearing the end of its useful life as the rock resource is depleted. Once the Nicasio Quarry is gone, no other hard rock quarry will be present in West Marin. Accordingly, to the extent that the useful life of the Quarry can be extended for a few years by accepting asphalt and/or concrete waste material, the Quarry will be able to serve the broader community for a few more years.

II. THE REVISED PROPOSED USE PERMIT AMENDMENT

Lunny Grading requests the following amendments to the permit conditions and Operating Plan associated with the Use Permit:

- Allow the importation of up to 4,000 cubic yards (approximately 6,000 tons) of aggregate source material per year for processing (i.e., crushing/sorting of asphalt and concrete construction material) and sale.¹
- Reduce annual Quarry aggregate extraction proportionally so that the amount of quarried material plus reprocessed imported material remains within the Use Permit cap of 7,400 cubic yards (15,000 tons) of material produced per year.
- Allow importation of 2,500 cubic yards (approximately 3,500 tons) per year of material not produced on site (i.e., pea gravel, sand, etc.) for sale ancillary to Quarry operation. This material would not be processed on site.
- Clarify that the maximum stockpile height limit of 25 feet applies to the height of stockpiled rock product on the floor of the quarry and not to stockpiled topsoil being stored for reclamation. A notation is included on the site plan, submitted July 6, 2021, specifying the stockpiles subject to the 25-foot height limit.
- Allow an additional 160 square feet of storage container space over that currently authorized to be located adjacent to the existing commodity bins on the south side of the quarry site/lease area, as shown on the site plan submitted July 6, 2021, and clarify a discrepancy between existing conditions related to the allowed locations of storage containers.

At the end of this application, please find Attachment A, “Environmental Analysis of Proposed Amendment to Nicasio Quarry Use Permit (UP No. 09-104),” which provides additional detail on the Use Permit conditions and Operating Plan provisions proposed to be amended.

Notably, this proposed amendment *would not change* the operating conditions limiting the maximum number of truck trips to 600 per month and 50 per day, or the requirement that no more than 20 percent of truck trips be routed through Nicasio Town Square. Further, this proposed amendment *would not change* the number of employees working on site, the average number of customers per day, hours of operation, hours the rock crusher may be operated, when blasting may occur, or any other conditions related to the use and operation of the Quarry not explicitly identified above. The operator would continue to comply with all conditions of the Use Permit (UP09-104) and all mitigation measures set forth in the 2001 Mitigated Negative Declaration (MND).

¹ “Aggregate source material” means broken asphalt and/or concrete from construction projects in the West Marin area, which would otherwise be transported to facilities that recycle this material outside of the county (e.g., Sonoma County).

Further, as described above, the Use Permit Amendment would more thoroughly describe existing activities into the scope of the Use Permit.

III. ANALYZING THE USE PERMIT AMENDMENT UNDER CEQA

When a lead agency evaluates a modification to a project previously analyzed under CEQA, like the Nicasio Quarry, its environmental review is limited by Public Resources Code Section 21166 and 14 Cal. Code Regs. (CEQA Guidelines) Section 15162(a). Further, the lead agency must first consider whether the project modification is exempt from CEQA pursuant to the several CEQA categorical exemptions that can apply to minor changes in the use of an existing facility. (See, e.g., CEQA Guidelines §§ 15301 [existing facilities], 15302 [replacement or reconstruction], 15303 [new construction or conversion of small structures], 15311 [accessory structures], etc.)

When analyzing categorical exemptions to determine if a project is exempt, CEQA allows a lead agency to combine multiple exemptions to find an entire project exempt so long as the exemptions, taken together, cover the full scope of the project. (See *Surfrider Found. v. California Coastal Comm'n* (1994) 26 Cal.App.4th 151, 156 [“Rather, it is the combined effect of two types of CEQA exemptions which places the collection of fees as a whole outside the purview of CEQA.”]; *California Farm Bureau Federation v. California Wildlife Conservation Bd.* (2006) 143 Cal.App.4th 173, 183 [“However, where the agency considers the project as a whole and determines the combined effect of two exemptions places the entire project outside the scope of CEQA, no improper segmentation has occurred.”].)

To assist the County with its CEQA evaluation of this Use Permit Amendment application, we considered whether the Use Permit Amendment is CEQA exempt. With the revisions to the proposed Use Permit amendment, which now eliminates our previous request to increase allowed traffic trips, we believe the project to be CEQA exempt and that there is no need to prepare an initial study or conduct further environmental review.

Table 1, below, identifies a range of CEQA categorical exemptions and how they apply to each component of the project (i.e., the proposed Use Permit Amendment). All references in Table 1 are to the CEQA Guidelines, and all bolded text has been emphasized for clarity.

TABLE 1. Categorical Exemptions Applicable to the Project

CEQA Exemptions	Exemption Text	Reasons Project Qualifies
<p>Class 1 § 15301 Existing Facilities</p>	<p>Class 1 applies to the “operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features The key consideration is whether the project involves negligible or no expansion of use.”</p>	<p>The proposed Use Permit Amendment involves a negligible expansion of the existing use. The total amount of material allowed to be processed on site would remain the same because any imported asphalt or concrete waste material would be offset by a reduction in quarried material up to a maximum of 4,000 cubic yards (approximately 6,000 tons) of imported asphalt and/or concrete material.</p> <p>The change to allow importation of up to 2,500 cubic yards (approximately 3,500 tons) of material not produced or processed on site (i.e., pea gravel, sand, etc.) is a negligible expansion of the existing quarry use as these materials would be offered as a convenience to existing customers already coming to the site who would otherwise have to travel further distances to obtain these materials. All conditions and mitigation measures applicable to quarry operations including but not limited to traffic, air quality, noise, and stormwater management requirements would continue to apply.</p> <p>The clarification that the 25-foot height limit does not apply to topsoil stockpiled on slopes for future reclamation activities would involve no change in current use.</p>

CEQA Exemptions	Exemption Text	Reasons Project Qualifies
<p>Class 3 § 15303 New Construction or Conversion of Small Structures</p> <p>and</p> <p>Class 11 § 15303 Accessory Structures</p>	<p>“Class 3 consists of construction and location of limited numbers of new, small facilities or structures...The numbers of structures described in this section are the maximum allowable on any legal parcel.”</p> <p>Examples of this exemption include, but are not limited to:</p> <p>“(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area.”</p> <p>(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.”</p> <p>“Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities”</p>	<p>The proposed additional 160 square feet of storage container space would provide enclosed storage accessory to the existing quarry operation and be used for storage of quarry equipment. (See CEQA Guidelines § 15303(e) covering accessory structures.) The size is significantly less than the 2,500 square foot example for structures found in CEQA Guidelines § 15303(c), nor would the additional storage container space contain significant amounts of hazardous substances.</p>

Categorical exemptions are subject to exceptions listed in CEQA Guidelines Section 15300.2. If any of the exceptions apply to the project, the project cannot be found exempt under these exemption classes. Accordingly, we also evaluated the applicability of the exceptions as described below.

