



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

Planning Commission Staff Report Agenda Item No. 3 August 13, 2020

SUBJECT: Initial Study (IS) Application No. 7029 and Unclassified Conditional Use Permit (CUP) Application No. 3512

Allow the expansion of an existing aggregate mining operation on a 299.11-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District in the unincorporated area of the County of Fresno and a 202.54-acre parcel in the MBL (Light Manufacturing/Business) Zone District in the City of Coalinga.

LOCATION: The subject parcel/project site is located on the north side of Cambridge Avenue, between Monterey Avenue and State Route 198/33, adjacent to and within the city limits of the City of Coalinga (38940 Highway 33, Coalinga) (Sup. Dist. 4) (APN 070-060-86S and 89S).

OWNER/APPLICANT: Granite Construction Company

STAFF CONTACT: Chris Motta, Principal Planner
(559) 600-4227

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7029; and
- Approve Unclassified Conditional Use Permit (CUP) Application No. 3512 with recommended Findings and the Mitigation Measures and Conditions of Approval (attached as Exhibit 1); and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plan and Project Phasing
6. Conveyor Elevation
7. Project Operational Statement
8. Project Reclamation Plan
9. Summary of Initial Study Application No. 7029
10. Proposed Mitigated Negative Declaration
11. Conditions of Approval – Conditional Use Permit Nos. 915 and 2320
12. Public Correspondence

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture (Coalinga Community Plan)	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No change
Parcel Size	299.11 acres (unincorporated) and 202.5 (City of Coalinga)	No change
Project Site	Aggregate (rock, sand, gravel) mining operation approved by CUP No. 915 (1970) and No. 2320 (1988); fallow agricultural land	Allow expansion of the aggregate mining operation into the 299-acre parcel, which will occur over six phases for a period of 55 years Note: Mining will also occur on a 202.5-acre parcel located within the jurisdiction of the City of Coalinga. The Reclamation Plan covers both parcels.

Criteria	Existing	Proposed
Structural Improvements	Existing shop and associated structures including recycle operation; equipment parking area; oil and chemical storage area; QC/QA lab; water well; and fencing	Electric-powered conveyor structure and occasional use of connex (metal storage container) boxes for on-site storage
Nearest Residence	2,220 feet to the southeast 0.50 mile to the south	1,200 feet to the south and east of the project mining area
Surrounding Development	Oil field development to the west; aggregate mining and processing to the north; State Route 33, agriculture and single-family residences to the east; and recreation and single-family residences to the south	No change
Operational Features	Aggregate mining operation Approximately 1.5 million tons of material produced by rock plant and sold annually	Allow expansion of the existing aggregate mining operation. Estimated tonnage of material over a 55-year project life will vary by phase (six phases total) and by year; a general average is approximately 14 million tons/phase; estimated mining rate is 1.5 million tons/per year
Employees	10 to 20 employees on site	10 to 20 employees on site in expansion area (no change from baseline)
Customers	N/A – only miscellaneous service and delivery vehicles and occasional point of sale pickup	No changes from existing operation
Traffic Trips	Existing project site trips: 480 daily truck trips* (144 trips/peak hour**) 20 employee trips* (20 trips peak hour**) *One-Way Trip **Peak Hour = 7:00-9:00 AM and 4:00-6:00 PM	No changes from existing operation

Criteria	Existing	Proposed
Lighting	Portable light towers and permanent light fixtures	Portable light towers and permanent light fixtures – all lighting shielded and arranged/controlled so to not illuminate adjacent properties or public right-of-way
Hours of Operation	6:00 a.m. to 5:00 p.m. Monday through Friday and on weekends and at night as needed to meet client demands	No change to permitted hours of operation

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N

ENVIRONMENTAL ANALYSIS:

An Initial Study (IS) was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the IS, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is below and included as Exhibit 9.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: July 6, 2020

PUBLIC NOTICE:

Notices were sent to 178 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

An Unclassified Conditional Use Permit for a mining operation may be approved only if five Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission. In addition to findings required by Section 873, the approval of a Conditional Use Permit for a surface mining operation shall be subject to the following finding: The Mining and Reclamation Plan has been reviewed for compliance with the Regulations for Surface Mining and Reclamation in All Districts, Section 858, and meets the applicable requirements therein.

The decision of the Planning Commission on an Unclassified Conditional Use Permit Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

BACKGROUND INFORMATION:

Historic mining activities have occurred on the project site since 1945.

On September 21, 1965, Conditional Use Permit No. 650 was approved to allow a rock crushing plant, hot mix asphalt plant and quarry. Subsequently, on December 7, 1965, Conditional Use Permit No. 650A was approved to allow expansion of the mined area approved under CUP No.

650, extending the mining to the easterly side of Monterey Avenue between Gale Avenue and the northerly boundary of the former Coalinga Municipal Airport.

On March 31, 1970, Unclassified Conditional Use Permit No. 915 was approved to allow a sand and gravel extraction operation on 440 acres. The permit was filed by the Owl-Folsom Rock Company. Subsequently, Granite acquired the project site in 1977.

On January 10, 1989, Unclassified Conditional Use Permit No. 2320 was approved by the Board of Supervisors (on appeal – upheld Planning Commission’s approval action) to allow the expansion of an existing rock, sand and gravel extraction and processing operation including an asphalt and concrete plant on a 472-acre parcel with an operating life of at least 60 years.

On April 26, 2001, Unclassified Conditional Use Permit No. 2954 was approved to allow an asphaltic concrete solid waste processing facility on 25 acres located just north of and adjacent to the current project site.

The subject proposal (CUP No. 3512) would extend the physical mining and reclamation into 338+/- acres with an additional 30+/- acres in ancillary use and setback areas, of which approximately 230 acres are located within the jurisdiction of unincorporated Fresno County, and a remaining 138 acres are located within the jurisdiction of the City of Coalinga, over a period of 60 years (55 years for mining activities and five years for reclamation). It is noted that the City of Coalinga will process their own land use clearances for those portions of the project within their jurisdiction, although they have allowed the County to act as lead on the CEQA document (Mitigated Negative Declaration prepared for Initial Study No. 7029) and as the Lead Agency on the Reclamation Plan. The City has reviewed and concurred with the County’s conclusions in IS No. 7029. No other changes in intensity, hours of operation, or volume would occur from this proposal.

Finding 1: *That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood*

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 35 feet Street Side: 35 feet Side: 20 feet Rear 20 feet 50 feet from finish grade for mining activity	No change	Yes, of Section 858 of the Fresno County Zoning Ordinance
Parking	One (1) off-street parking space for each two (2) permanent employees	No change to the existing on-site parking for employees	Yes
Lot Coverage	No requirement	N/A	N/A
Space Between Buildings	Six-foot minimum	N/A	N/A

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Wall Requirements	No requirement	No requirement	N/A
Septic Replacement Area	100 percent	100 percent	N/A
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	N/A	N/A

Reviewing Agency/Department Comments Regarding Site Adequacy:

Zoning Section of the Fresno County Department of Public Works and Planning: All proposed building and structures built after 1958 without permit will need plans, permits, and inspections. Recommend Site Plan Review as Condition of Approval.