TABLE 2. Analyzing Possible Exceptions to Categorical Exemptions

Exceptions to Categorical Exemptions ²	Project Conditions
<p>“(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to in apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.”</p>	<p>The 2001 MND for states there are no rare, threatened or endangered species on or near the project site and that the site does not contain any habitat for listed or rare species per California Department of Fish & Wildlife’s Natural Diversity Database Maps. Further, there are no other environmental resources of hazardous or critical concern that are identified in the 2001 MND at the project site. Therefore, this exception to the exemptions does not apply.</p>
<p>“(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.”</p>	<p>The project is a change to conditions applicable to an existing quarry use. As there are no other existing or proposed quarries in West Marin, there is no potential for successive projects of the same time and in the same place to result in cumulative impacts.</p>
<p>“(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.”</p>	<p>No unusual circumstances related to quarry use or the project site were identified in the 2001 MND and we are not aware of any new unusual circumstances that have come to light since 2001. Accordingly, there is no possibility that a significant impact could result from the proposed use permit amendment due to unusual circumstances.</p>

² All references are to CEQA Guidelines § 15300.2.

Exceptions to Categorical Exemptions ²	Project Conditions
“(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.”	The Project site is not located near and does not adversely impact any scenic resources within an officially designated state scenic highway.
“(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.”	The project site is not on any list compiled pursuant to Government Code Section 65962.5.
“(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.”	There are no historic resources in the vicinity of the project that could be impacted by the proposed use permit amendment.

Accordingly, as described Table 2, none of the exceptions set forth in CEQA Guidelines Section 15300.2 would apply. The Use Permit Amendment is CEQA-exempt for the reasons set forth in Table 1.

IV. CONCLUSION

Please let me know if you would like to schedule a call to discuss this revised request, particularly if you would like to discuss our CEQA analysis or seek confirmation on any aspects of the project. I can be reached at 805.882.1424 or pprice@bhfs.com. Thank you in advance for your continued assistance with this matter.

Sincerely,



Patsy Price, AICP

Enclosures

ATTACHMENT A

Environmental Analysis of Proposed Amendment to Nicasio Quarry Use Permit (UP No. 09-104)

CUP ¶	Current CUP Conditions	Proposed Amendments	Potential Environmental Impacts
<p>Condition 3 & Operating Plan – General Conditions</p>	<p>Importation of materials to the site for sale or for purposes of processing materials extraneous to the extracted material is prohibited. A maximum of 7,400 cubic yards (approximately 15,000 tons) may be extracted annually.</p>	<p>Allow importation of:</p> <ul style="list-style-type: none"> • up to 4,000 cubic yards (approximately 6,000 tons) of material per year for processing and sale (i.e., crushing/sorting) • up to 2,500 cubic yards (approximately 3,500 tons) per year of material not produced on site (i.e., pea gravel, sand, etc.) for sale ancillary to quarry operation. <p>No change to 15,000 ton limit on materials produced annually is proposed. Further, no change is proposed to Operating Plan – Traffic Conditions including those limiting traffic to 300 trucks per month and 25 trucks per working day and requiring that no more than 20% of truck trips go through Nicasio Town Square.</p>	<p>While additional truck trips would be required to deliver imported material to the site for processing, the operation would continue to comply with the existing conditions limiting monthly and daily traffic trips and limiting traffic through Nicasio Town Square. Further, because there are no signalized or unsignalized intersections within the vicinity of the Quarry, which will result in the volume-to-capacity traffic ratio, as was the case when the project was analyzed in the 2001 MND, the proposed changes will not create a delay at any intersection and will not result in a change in the current level of service along Nicasio Valley Road.</p> <p>The extraction and sale of 15,000 tons of material equates to a monthly average of 63 truck trips or 3 trips per working day.³ Importing 9,500 tons of material would result in 475 additional truck trips annually and ancillary sale (i.e., export) of 3,500 tons of material not processed on site would add 175 trips. With the reduction in extracted material sold to 9,000 tons to stay at the</p>

³ The 2001 MND assumed an average truck load of 20 tons. At 15,000 tons ÷ 20 ton average load = 750 truck trips annually, which averages to 62.5 trips per month or 3 trips per day (assuming 250 working days per year).

ATTACHMENT A

Environmental Analysis of Proposed Amendment to Nicasio Quarry Use Permit (UP No. 09-104)

CUP ¶	Current CUP Conditions	Proposed Amendments	Potential Environmental Impacts
			<p>15,000 ton maximum, the change would result in 650 additional trips annually or a total of 1,400 trips annually (117 monthly or 6 daily).⁴</p> <p>Therefore, the change to allow imported material would not increase traffic beyond number of trips currently allowed by the Use Permit and the Quarry will continue to be operated to ensure monthly and daily trips are limited and routed to avoid Nicasio Town Square as conditioned.</p> <p>Further, the change has the beneficial impact of reducing total vehicle miles traveled (VMT) in the County as currently broken asphalt and concrete resulting from construction activities in West Marin are being hauled further distances to facilities that offer recycling (e.g., in Sonoma County). Allowing processing of these materials at Nicasio Quarry will reduce total VMT for asphalt and concrete recycling in</p>

⁴ 9,500 tons ÷ 20 ton average load = 475 additional truck trips annually to import material. The sale of 3,500 tons of material imported but not processed on site (“ancillary imported material”) would add another 175 trips (3,500 tons ÷ 20 ton average load = 175 trips). Therefore, total trips with the proposed change would be 475 trips to import material + 175 trips to sell/export ancillary imported material + 750 trips to sell/export 15,000 tons of processed material = 1,400 annual trips, which averages to 117 trips per month or 5.6 trips per day (assuming 250 working days per year).