Water and Natural Resources Division of Fresno County Department of Public Works and Planning: The smallest setback being proposed on the mine plan is 50 feet; the finish grade for all the reclaimed slopes will be 1.5:1 or flatter which is consistent with the County Zoning Ordinance. If mining activity were to occur inside 50 feet of the property line, the required slope is 2:1. The slopes while mining as can be steeper provided the reclaimed slope, post mining, is 1.5:1 (or 2:1 depending upon if cut and backfill occurs).

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

Analysis:

The subject proposal would extend the life and expand the mined area of an existing aggregate mining operation authorized by prior conditional use permits (see Background Information). If approved, the mining operations will continue for an additional 55 years, plus five years for site reclamation (total of 60 years as proposed).

Most existing physical improvements associated with the operation are located to the north and northeast of the expansion area. Existing improvements include a 4,900 square-foot shop; rock, asphalt, concrete, and recycle plants; equipment parking area; oil and chemical storage area; Quality Control/Quality Assurance lab; water well; and fencing. An exception is an on-site electric-powered conveyor that will move aggregate around the new excavation area and across Los Gatos Creek. The conveyor bridge which will cross the creek is approximately 15 feet above the flood plain, or approximately 20 feet above the creek bank, and spans approximately 230 feet in length. Other improvements associated with the existing mining operation such as the scale, scale house, plants, and an equipment storage area are located in existing and approved excavation areas covered under the prior conditional use permits.

The Zoning Ordinance precludes any extraction of material or overburden within 25 feet of the property lines and within 50 feet of a road right-of-way. In addition, no stockpiled material is permitted closer than 25 feet from a property boundary. Staff review of the Site Plan indicates that excavation will continue to maintain distance from property lines and the right-of-way for SR 33 and Cambridge Avenue as required by Section 858 of the County Zoning Ordinance. Staff is recommending a condition requiring that all applicable Conditions of Approval imposed under

Conditional Use Permit No. 915 remain in full force and effect for this proposal, except that conditions of the permit shall supersede the conditions of prior Conditional Use Permit Nos. 915 and 2320 in any areas where the three overlap. No changes to on-site employee parking will occur and all internal haul roads within the site boundaries will continue to be maintained as mandated by prior use permit approvals and/or regulation and best practices.

Based upon the above considerations, staff believes that the project site is adequate in size and shape to accommodate the proposed use.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 1 can be made.

Finding 2: *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use*

		Existing Conditions	Proposed Operation
Public Road Frontage	Yes	State Route 33: Good condition	No change
Direct Access to Public Road	Yes	Existing Access from Elm Avenue/State Route 33	No changes to the current site access off State Route 33/no direct access to expansion area from State Route 33 or Cambridge Avenue
Road ADT		5,075	No change
Road Classification		State Route 33: Good condition	No change
Road Surface		Asphalt concrete paved	No change
Traffic Trips		Based on existing conditions to date	No change
Traffic Impact Study (TIS) Prepared	Yes	No TIS required for the current mining operation authorized by CUP Nos. 915 and 2320	VRPA Technologies assessed the site traffic most recently in 2019 and provided their findings in a November 2019 Traffic Impact Study Report.

		Existing Conditions	Proposed Operation
Road Improvements Required		Good; no improvements required by the California Department of Transportation	No improvements required. A pro-rata share for off-site improvements required as traffic mitigation.

Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:

California Department of Transportation (Caltrans): Based on the *Operational Statement for the Coalinga Mine Expansion Project* prepared for Granite Construction by Compass Land Group (dated August 25, 2015), no new access connections to State Route 33 are being proposed with the expansion project. *Note: Caltrans also requested pro-rata shares for improvements for identified road segments based on TIS analysis. This has been made a Mitigation Measure and is described in greater detail below.*

Design Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal with incorporated Mitigation Measures.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Analysis:

Currently there is one access point from SR 33 approved by prior use permit applications. Access to the project site is from State Route (SR) 33 through an existing/approved mining area to the north. Expansion area associated with CUP No. 3512 is accessed through internal haul roads with no direct access to state-maintained or local roads, and the subject application proposes no new access or changes to the existing access point to the site.

During application development, the Applicant retained a third-party traffic consultant (VRPA Technologies), who coordinated with the County Public Works Department to prepare a Traffic Impact Study (TIS). The TIS included a roadway segment capacity analysis, intersection capacity analysis, and traffic index analysis.

The roadway segment analysis included roadway segment volumes and levels of service with Project traffic. The analysis showed that the roadway segments used by Project traffic will meet acceptable levels of service and no mitigation is required.

The intersection capacity analysis involved the number of trips generated by the Project at selected Caltrans' intersections: I-5 NB Off Ramp and Jayne Avenue, SR 33 and Jayne Avenue, SR 33 and Juniper Ridge Boulevard, SR 33 and 5th Street, and SR 33 and 3rd Street. Caltrans identified that these intersections require improvements in order to accommodate future traffic, and specified fair-share cost for those improvements.

The Traffic Index (TI) analysis revealed that Project traffic on Phelps Avenue between SR 33 and Calaveras Avenue, Calaveras Avenue between Phelps Avenue and SR 33, and Jayne Avenue between SR 33 and I-5 results in a TI increase of 0.5, which requires a fair-share maintenance contribution per County standards.

VRPA Technologies, Inc. assessed the site traffic and produced a final/revised Traffic Impact Study Report in November of 2019. This report and its associated trip generation was reviewed by staff of both the Design Division and Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning and the California Department of Transportation (Caltrans). Resultant project mitigation included pro-rata share amounts for Caltrans-identified segments and identified road segment upgrades per the County Department of Public Works and Planning.

Potential impacts associated with transportation would be less than significant with implementation of Mitigation Measures 17 through 19.

Based upon the above considerations, staff believes that State Route 33 and other impacted segments will remain adequate to accommodate traffic generated by the proposal.

Recommended Conditions of Approval:

See Mitigation Measures, Conditions of Approval and Project Notes attached as Exhibit 1.

Conclusion:

Finding 2 can be made.

Finding 3: *That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof*

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	320 acres	Aggregate Mining and Processing	AE-20	N/A
South	55.31 acres	Developed and undeveloped residential	Residential (City)	N/A
		Undeveloped Recreation (City)	Recreation (City)	N/A
East		Agricultural lands, State Route 33 and residential subdivisions (Coalinga)	Varies (AE-20 and City zoning)	N/A
West	320 acres	Oil fields and fallow agricultural land	AE-20	N/A

Reviewing Agency/Department Comments:

Water and Natural Resources Division of the Fresno County Department of Public Works and Planning: Relating to excavation area, the smallest setback proposed is 50 feet and the finish grade for all the reclaimed slopes will be 1.5:1 or flatter, which is consistent with the Zoning Ordinance. If the operator mines inside 50 feet of the property line, the required slope is 2:1.

The slopes while mining, as is proposed, can be steeper, provided the reclaimed slope post mining is 1.5:1 (or 2:1 depending upon cut and backfill).

Fresno County Department of Public Health, Environmental Health Division: Implementation of noise mitigation measures as stated in the Noise Assessment Study is required to comply with the Fresno County Noise Ordinance. The following shall be included as a Mitigation Measure: The noise mitigation measures as proposed in the Noise Assessment Study prepared by Edward L. Pack Associates, Inc. (dated July 23, 2015) shall be implemented. The following shall be included in Project Notes: within 30 days of the occurrence of any of the following events, the Applicant/operators shall update their online Hazardous Materials Business Plan (HMBP) and site map if there is a 100% or more increase in the quantities of a previously-disclosed material, or the facility begins handling a previously-undisclosed material at or above the HMBP threshold amounts. The business shall certify that a review of the business plan has been conducted at least once every three years and that any necessary changes were made and that the changes were submitted to the local agency. Contact the Certified Unified Program Agency at (559) 600-3271 for more information. All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes.

These requirements have been included as Mitigation Measures or Project Notes.

San Joaquin Valley Air Pollution Control District (Air District): The proposed project may be subject to the following rules: Regulation VIII (Fugitive PM₁₀ Prohibitions), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations), and Rule 4002 (National Emission Standards for Hazardous Air Pollutants) in the event an existing building will be renovated, partially demolished or removed. The District had no additional comments on the Health Risk Assessment prepared for the project in conjunction with the additional response letter from 2016 and APS technical memo.

California Regional Water Quality Control Board: Please be advised that the project may be required to get coverage under the Construction and Industrial Program Storm Water Permits.

California Department of Conservation, Office of Mine Reclamation: The proposed expansion of Coalinga Pit 2 will increase the area permitted for mining from 120 to 368 acres within a 502-acre site. Three potential slope configurations are presented in the Amended Reclamation Plan (1.5H:1V cut slope with no backfill, 0.5H:1V cut slope with backfill at 2H:1V to full slope height, or 0.5H:1V cut slope with backfill at 2H:1V to a distance of 50 vertical feet or less from the top of slope). The July 2015 slope stability evaluation prepared by Golder Associates Incorporated should be supplemented to include a site-specific discussion of hydrologic conditions. The ARP should incorporate test plots per CCR Section 3705(b) to address revegetation.

California Department of Conservation Division of Oil, Gas and Geothermal Resources: The project is located within the boundaries of the Coalinga oil field. Records indicate 22 known oil or gas wells located with the project boundary. The Division categorically advises against building over, or in any way impeding access to oil, gas or geothermal wells. The Division advised that all wells identified on the development parcel prior to or during development activities be tested for liquid and gas leakage. No well work may be performed on any oil, gas or geothermal well without written approval from the Division. To ensure that present and future property owners are aware of the existence of all wells on the property and potentially significant issues associated with any improvements near oil or gas wells, the Division recommends that information regarding identified wells and any other pertinent information be communicated to

the appropriate county recorder for inclusion in the title information of the subject real property. The Division recommends that any soil containing hydrocarbons be disposed of in accordance with local, state, and federal laws.

These requirements have been included as Project Notes.

Dumna Wo Wah Tribal Government: A consultation between the Tribe and the County (per Assembly Bill 52) has concluded and resulted in the inability to reach a consensus on the presence of Tribal Cultural Resources on the subject property. (See the following Analysis.)

State Water Resources Control Board, Division of Drinking Water; Fresno County Fire Protection District; Fresno County Department of Agriculture; Site Plan Review Section and Building/Safety Sections of the Fresno County Department of Public Works and Planning; United States Fish and Wildlife Service; California Department of Fish and Wildlife; Table Mountain Rancheria, Tribal Government Office: No concerns with the proposal.

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Analysis:

The subject 502-acre project site is in an area of limited agricultural and oil field activities. A large portion of the site consists of the former Coalinga Airport, which has since moved to another location farther from the city limits. Residential subdivisions, a school, the City of Coalinga's Recreational Park and commercial development are located to the south across Cambridge Avenue within the City of Coalinga. Resource extraction/industrial uses border the site to the north; State Routes 198/33, with agriculture and residential uses, are located east of the site; and to the west are undeveloped lands and oil fields farther west.

The subject proposal would extend the life and expand the mined area of an existing commercial aggregate mining operation authorized by Conditional Use Permit Nos. 650, 650A, and 915, and Unclassified Conditional Use Permit No. 2320. CUP No. 2320 allowed the expansion of an existing rock, sand and gravel extraction and processing operation including an asphalt and concrete plant on a 472-acre parcel with an operating life of at least 60 years. This proposal will allow an additional 55 years of aggregate mining to occur within an expanded mining area and an additional five years for reclamation. The proposal will remain within the scope of CUP Nos. 915 and 2320 with no changes in intensity, hours of operation or volume.

An Initial Study prepared for the project has identified potential impact to aesthetics, biological resources, cultural resources, noise, transportation, and tribal cultural resources. To mitigate aesthetics impact, all outdoor lighting will be hooded and be directed downward to avoid glare on adjoining properties. To mitigate biological impact, the project will adhere to Mitigation Measures for both nesting bird, kit fox and blunt-nosed leopard lizard preconstruction surveys; and nesting bird, kit fox and blunt-nosed leopard lizard avoidance measures. Further, Mitigation Measures addressing the elevated conveyor system include obtaining all necessary permits from state and federal agencies for the Los Gatos Creek crossing, utilizing a containment system to catch and collect side-casts, and installing the conveyor system when flowing water is absent or at a minimum flow (April 1 through October 31).

To mitigate cultural resources impact, any cultural resources discovered during excavation will require all project-related activities halted until an archeologist evaluates the discovery. Should human remains be discovered, the County Sheriff-Corner will be notified, and protocols will be

followed including the involvement of the NAHC. If paleontological resources are discovered, they will require evaluation by a qualified paleontologist. To mitigate noise impact, earthen berms will be erected within specified distances from noted sensitive receptors per the July 23, 2015 Noise Assessment Study prepared by Edward L. Pack and Associates. These requirements have been included as Mitigation Measures (Exhibit 1).

Potential transportation impacts were addressed with fair share cost mitigation for identified road segments as identified by the State of California Department of Transportation. Impacts to local roads will be addressed by completing upgrades to the impacted County road segments per their required Traffic Index as detailed in the November of 2019 Traffic Impact Study completed by VRPA. Further, no less than one year prior to mining in the project area, the Applicant shall provide plans for review and approval by the County of Fresno Department of Public Works and Planning and the Applicant shall immediately obtain all necessary permits and construct the necessary upgrades. Within five years of the projected time of initiating mining in the project area, the Applicant shall provide annual written updates to the County regarding the projected timeline of initiating mining in the project area.

Potential impacts related to air quality, geology and soils, hazards and hazardous materials, and hydrology and water quality are less than significant. The project will comply with the San Joaquin Valley Air Pollution Control District rules and regulations for air quality; adhere to a Storm Water Pollution Prevention Plan (SWPPP); handle hazardous material on the property according to the State and local ordinances; retain additional runoff generated by mining activities on site; and require any structures located within the flood hazard area be raised to or above the Base Flood Elevation (BFE). These requirements have been included as Conditions of Approval and Project Notes.