ATTACHMENT A

Environmental Analysis of Proposed Amendment to Nicasio Quarry Use Permit (UP No. 09-104)

CUP ¶	Current CUP Conditions	Proposed Amendments	Potential Environmental Impacts
			<p>the County. The availability of recycled aggregate in West Marin would further reduce VMT for projects that are required (or choose) to use recycled materials for projects in West Marin (e.g., Caltrans).</p> <p>Nicasio Quarry would continue to comply with the Industrial General Storm Water Permit, conduct regular water quality monitoring and reporting, and maintain compliance with all applicable water and air quality regulations and its Operating Plan and conditions of the Use Permit. As a result, no change to acoustical, water quality, air quality, or other environmental impacts would result as the total amount of materials processed annually would remain the same or less than currently authorized by the Use Permit. Reuse also has the beneficial impact of diverting materials from landfills.</p>
Condition 10	Projected start of reclamation in 2027 based on estimated remaining materials to be quarried per the 2001 MND.	By using imported material, the estimated remaining materials to be quarried would be extracted at a slower rate, extending the estimated start of reclamation. The actual rate of extraction as well as the actual amount of material remaining to be	This is an environmental benefit of the project, not an environmental impact, since all of the project’s environmental impacts have been mitigated. Approval of the amendment would prolong the availability of mineral resources in West Marin and reduce VMT associated with the sourcing

ATTACHMENT A

Environmental Analysis of Proposed Amendment to Nicasio Quarry Use Permit (UP No. 09-104)

CUP ¶	Current CUP Conditions	Proposed Amendments	Potential Environmental Impacts
		<p>quarried will determine the start of reclamation. However, no change is proposed to the requirement that reclamation begin when the quarry operation ceases. The importation of material would be ancillary to an active quarry operation.</p>	<p>and recycling of aggregate material for construction projects in West Marin.</p> <p>While the 2001 MND and Condition 10 include a projected reclamation date, no condition or mitigation measure requires that reclamation begin by a certain date. In 2019, the County approved an extension of the Use Permit and made it valid indefinitely, determining that no environmental review was required for this change to the life of the Use Permit.</p>
<p>Operating Plan – General Conditions</p>	<p>Maximum of 7,400 cubic yards (approximately 15,000 tons) of material may be extracted per year.</p>	<p>Revise operating condition language to state that the 7,400 cubic yard (15,000 ton) applies to the total of all materials extracted and/or imported to the site.</p>	<p>The change would not allow for an increase or expansion of materials processed and all conditions related to processing of materials would apply to both imported and extracted materials. Therefore, no change in environmental impacts would result.</p>
<p>Operating Plan – General Conditions</p>	<p>No stockpile shall exceed 25 feet in height.</p>	<p>Clarify this condition applies to the maximum height of stockpiled rock products and identify the stockpile locations on the project site plan.</p>	<p>Clarification. No change in environmental conditions would result.</p>
<p>Conditions 1, 2 & Operating Plan – Onsite Facilities</p>	<p>Authorized quarry equipment storage containers include four 8-foot by 20-foot storage containers, up to 15 feet high, to store equipment limited to</p>	<p>Allow up to 800 square feet of storage in 8-foot by 20-foot and/or 8-foot by 40-foot storage containers, up to 15 feet high; storage must be located within</p>	<p>This amendment allows an additional 160 square feet of storage container space over that currently authorized and clarifies a discrepancy between existing conditions to indicate the containers may be located</p>

ATTACHMENT A

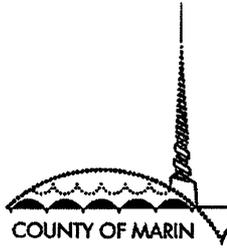
Environmental Analysis of Proposed Amendment to Nicasio Quarry Use Permit (UP No. 09-104)

CUP ¶	Current CUP Conditions	Proposed Amendments	Potential Environmental Impacts
	the use of the quarry operation (e.g., equipment parts, erosion control materials, etc.). ⁵	the quarry lease area; storage would remain limited to equipment used in the quarry operation.	anywhere within the lease/disturbed area. This is an ancillary use to the quarry operation and allows proper covering of quarry equipment to avoid stormwater impacts. No adverse environmental impacts would result.

⁵ Condition 1 specifies the storage containers are to be located north of the settling pond and south of the quarry basin. Other conditions only require that the containers be located within the quarry lease area.

ATTACHMENT B

CUP AMENDMENT APPLICATION



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

PLANNING PERMIT APPLICATION

- | | |
|---|---|
| <input type="checkbox"/> MASTER PLAN | <input type="checkbox"/> DESIGN REVIEW |
| <input type="checkbox"/> PRECISE DEVELOPMENT PLAN | <input type="checkbox"/> SITE PLAN REVIEW |
| <input type="checkbox"/> COASTAL PERMIT | <input type="checkbox"/> ADU PERMIT |
| <input type="checkbox"/> FLOATING HOME EXCEPTION | <input type="checkbox"/> SIGN PERMIT/REVIEW |
| <input type="checkbox"/> AMENDMENT/EXTENSION/RENEWAL | <input checked="" type="checkbox"/> USE PERMIT |
| <input type="checkbox"/> GENERAL/COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> TIDELANDS PERMIT |
| <input type="checkbox"/> TREE REMOVAL PERMIT | <input type="checkbox"/> LARGE FAMILY DAY-CARE PERMIT |

TO BE COMPLETED BY PLANNING DEPARTMENT STAFF:

Date Received: _____ Permit fees: _____
 Receipt No: _____ Permit fees: _____
 Received By: _____ CEQA fees: _____
 Planner Assigned: _____ Other: _____
 Concurrent Application: _____
 Reviewing Authority: _____ Total fees due: _____

(Make checks payable to: Marin County Planning Department)
Note: Fees may not be refunded in full if the application is withdrawn.

Application No(s): _____

TO BE COMPLETED BY APPLICANT: (Please type or print legibly)

1. Assessor's Parcel No(s): 121-050-30 Zoning: ARP-60
 2. Project Address: 5400 Nicasio Valley Rd City/Zip: Nicasio 94946
 3. Property Owner: Lafranchi Land Company, LLC Phone: _____
 4. Owner's Address: 5300 Nicasio Valley Rd City/Zip: Nicasio 94946
 5. Owner's Email: _____
 6. Applicant: Lunny Grading & Paving Phone: (415) 662-9848
 7. Applicant's Address: _____ City/Zip: _____
 8. Applicant's Email: kevin@lunnypaving.com
 9. Please indicate any other individuals/parties to receive correspondence:
 Name: Patsy Price Address: 1021 Anacapa St, 2nd Floor
 _____ Santa Barbara, CA 93101

 10. Project Description (include additional sheets if needed):
Please see attached letter.

11. State of California Hazardous Waste and Substances Sites List (C.G.C. § 65962.5)

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List.

Statement: I have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and I have determined that the project site is is not (circle one) included on the List.

Date of List consulted: March 4, 2021

Source of the listing: <https://calepa.ca.gov/sitecleanup/corteselist/>

SIGNATURE:

The property involving this permit request may be subject to deed restrictions called Covenants, Conditions and Restrictions (CC&Rs) which may restrict the property's use and development. These deed restrictions are private agreements and are NOT enforced by the County of Marin. Consequently, development standards specified in such deed restrictions are NOT considered by the County when granting permits. I understand that it is my responsibility to determine if the property is subject to deed restrictions and if so, I certify that I have contacted the appropriate homeowners association and adjacent neighbors about the project prior to proceeding with construction. Following this procedure will minimize the potential for disagreement among neighbors and possible litigation.

I hereby authorize employees, agents, and/or consultants of the County of Marin to enter upon the subject property upon reasonable notice, as necessary, to inspect the premises and process this application. I understand that in cases where the development site is large or cannot be easily seen or accessed from the nearest public road, the Community Development Director may determine that a publicly noticed site inspection by the decision maker is necessary. In this instance, I hereby authorize the conduct of such inspections of the premises upon reasonable notice.

I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.

I hereby certify that I have read this application form and that to the best of my knowledge, the information in this application form and all the exhibits are complete and accurate. I understand that any misstatement or omission of the requested information or of any information subsequently requested shall be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper to the County of Marin. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this application was signed at

Nicasio, CA, California on 3-29-21

 Owner
Signature of Property Owner(s) and Applicant(s)

Patsy Price
Signature of Plan Preparer

Digitally signed by: Patsy Price
DN: CN = Patsy Price email = pprice@bhfs.com C =
AD O = BHFS
Date: 2021.03.04 13:51:23 -0800

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Date of List consulted: March 4, 2021

Source of the listing: <https://calepa.ca.gov/sitecleanup/corteselist/>

SIGNATURE:

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I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.

I hereby certify that I have read this application form and that to the best of my knowledge, the information in this application form and all the exhibits are complete and accurate. I understand that any misstatement or omission of the requested information or of any information subsequently requested shall be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper to the County of Marin. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this application was signed at

Nicasio, California on 3/29/2021

[Signature]
Signature of Property Owner(s) and Applicant(s)
Operator/Applicant

Patsy Price
Signature of Plan Preparer

Digitally signed by Patsy Price
DN: CN = Patsy Price email = pprice@bhfs.com C =
AD O = BHFS
Date: 2021.03.04 13:51:23 -0800

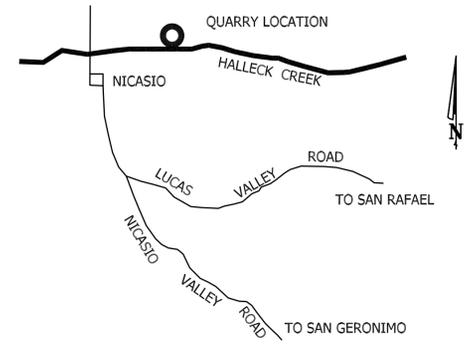
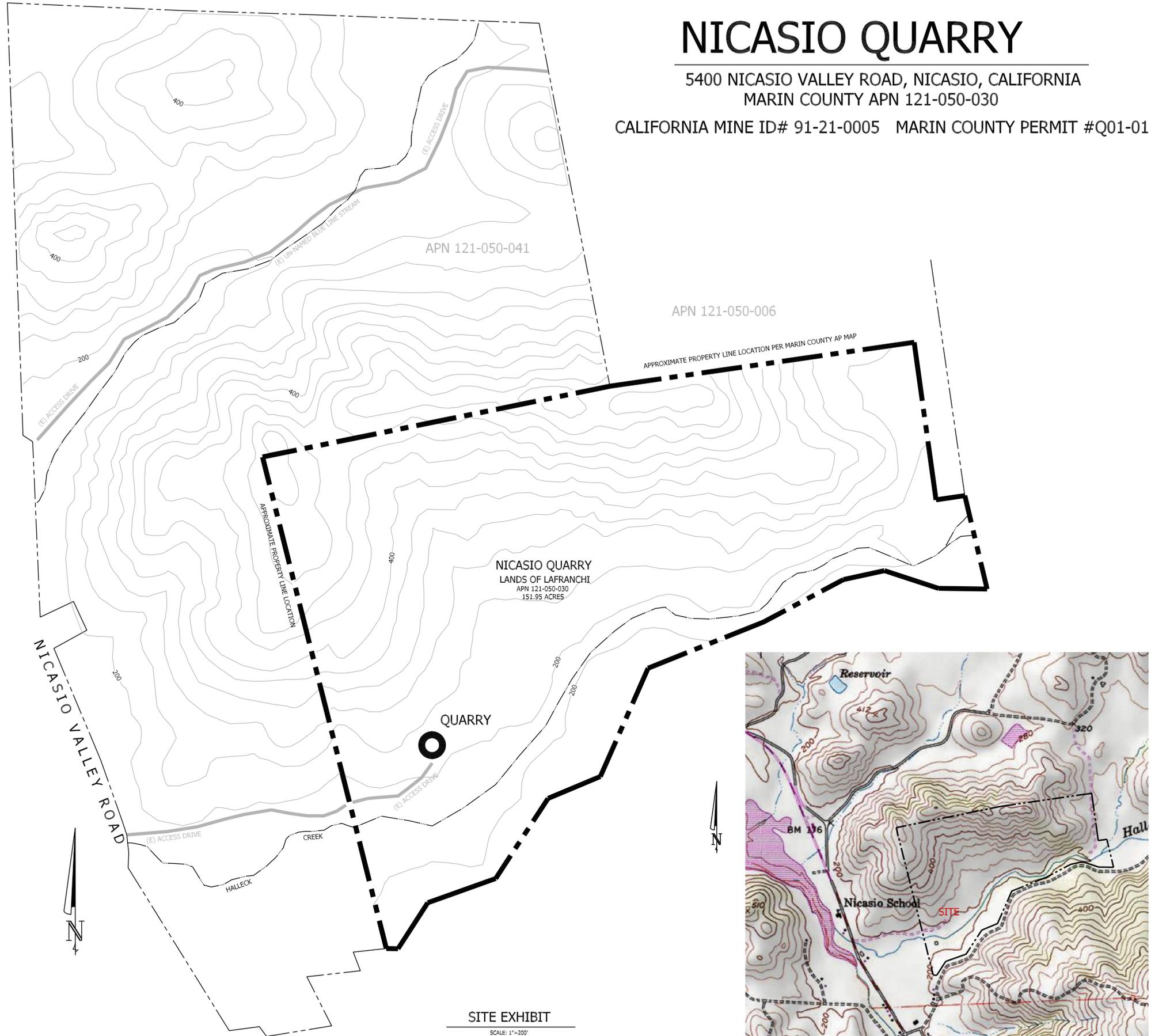
ATTACHMENT C