Pursuant to AB (Assembly Bill) 52, County staff initiated consultation with the Dumna Wo Wah Tribal Government to determine the project's potential impact to Tribal Cultural Resources (TCRs). As part of this process, reports pertaining to archeological resources were made available to the Tribe, and information about TCRs that could be significantly impacted by the proposal was sought from the Tribe. In the absence of any identified TCRs from the Tribe and based on the available evidence regarding archeological surveys on the property, staff was unable to come to a consensus on the presence of TCRs or the need for site-specific mitigation. However, given the fact that the project site is located in an area of moderate archeological sensitivity, staff feels the Mitigation Measure included in the Initial Study (Exhibit 9; Section V. Cultural Resources) will suffice in reducing impact on Tribal Cultural Resources possibly resulting from this proposal.

Based on the above information, and with adherence to the Mitigation Measures, Conditions of Approval, and mandatory Project Notes, staff believes that the proposal will not have an adverse effect upon surrounding properties.

Recommended Conditions of Approval:

See Mitigation Measure and recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

Finding 4: *That the proposed development is consistent with the General Plan*

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy LU-A.3: County may allow by discretionary permit in areas designated Agriculture certain non-agricultural uses, subject to the following Criteria: a) Use shall provide a needed service to surrounding agricultural area which cannot be provided within urban areas; b) Use shall not be sited on productive agricultural lands if less productive lands are available; c) Use shall not have a detrimental impact on water resources or the use or management of surrounding properties within ¼-mile radius; d) Probable workforce located nearby or readily available.</p>	<p>With regard to Criteria “a”, the subject proposal would allow continued aggregate (rock, sand, gravel) mining and reclamation operations with incidental facilities in an expanded area on a 368-acre portion of a 502-acre parcel. Mining activity on adjacent parcels was authorized through prior conditional use permits. With regard to Criteria “b”, the project site is designated as Farmland of Local Importance, Grazing Land, and Vacant or Disturbed Land on the 2014 Fresno County Important Farmland Map, and adjacent areas have been actively mined for decades. With regard to Criteria “c”, the mining operation uses a combination of well water and recycled processing water pumped from on-site settling ponds to reduce water demand. Water used is limited to dust control with no change anticipated from baseline conditions. With regard to Criteria “d”, the nearby community of Coalinga will continue to provide a probable workforce.</p>
<p>General Plan Policy LU-A.12: In adopting land use policies, the County shall seek to protect agricultural activities from encroachment of incompatible land uses.</p> <p>General Plan Policy LU-A.13: The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.</p> <p>General Plan Policy LU-A.14: The County shall ensure that the review of discretionary permits includes an assessment of the conversion of productive agriculture land and that mitigation be required where appropriate.</p>	<p>The project is compatible with agricultural zoning and is an allowed use on land designated for agriculture with discretionary approval and adherence to the applicable General Plan Policies. The project proposes to allow mining operation for an additional 55 years. Adjacent mining operations were determined to be consistent with the General Plan under prior conditional use permits. The proposed expansion will adhere to Mitigation Measures and Conditions of Approval included in this report. The project is consistent with the subject policies.</p>
<p>General Plan Policy OS-C.3: The operation and reclamation of surface mines shall be consistent with the State Surface Mining and Reclamation Act (SMARA) and applicable Zoning Ordinance provisions.</p> <p>General Plan Policy OS-C.4: The County shall impose conditions to minimize or</p>	<p>A Reclamation Plan for the project was prepared by the Applicant and reviewed by the California Department of Conservation, Division of Mine Reclamation. The mining and reclamation activities will comply with the Reclamation Plan consistent with the State Surface Mining and Reclamation Act (SMARA) and applicable Zoning Ordinance provisions, including Mitigation Measures,</p>

Relevant Policies:	Consistency/Considerations:
<p>eliminate potential adverse impacts of mining operations upon surrounding properties.</p> <p>General Plan Policy OS-C.5: Reclamation of all surface mines shall be conducted in a manner consistent with SMARA.</p>	<p>Conditions of Approval, and mandatory Project Notes included in the Initial Study prepared for the project (Exhibit 9). The project is consistent with the subject policies.</p>

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The project site is designated Agricultural in the Fresno County-adopted Coalinga Community Plan. Provisions in the Fresno County General Plan provide for mineral extraction operations such as proposed by this application. Policy LU-A.3 allows non-agricultural uses by discretionary permit if they meet certain criteria. Policy LU-A.12, Policy LU-A.13 and Policy LU-A.14 of the General Plan require protection of agricultural activities from encroachment of incompatible uses, buffers between proposed non-agricultural uses and adjacent agricultural operations, and an assessment of the conversion of productive agricultural land and application of mitigation where appropriate. Policy OS-C.3 of the General Plan requires the operation and reclamation of surface mines consistent with the State Surface Mining and Reclamation Act (SMARA) and applicable Zoning Ordinance provisions. Additionally, Policy OS-C.4 of the General Plan requires implementation of conditions to minimize or eliminate potential adverse impacts of mining operations upon surrounding properties. Further, Policy OS-C.5 of the General Plan requires reclamation of all surface mines in a manner consistent with SMARA. The entire 502-acre project site is not subject to a Williamson Act Land Conservation Contract.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

Analysis:

As discussed above in General Plan Consistency/Consideration, the subject Use Permit application meets the intent of Policy LU-A.3. Concerning consistency with Policy LU-A.12, Policy LU-A.13, and Policy LU-A.14, the project is compatible with agricultural zoning and established surrounding land uses to the north; is an allowed use on land designated for agriculture with discretionary approval and adherence to the applicable General Plan Policies; and adjacent activities were determined to be consistent with the General Plan under prior conditional use permits. Concerning consistency with Policy OS-C.3, Policy OS-C.4 and Policy OS-C.5, all mining activities will comply with the Reclamation Plan consistent with the State Surface Mining and Reclamation Act (SMARA) and applicable Zoning Ordinance provisions and the Mitigation Measures, Conditions of Approval, and Project Notes included in the Initial Study and the staff report prepared for the project.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 can be made.

Based on the above information, staff believes the proposal is consistent with the Fresno County General Plan.

Finding 5: *That the proposed use has been reviewed for compliance with Zoning Ordinance Section 858 - Regulations for Surface Mining and Reclamation in all Districts and meets the applicable requirements therein.*

Reviewing Agencies/Department Comments:

California Department of Conservation, Division of Mine Reclamation: The passage of Assembly Bill (AB) 1142 in 2016 (PRC Section 2772.1) has changed the administrative requirements for submitting, reviewing, and approving reclamation plans and reclamation plan amendments. The County must comply with the Pre-Approval Procedures and the Post-Approval Procedures for Reclamation plans as mandated by AB 1142.