CUP AMENDMENT APPLICATION PLAN SET

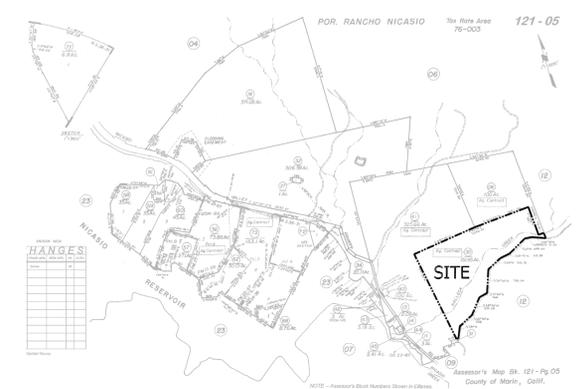
NICASIO QUARRY

5400 NICASIO VALLEY ROAD, NICASIO, CALIFORNIA
MARIN COUNTY APN 121-050-030

CALIFORNIA MINE ID# 91-21-0005 MARIN COUNTY PERMIT #Q01-01



LOCATION MAP
NO SCALE



ASSESSOR'S PARCEL MAP
NO SCALE

SYMBOL & ABBREVIATION LEGEND

	DRAINAGE SWALE (TYP)	AB	AGGREGATE BASE
	PROPOSED STORM DRAIN	AC	ASPHALT CONCRETE
	DAYLIGHT LINE	AD	AREA DRAIN
	BOUNDARY LINE	CO	CLEAN OUT
	EXISTING STORM DRAIN	DI	DROP INLET (TYP)
	FIBER ROLL BARRIER (TYP)	FG	FINISHED GRADE
	SLOPE = 10%	INV	INVERT GRADE
	ROCK RIP RAP (TYP)	SD	STORM DRAIN
	EXISTING ROAD		



SURVEY AND BOUNDARY NOTE:

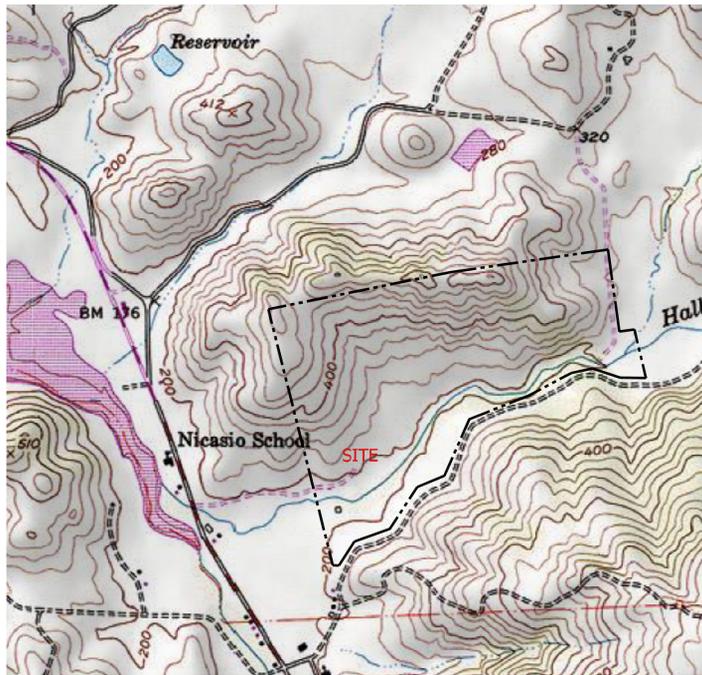
PARCEL BOUNDARY HAS BEEN SHOWN FOR REFERENCE ONLY. THE APPROXIMATE LOCATION OF BOTH LEGAL BOUNDARY AND EXISTING EASEMENTS HAVE BEEN SHOWN FROM RECORD DATA ONLY AND DO NOT REFLECT A BOUNDARY SURVEY.
SITE PLAN AND TOPOGRAPHIC SURVEY REFLECT PLANS PREPARED BY CSW STUBER STROH AND MAPPING BY MICHAEL KING (IN MAY 1973). ADDITIONAL TOPOGRAPHIC INFORMATION COMPILED BY LUNNY PAVING AND GRADING IN 2001 AND FIELD RECONNAISSANCE BY ENTERRA ASSOCIATES IN 2016.

PROPERTY INFORMATION

OWNER: RANDALLE LAFRANCHI
6300 NICASIO VALLEY ROAD
NICASIO, CALIFORNIA 94946
OPERATOR: LUNNY GRADING AND PAVING
17300 SIR FRANCIS DRAKE BOULEVARD
INVERNESS, CA 94937
MARIN COUNTY APN: 121-151-030
SITE ADDRESS: 5400 NICASIO VALLEY ROAD
NICASIO, CALIFORNIA
PARCEL ACREAGE: 151.95 ACRES

SHEET INDEX

C1 COVER SHEET
C2 SITE PLAN
C2A SWPPP - EROSION CONTROL PLAN
C2B RECLAMATION PLAN
C2C FINAL EROSION CONTROL PLAN
C3 NOTES AND DETAILS
C4 NOTES AND DETAILS



USGS EXHIBIT
SCALE: 1"=1000'

SITE EXHIBIT
SCALE: 1"=200'

NO.	DATE	REVISION DESCRIPTION	BY	CHK

ENTERRA ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS AND LAND PLANNERS
1275 FOURTH STREET, #400 SANTA ROSA, CA 95404
PH (707) 536-1642 • EMAIL: enterra@enterra.com

NICASIO QUARRY - SWPPP
COVER SHEET
5400 NICASIO VALLEY ROAD
NICASIO, CALIFORNIA
APN 121-050-030

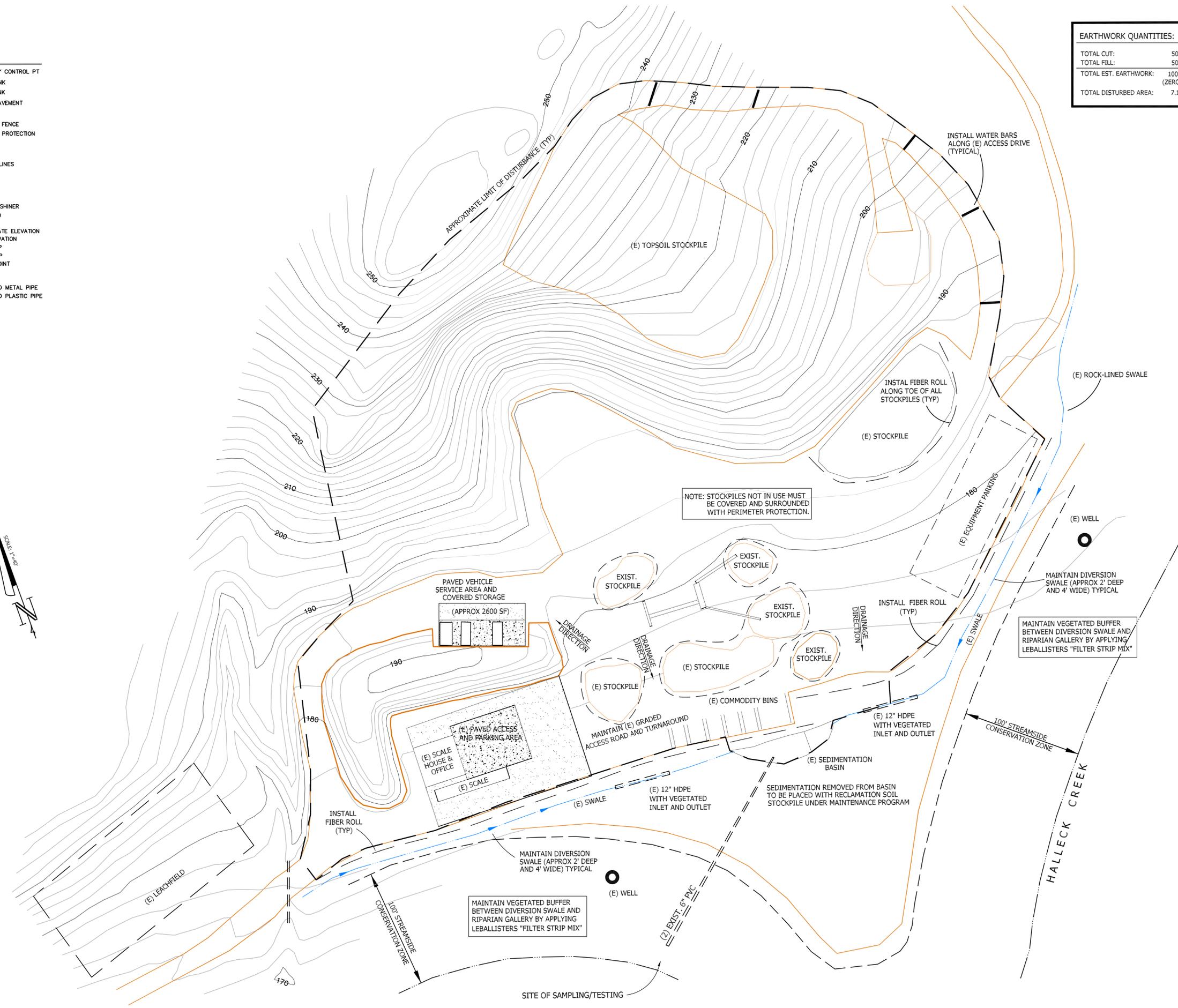
SCALE: AS SHOWN

DATE:	2.23.16
DESIGNED BY:	RTS
CHECKED BY:	RTS
JOB NO.:	08.140.00
SHEET NO.:	1 OF 4

- LEGEND**
- △ SET SURVEY CONTROL PT
 - TOP OF BANK
 - TOE OF BANK
 - /// EDGE OF PAVEMENT
 - x- FENCE LINE
 - o- CHAIN LINK FENCE
 - - FIBER ROLL PROTECTION
 - - SWALE
 - OHL — OVERHEAD LINES
 - ⊕ JOINT POLE
 - ⊙ WELL
 - IP IRON PIPE
 - PK&S PK NAIL & SHINER
 - NT NOT TAGGED
 - D.I. DROP INLET
 - T.G. TOP OF GRATE ELEVATION
 - I.E. INVERT ELEVATION
 - PM PARCEL MAP
 - RM RECORD MAP
 - CP CONTROL POINT
 - HB HOSE BIB
 - CC CONCRETE
 - CMP CORRUGATED METAL PIPE
 - CPP CORRUGATED PLASTIC PIPE

EARTHWORK QUANTITIES:

TOTAL CUT:	50,000 CY
TOTAL FILL:	50,000 CY
TOTAL EST. EARTHWORK:	100,000 CY (ZERO NET FILL)
TOTAL DISTURBED AREA:	7.12 ACRES



NO.	DATE	REVISION DESCRIPTION	BY	CHK

ENTERRA
Associates, Inc.
CONSULTING CIVIL ENGINEERS AND LAND PLANNERS
1275 FOURTH STREET, #240 SANTA ROSA, CA 95404
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NICASIO QUARRY
SWPPP- EROSION CONTROL PLAN
5400 NICASIO VALLEY ROAD
NICASIO, CALIFORNIA
APN 121-050-030

SCALE: 1"=40'

DATE:	2.22.16
DESIGNED BY:	RTS
CHECKED BY:	RTS
JOB NO.:	08.140.00
SHEET NO.:	2A OF 4



SPECIAL NOTES:

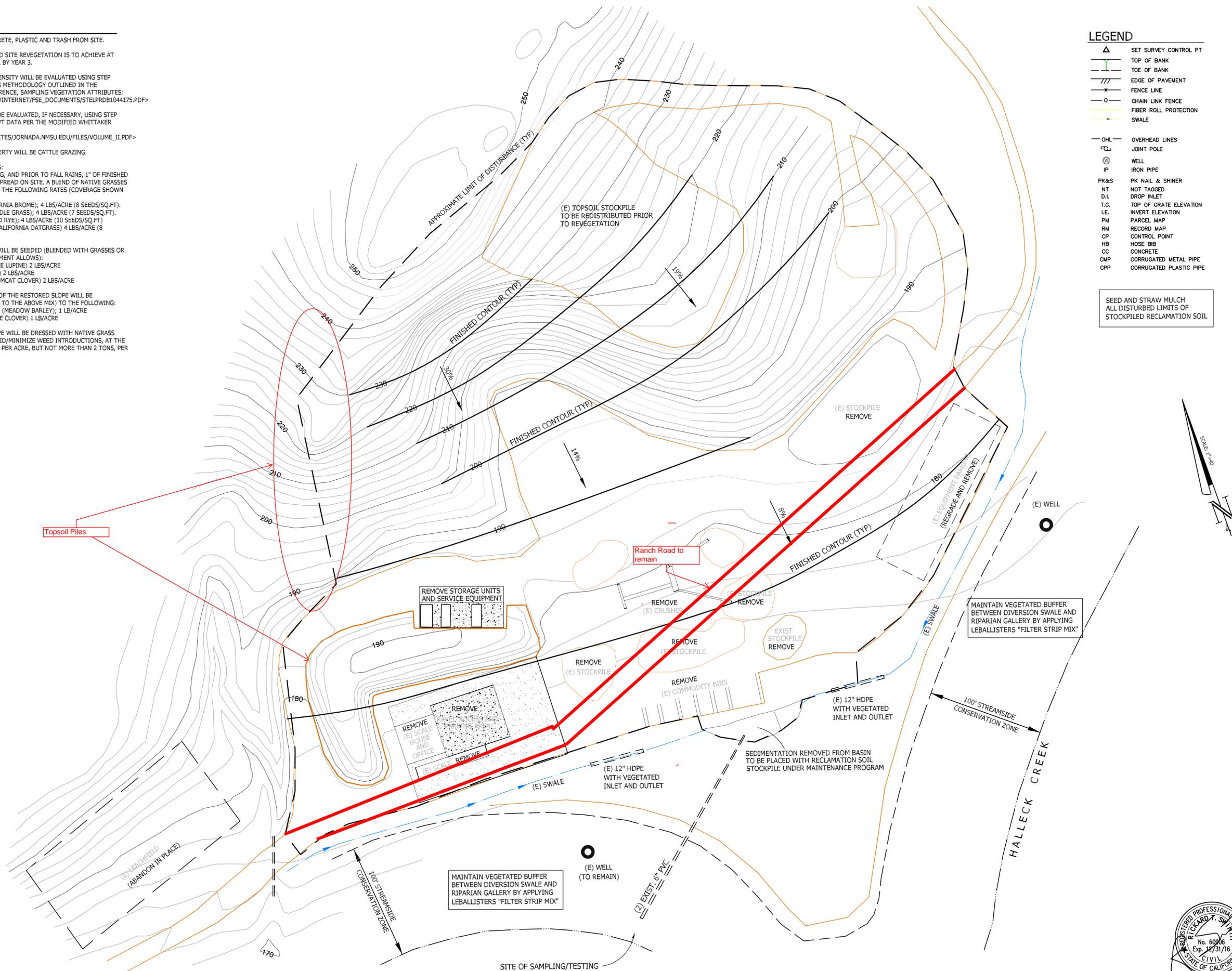
- (1) REMOVE ALL WASTE, CONCRETE, PLASTIC AND TRASH FROM SITE.
 - (2) THE GOAL OF THE PROPOSED SITE REVEGETATION IS TO ACHIEVE AT LEAST 75% HERBACEOUS COVER BY YEAR 3.
 - (3) VEGETATION COVER AND DENSITY WILL BE EVALUATED USING STEP POINT AND PHOTO MONITORING METHODOLOGY OUTLINED IN THE INTERAGENCY TECHNICAL REFERENCE, SAMPLING VEGETATION ATTRIBUTES: <HTTP://WWW.NRCS.USDA.GOV/INTERNET/FSE_DOCUMENTS/STELPRDB1044175.PDF>
- PLANT SPECIES RICHNESS CAN BE EVALUATED, IF NECESSARY, USING STEP POINT DATA AS POINT INTERCEPT DATA PER THE MODIFIED WHITTAKER APPROACH AS DETAILED AT <HTTP://JORNADA.NMSU.EDU/SITES/JORNADA.NMSU.EDU/FILES/VOLUME_II.PDF>
- (4) THE END USE OF THE PROPERTY WILL BE CATTLE GRAZING.

- (5) REVEGETATION PROCEDURES:
 FOLLOWING FINAL SITE GRADING, AND PRIOR TO FALL RAINS, 1" OF FINISHED COMPOST (1" MINUS) WILL BE SPREAD ON SITE. A BLEND OF NATIVE GRASSES AND FORBS WILL BE SEED AT THE FOLLOWING RATES (COVERAGE SHOWN IS APPROXIMATE):
- 1) BROMUS CARINATUS (CALIFORNIA BROME); 4 LBS/ACRE (8 SEEDS/SQ.FT.)
 - 2) STIPA PULCHRA (PURPLE NEEDLE GRASS); 4 LBS/ACRE (7 SEEDS/SQ.FT.)
 - 3) ELYMUS GLAUCUS (BLUE WILD RYE); 4 LBS/ACRE (10 SEEDS/SQ.FT.)
 - 4) DANTHONIA CALIFORNICA (CALIFORNIA OATGRASS) 4 LBS/ACRE (8 SEEDS/SQ.FT.)

- A BLEND OF NATIVE LEGUMES WILL BE SEED (BLENDED WITH GRASSES OR SEPARATELY AS SEEDING EQUIPMENT ALLOWS):
- 1) LUPINUS BICOLOR (MINIATURE LUPINE) 2 LBS/ACRE
 - 2) LUPINUS NANUS (SKY LUPINE) 2 LBS/ACRE
 - 3) TRIFOLIUM WILLDENOVII (TOMCAT CLOVER) 2 LBS/ACRE

- IN ADDITION, THE LOWER 100' OF THE RESTORED SLOPE WILL BE OVER-SEED (IE, IN ADDITION TO THE ABOVE MIX) TO THE FOLLOWING:
- 1) HORDEUM BRACHYANTHERUM (MEADOW BARLEY); 1 LB/ACRE
 - 2) TRIFOLIUM CILIOLATUM (TREE CLOVER) 1 LB/ACRE

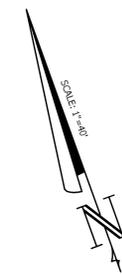
FOLLOWING SEEDING, THE SLOPE WILL BE DRESSED WITH NATIVE GRASS STRAW OR RICE STRAW TO AVOID/MINIMIZE WEED INTRODUCTIONS, AT THE RATE OF APPROXIMATELY 1 TON PER ACRE, BUT NOT MORE THAN 2 TONS, PER ACRE.