Zoning Section of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

Analysis:

The subject proposal would allow continued aggregate mining and reclamation operations on a 368-acre portion of 502 acres consisting of two parcels, partially located within the City Limits of Coalinga. The unincorporated portions of the project are in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. This proposal would allow an additional 55 years of mining operation with five years following for reclamation. The mining and reclamation activities resulting will remain within the scope of CUP Nos. 915 and 2320 with no changes in intensity, hours of operation, volume, or site access. An estimated 1.5 million tons of aggregate material will be removed annually.

Section 858 of the Fresno County Zoning Ordinance, "Regulations for Surface Mining and Reclamation in All Districts," outlines the primary components of what constitutes an adequate reclamation plan for a surface mining site. Section 858 states that the plan shall include a description of the planned reclamation indicating the methods used to accomplish the reclamation, a schedule showing the timing and phasing of the reclamation activities, a soil salvage plan, the disposition of any equipment or structures used for the excavation or processing operation, and how the reclamation of the site may affect future on-site mining and the mining of the surrounding area. The reclamation plan shall include a site plan of the reclamation showing any proposed vegetation, irrigation land, and water features. The site plan shall also show access to the site and the treatment of that access.

The Zoning Section of the Fresno County Department of Public Works and Planning reviewed this proposal and expressed no concerns with the project. Further, the Applicant has prepared a Reclamation Plan for the project. The California Department of Conservation, Division of Mine Reclamation (DMR) reviewed the Plan and required that revised/supplemental information about Geology and Geotechnical, Topsoil Considerations, and Revegetation shall be provided. Additionally, as part of the Pre-Approval procedure for the Plan, DMR also required that the County provide a written response to the agency's comments at least 30 days prior to approving the Plan. The County provided DMR a letter on December 11, 2015 including the Reclamation Plan for the Expansion Project, referred to as the "Coalinga Pit #2 Expansion Project". DMR provided a response to this letter on January 28, 2016. In response to DMR's comments, the Reclamation Plan was revised in 2020. After the County of Fresno completed its review of the revised Reclamation Plan, the amended Plan and supporting documents were provided for

DMR for review on June 29, 2020. As part of Post-Approval procedures for the Plan, the County will notify DMR within 30-days of the approval of the Plan and provide an official copy of the approved Plan within 60-days thereafter. With adherence to these requirements, staff believes the subject proposal complies with the requirements of Assembly Bill (AB) 1142 and Section 858 of the County Zoning Ordinance.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 5 can be made.

Finding 6: *That the conditions stated in the resolution are deemed necessary to protect the public health, safety and general welfare.*

Per Section 873-F of the Zoning Ordinance, Finding 6 addresses the question of whether the included Conditions can be deemed necessary to protect the public health, safety and general welfare of the public and other such conditions as will make possible the development of the County in an orderly and efficient manner and in conformity with the intent and purposes set forth in this Division. The required Conditions of Approval will be addressed through the Site Plan Review process required for this project. The Site Plan Review process and requirements are contained in Section 874 of the Fresno County Zoning Ordinance.

The Mitigation Measures proposed for this project are required to reduce the identified adverse impacts such that they are considered to be “less than significant”. For additional detail regarding the analysis of environmental impacts, please see the Initial Study which has been attached to this staff report as Exhibit 9.

Per Section 858 of the County Zoning Ordinance, a Site Plan Review will be required for the surface mining project. The Site Plan Review is necessary to ensure compliance with the Zoning Ordinance and the conditions of this CUP application and restrict the Applicant to development of what was approved (*i.e.*, the site plan, detail drawings and elevations, and reclamation plan). This restriction is necessary to ensure that new impacts are not generated as a result of deviation from the documents reviewed by the Commission. Mitigation Measures which address aesthetic, noise, traffic and cultural resources impacts have been required of the project, and project design with large setbacks between sensitive receptors and active mining area and the installation of berms will provide some visual screening to protect the existing natural views of residential development to the south.

For reference purposes, Conditions of Approval for prior Conditional Use Permit Nos. 915 and 2320 have been attached as Exhibit 11. Staff has also included a Condition of Approval which states that the conditions for Unclassified Conditional Use Permit No. 3512 will supersede the prior conditions of approval for CUP Nos. 915 and 2320 in any areas where the three overlap.

No other Conditions are proposed. The Project Notes represent existing regulations to which the Applicant/developer is subject and are provided to aid the Applicant/developer during construction and/or operation.

Reviewing Agencies/Department Comments:

Refer to comments under Findings 1 through 5 of this report.

Recommended Conditions of Approval:

See Mitigation Monitoring, Conditions of Approval and Project Notes attached as Exhibit 1.

Conclusion:

Finding 6 can be made.

PUBLIC COMMENT:

One letter of support for the operation from Terry Johnson Trucking, Inc. was received on July 21, 2020. It has been attached as Exhibit 12.

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit and adoption of the Reclamation Plan can be made. Staff therefore recommends adoption of the Mitigated Negative Declaration prepared for the project and approval of Unclassified Conditional Use Permit No. 3512 and associated Reclamation Plan, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:**Recommended Motion** (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7029; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3512 and its associated Reclamation Plan, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Unclassified Conditional Use Permit No. 3512; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

CWM:ksn
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Mitigation Monitoring and Reporting Program
Initial Study No. 7029/Unclassified Conditional Use Permit No. 3512
(Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting shall be hooded and directed as not to shine toward adjacent properties and public streets.	Operator	Operator/Fresno County Department of Public Works and Planning (PWP)	Ongoing; for duration of the project
2.	Biological Resources – Nesting Bird Pre-construction Surveys	If construction or ground-disturbance activities are initiated during the nesting season (typically February 1st to August 31st), a qualified biologist shall conduct a pre-construction survey of the construction areas and the immediate vicinity (0.25 mile radius for Swainson's hawk) for active nests/burrows within 30 days of initiation of Project activities.	Operator	Operator/PWP	As noted
3.	Biological Resources – Nesting Bird Avoidance	If active nests/burrows are observed during pre-construction surveys conducted pursuant to Mitigation Measure No. 2 above, impacts to nests/burrows shall be avoided by establishing a 300-foot construction-free buffer around the nest/burrow until the nest/burrow becomes inactive as determined by a qualified biologist. If an active Swainson's hawk nest is identified, a 750-foot buffer shall be established. With prior approval of the California Department of Fish & Wildlife, work may occur within the buffer zone(s).	Operator	Operator/ U.S. Fish and Wildlife Service/ California Department of Fish and Wildlife (USFWS/CDFW)	Ongoing; for duration of the project
4.	Biological Resources – Kit Fox Pre-construction Surveys	Preconstruction/pre-activity surveys for kit fox dens shall be conducted by a qualified biologist no less than 14 days and no more than 30 days prior to the beginning of construction or ground-disturbance activities within a new phase boundary.	Operator	Operator/PWP	As noted
5.	Biological Resources –	If a kit fox den is identified in the Project area, exclusion zones shall be placed in accordance with USFWS recommendations, as follows:	Operator	Operator/ USFWS/CDFW	Ongoing; for duration of the project