LEGEND

- △ SET SURVEY CONTROL PT
- TOP OF BANK
- - - TOE OF BANK
- /// EDGE OF PAVEMENT
- x FENCE LINE
- o CHAIN LINK FENCE
- FIBER ROLL PROTECTION
- SWALE
- OHL OVERHEAD LINES
- JOINT POLE
- ⊙ WELL
- IP IRON PIPE
- PK&S PK NAIL & SHINER
- NT NOT TAGGED
- D.I. DROP INLET
- T.G. TOP OF GRATE ELEVATION
- I.E. INVERT ELEVATION
- PM PARCEL MAP
- RM RECORD MAP
- CP CONTROL POINT
- HB HOSE BIB
- CC CONCRETE
- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE

SEED AND STRAW MULCH ALL DISTURBED LIMITS OF STOCKPILED RECLAMATION SOIL



NO.	DATE	REVISION DESCRIPTION	BY	CHK

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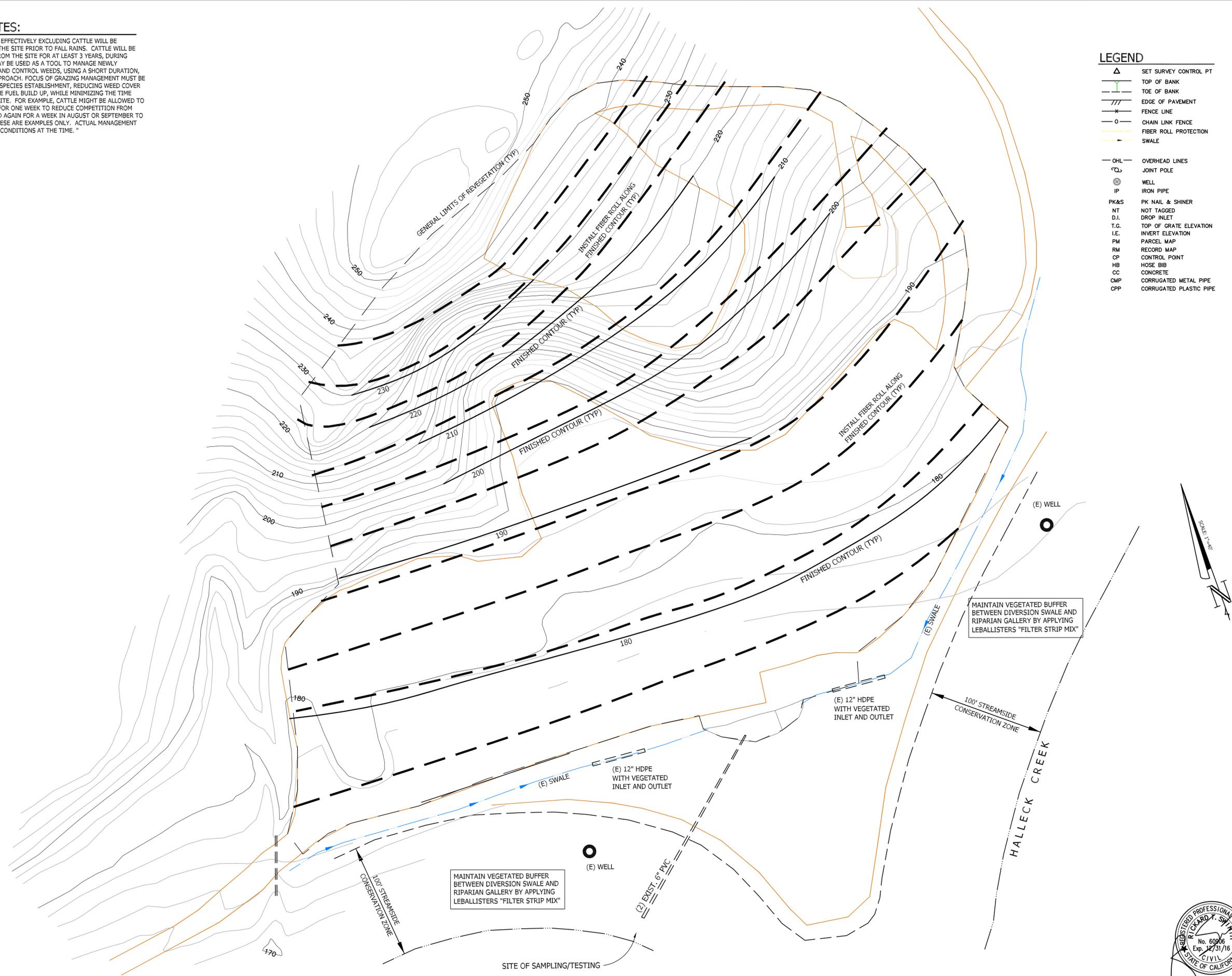
NICASIO QUARRY
 RECLAMATION PLAN
 5400 NICASIO VALLEY ROAD
 NICASIO, CALIFORNIA
 APN 121-050-030

SCALE: AS SHOWN
 DATE: 2.22.16
 DESIGNED BY: RTS
 CHECKED BY: RTS
 JOB NO.: 08.140.00
 SHEET NO.:



SPECIAL NOTES:

(1) A FENCE CAPABLE OF EFFECTIVELY EXCLUDING CATTLE WILL BE CONSTRUCTED AROUND THE SITE PRIOR TO FALL RAINS. CATTLE WILL BE GENERALLY EXCLUDED FROM THE SITE FOR AT LEAST 3 YEARS, DURING WHICH TIME GRAZING MAY BE USED AS A TOOL TO MANAGE NEWLY EMERGING VEGETATION AND CONTROL WEEDS, USING A SHORT DURATION, LONG REST INTERVAL APPROACH. FOCUS OF GRAZING MANAGEMENT MUST BE ON SUPPORTING NATIVE SPECIES ESTABLISHMENT, REDUCING WEED COVER AND AVOIDING EXCESSIVE FUEL BUILD UP, WHILE MINIMIZING THE TIME LIVESTOCK ARE ON THE SITE. FOR EXAMPLE, CATTLE MIGHT BE ALLOWED TO GRAZE THE SITE IN MAY FOR ONE WEEK TO REDUCE COMPETITION FROM NON-NATIVE SPECIES AND AGAIN FOR A WEEK IN AUGUST OR SEPTEMBER TO REDUCE FUEL LOAD. THESE ARE EXAMPLES ONLY. ACTUAL MANAGEMENT MUST BE BASED ON SITE CONDITIONS AT THE TIME. "



LEGEND

△	SET SURVEY CONTROL PT
— —	TOP OF BANK
— — —	TOE OF BANK
///	EDGE OF PAVEMENT
—x—	FENCE LINE
—o—	CHAIN LINK FENCE
— — —	FIBER ROLL PROTECTION
— —	SWALE
—OHL—	OVERHEAD LINES
— — —	JOINT POLE
⊙	WELL
IP	IRON PIPE
PK&S	PK NAIL & SHINER
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HB	HOSE BIB
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CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE

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NICASIO QUARRY
POST GRADING EROSION CONTROL PLAN
 5400 NICASIO VALLEY ROAD
 NICASIO, CALIFORNIA
 APN 121-050-030

SCALE: AS SHOWN

DATE:	2.22.16
DESIGNED BY:	RTS
CHECKED BY:	RTS
JOB NO.:	08.140.00
SHEET NO.:	2C OF 4