EXHIBIT 1

	Kit Fox Avoidance	<ul style="list-style-type: none"> • Potential Den: 50-foot radius • Known Den: 100-foot radius • Natal/Pupping Den: (Occupied and Unoccupied) Contact USFWS for guidance • Atypical Den: 50-foot radius <p>Work shall not occur within the exclusion zone(s) until approved by USFWS. If a natal/pupping den is discovered within the Project area, USFWS shall be immediately notified and under no circumstances should the den be disturbed or destroyed without prior authorization.</p>			
6.	Biological Resources – Blunt-Nosed Leopard Lizard Pre-construction Surveys	<p>The blunt-nosed leopard lizard (BNLL) is listed as federally and state endangered and is a state fully-protected species. Since CDFW is not able to issue any form of “take” permit for the blunt-nosed leopard lizard due to its status as a fully-protected animal under the California Fish and Game Code §5050, detection of species presence on a Project site is crucial.</p> <p>Protocol surveys for blunt-nose leopard lizard shall be conducted by a qualified biologist in the Project area no more than one (1) year prior to the initiation of ground-disturbance activities. The biologist(s) shall identify and clearly mark the location of areas where any BNLL were observed. A 50 ft. buffer will be established around all sightings with highly visible markers.</p> <p>BNLL protocol surveys will be used to help determine the presence/absence of San Joaquin kit fox and burrowing owl, and the suitability of the site to support these species well before project-related disturbance activities.</p>	Operator	Operator/PWP	As noted
7.	Biological Resources – Blunt-Nosed Leopard Lizard Avoidance	<p>If the presence of a blunt-nosed leopard lizard is detected, 50-ft buffer zones shall be established from any observed blunt-nosed leopard lizard location. The buffer zones shall be demarcated by construction fencing (or similar) to ensure that construction crews do not enter the avoidance zone. CDFW and USFWS shall be notified immediately in the event of a detection of the species, and work shall not occur within the buffer zone until approved by both agencies and any other Mitigation Measures recommended by the agencies have been fully implemented.</p>	Operator	Operator/ USFWS/CDFW	Ongoing; for duration of the project

8	Biological Resources	Prior to installation of the crossing over Los Gatos Creek, all necessary permits shall be obtained for conducting work in and adjacent to jurisdictional waters, and may include an Army Corps of Engineers Section 404 permit, Regional Water Quality Control Board Section 401 Water Quality Certification, and California Department of Fish and Wildlife (CDFW) (Section 1602 Streambed Alteration Agreement) agreement.	Operator	Operator/ USFWS/ CDFW/PWP/ Noted Federal Agencies	As noted
9	Biological Resources	If an elevated conveyor system is utilized spanning Los Gatos Creek, a containment system shall be designed and installed to catch and collect side-cast sands and gravels to prevent inadvertent fill of the jurisdictional waters. The containment system shall be regularly maintained as part of normal operations during the life of the Project.	Operator	Operator/PWP	Ongoing; for duration of the project
10	Biological Resources	Installation of the elevated conveyor system and associated infrastructure in the floodplain shall occur between April 1 – October 31 when flowing water is absent from the stream or at a minimum flow.	Operator	Operator/PWP	As noted
11	Cultural Resources	If cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. A professional archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Operator	Operator/PWP/ Fresno County Sheriff's Office	As noted
12	Cultural Resources	In the event archaeological materials are encountered during grading or construction, the operator shall cease all ground-disturbing activities within 50 feet of the find. A professional archaeologist shall evaluate the significance of the resources and recommend appropriate treatment measures. Per CEQA Guidelines §15126.4(b)(3)(A). Consistent with CEQA Guidelines §15126.4(b)(3)(C), if it is demonstrated that resources cannot be avoided, the professional archaeologist shall develop additional treatment measures in consultation with the County, which may include data recovery or other appropriate measures.	Operator	Operator/PWP	As noted

13	Geology and Soils	If paleontological resources are discovered during Project-related activities, all work shall be stopped in the area of the find and a qualified paleontologist shall be called to assess the find. The paleontologist shall make any necessary recommendations, including any procedures to further investigate or mitigate impacts to the find as required by law.	Operator	Operator/PWP	As noted																														
14	Noise	Prior to mining within 2,300 ft. of the Elks Lodge property line, 6 ft. high earthen berms shall be constructed along the Project mine boundary in the eastern pit. (See July 23, 2015 Noise Assessment Study Prepared by Edward L. Pack and Associates, Inc., Figure 4, for the approximate locations of the noise control berms.)	Operator	Operator/ Department of Public Health, Environmental Health Division (Health Department)/ PWP	As noted																														
15	Noise	Prior to mining within 2,200 ft. of the school/residential property lines on the south side of Cambridge Avenue, 6 ft. high earthen berms shall be constructed along the expansion boundary to the south parallel with Cambridge Avenue. The berms will extend from the west boundary and turn along the flood plain/mining boundary to the west of Los Gatos Creek to terminate at a distance of 2,200 ft. from the school/residential property lines on the south side of Cambridge Avenue. (See July 23, 2015 Noise Assessment Study Prepared by Edward L. Pack and Associates, Inc., Figure 4, for the approximate locations of the noise control berms.)	Operator	Operator/Health Department/ PWP	As noted																														
16	Transportation	<p>Within one year of project approval, the Applicant shall pay Caltrans the following fair-share cost:</p> <table><tr><th>INTERSECTION</th><th>ESTIMATED COST</th><th>COST / TRIP</th><th>PROJECT TRUCK TRIPS</th><th>FAIR SHARE COST</th></tr><tr><td>I-5 NB Off Ramp at Jayne Avenue</td><td>\$1,200,00</td><td>\$925</td><td>5</td><td>\$4,625</td></tr><tr><td>SR 33 at Jayne Avenue</td><td>\$173,000</td><td>\$90</td><td>34</td><td>\$3,060</td></tr><tr><td>SR 33 at Juniper Ridge Boulevard</td><td>\$173,000</td><td>\$90</td><td>17</td><td>\$1,530</td></tr><tr><td>SR 33 at 5th Street</td><td>\$470,000</td><td>\$162</td><td>19</td><td>\$3,078</td></tr><tr><td>SR 33 at 3rd Street</td><td>\$470,000</td><td>\$218</td><td>19</td><td>\$4,142</td></tr></table>	INTERSECTION	ESTIMATED COST	COST / TRIP	PROJECT TRUCK TRIPS	FAIR SHARE COST	I-5 NB Off Ramp at Jayne Avenue	\$1,200,00	\$925	5	\$4,625	SR 33 at Jayne Avenue	\$173,000	\$90	34	\$3,060	SR 33 at Juniper Ridge Boulevard	\$173,000	\$90	17	\$1,530	SR 33 at 5 th Street	\$470,000	\$162	19	\$3,078	SR 33 at 3 rd Street	\$470,000	\$218	19	\$4,142	Operator	Operator/ Caltrans	As noted
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17	Transportation	Prior to any production mining in the project area, the Applicant shall be responsible for completing upgrades to the impacted segments on Phelps Avenue between SR 33 and Calaveras Avenue, Calaveras Avenue between Phelps Avenue and SR 33, and Jayne Avenue between SR 33 and I-5 to their required Traffic Index as detailed in the Traffic Impact Study completed by VRPA dated November of 2019. No less than one (1) year prior to production mining in the project area, the Applicant shall provide plans for review and approval by the County of Fresno Department of Public Works and Planning. Upon receipt of approval of the plans, the Applicant shall immediately obtain all necessary permits and construct the necessary upgrades. The Applicant is responsible for all permits and fees including staff time.	Operator	Operator/PWP	As noted
18	Transportation	Within five years of the projected time of initiating mining in the project area, the Applicant shall provide annual written updates to the County regarding the projected timeline of initiation mining in the project area. The annual written updates are due by January 31st of every year.	Operator	Operator/PWP	As noted
19	Tribal Cultural Resources	If tribal cultural materials (<i>i.e.</i> , flaked stone artifacts, ground stone, historical glass, bone, etc.) or features (<i>e.g.</i> , hearths, structural foundations, privies, etc.) are discovered during Project-related activities, all work will stop in the area of the find and a professional archeologist shall assess and make any necessary recommendations, including any procedures to further investigate or mitigate impacts to the find as required by law. If the cultural resource is associated with the past lifeways of California Native Americans, evaluation, recommendations for further investigation, and/or mitigation shall be determined in consultation with the most likely descendent.	Operator	Operator/NAHC/ PWP	As noted
20	Tribal Cultural Resources	If unanticipated human remains are discovered: <ul style="list-style-type: none"> a. Work will immediately stop at the discovery location and any nearby area reasonably suspected to overlie adjacent human remains. The Fresno County Sheriff-Coroner shall immediately be contacted to determine if the cause of death must be investigated. If the Sheriff-Coroner has reason to believe that the remains are of Native American origin, he or she will contact NAHC by telephone within 24 hours (PRC § 7050.5). 	Operator	Operator/NAHC/ PWP	As noted

		<p>b. The NAHC and landowner will follow prescribed steps in PRC Section 5097.98, which include, but are not limited to, the following: The NAHC will notify those persons it believes to be the most likely descended from the deceased Native American. The most likely descendant may recommend to the landowner the means of treating and disposing of, with appropriate dignity, the human remains and any associated grave goods. The landowner shall ensure the immediate vicinity of the Native American human remains is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations. The Applicant shall work with the NAHC to develop and execute an agreement between themselves and the most likely descendant(s) of Native Americans who may be buried in the vicinity by which the human remains and associated burial items will be treated or disposed, with appropriate dignity.</p>			
Conditions of Approval					
1.	Development and operation of the use shall be in conformance with the site plan, elevation drawings, operational statement, and Reclamation Plan approved by the Commission.				
2.	All mining operations within the approved expansion area defined by Unclassified Conditional Use Permit No. 3512 shall cease fifty-five (55) years from commencement of mining operations. All reclamation shall be completed within five (5) years of the cessation of mining operations.				
3.	Mine activities within the expansion area authorized by this permit shall be limited to the hours of 6:00 a.m. to 5:00 p.m. weekdays except during periods of public emergency or public works projects, in which case weekends and nights may be permitted. Maintenance of mobile and plant equipment may extend beyond the 6:00 a.m. to 5:00 p.m. weekday limits.				
4.	The conditions of this permit shall supersede the conditions of prior Conditional Use Permit Nos. 915 and 2320 in any areas where the three overlap.				
5.	A water truck shall be utilized on site and water shall be applied to unpaved portions of internal haul roads and working areas as frequently as necessary to prevent fugitive dust emissions. In lieu of water application, alternative methods, such as the application of dust palliatives or gravel, may be applied to the internal haul roads to minimize fugitive dust.				
6.	Perimeter fencing at least four (4) feet in height consisting of not less than three (3) strands of barbed wire (or an approved equivalent) will be installed consistent with this Standard. Fencing shall be installed immediately prior to excavation of each affected area.				

7.	The extraction operation within the expansion area shall consist of not less than six (6) separate phases as illustrated on the approved Site Plan in as described in the approved Operational Statement and Reclamation Plan.
8.	The Conditional Use Permit approval shall be conditioned upon acceptance of Financial Assurances by the Fresno County Department of Public Works and Planning.
9.	To ensure that reclamation shall proceed in accordance with the approved Mining and Reclamation Plan, the County shall require, as a condition of approval, security which will be released upon satisfactory performance.

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.
Conditions of Approval reference recommended Conditions for the project.

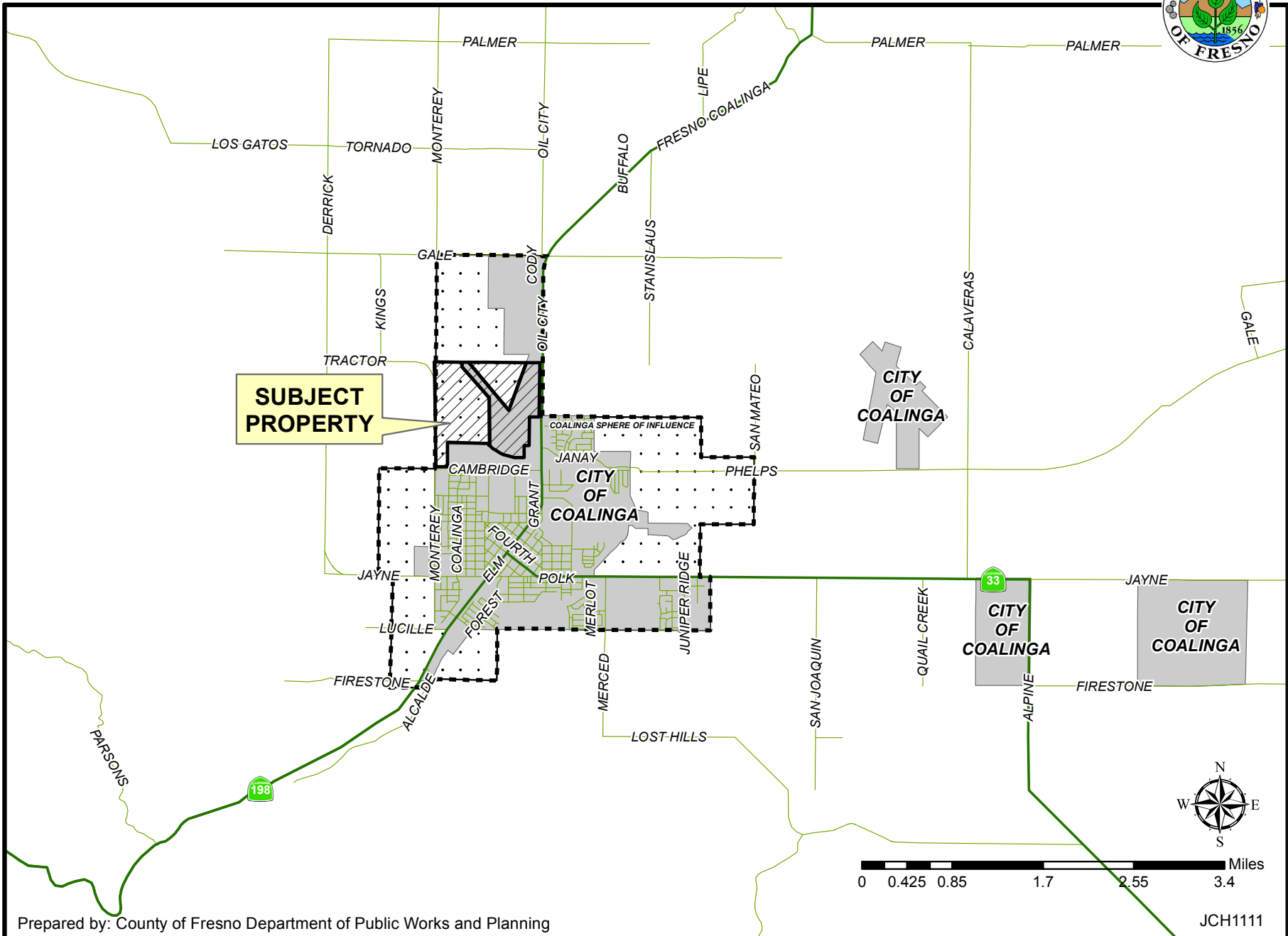
Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval (substantial development approval includes Site Plan Review approval, site maintenance, and compliance with California Division of Mine Reclamation requirements prior to actual mining activity).
2.	Pursuant to the provision identified in Zoning Ordinance Section 858.E.4, a Site Plan Review shall be submitted and approved for the entire area shown for the mining and reclamation plan prior to commencing mining activities.
3.	All proposed building and structures built in the project area after 1958 without permits will need plans, permits and inspections.
4.	According to the FEMA Panel 3211H, a portion of the subject property is subject to flooding from the one percent (1%)-chance rain. Any structures located within the flood hazard area shall be raised to or above the Base Flood Elevation (BFE) or be flood-proofed per the Fresno County Flood Hazard Ordinance Chapter 15.48.
5.	<p>Within 30 days of the occurrence of any of the following events the Applicant/operators shall update their online Hazardous Materials Business Plan and site map through the Environmental Health Division of Fresno County's Department of Public Health (https://www.fresnocupa.com/ or http://cers.calepa.ca.gov/):</p> <ol style="list-style-type: none"> 1. There is a 100% or more increase in the quantities of a previously-disclosed material; 2. The facility begins handling a previously-undisclosed material at or above the HMBP threshold amounts. <p>The business shall certify that a review of the business plan has been conducted at least once every three years and that any necessary changes were made and that the changes were submitted to the local agency. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.</p>
6.	All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes.
7.	Facilities using and/or storing hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5.
8.	Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials

Notes	
	Business Plan pursuant to the HSC, Division 20, Chapter 6.95.
9.	Based on information provided to the San Joaquin Valley Air Pollution Control District, the proposed project is subject to District permits; as such, this project is not subject to District Rule 9510 (Indirect Source Review).
10.	Prior to the start of construction, the project proponent should contact the San Joaquin Valley Air Pollution Control District's Small Business Assistance Office at (559) 230-5888 to determine if an Authority to Construct (ATC) is required.
11.	The proposed project may be subject to the following San Joaquin Valley Air Pollution Control District's rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

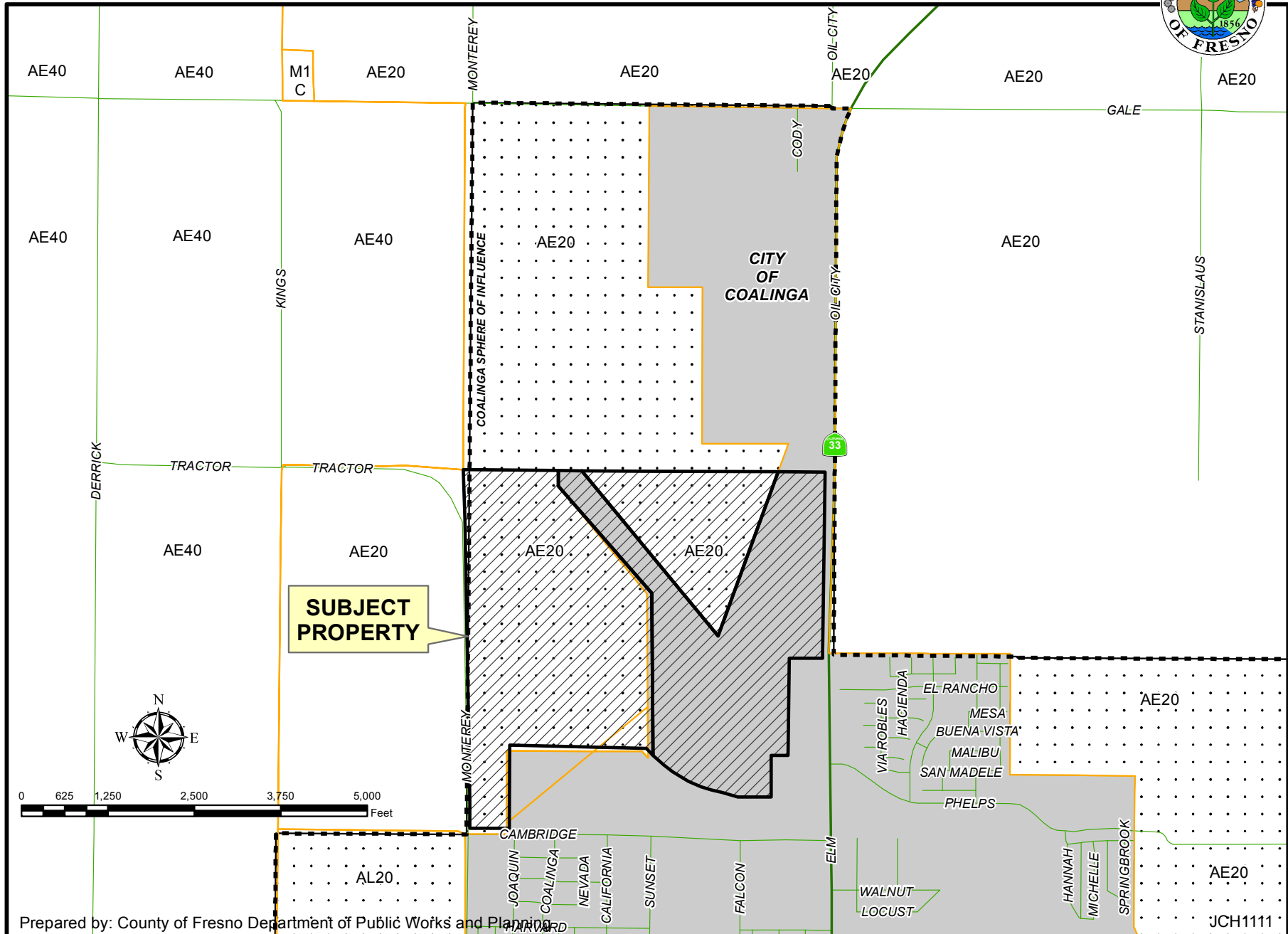
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LOCATION MAP



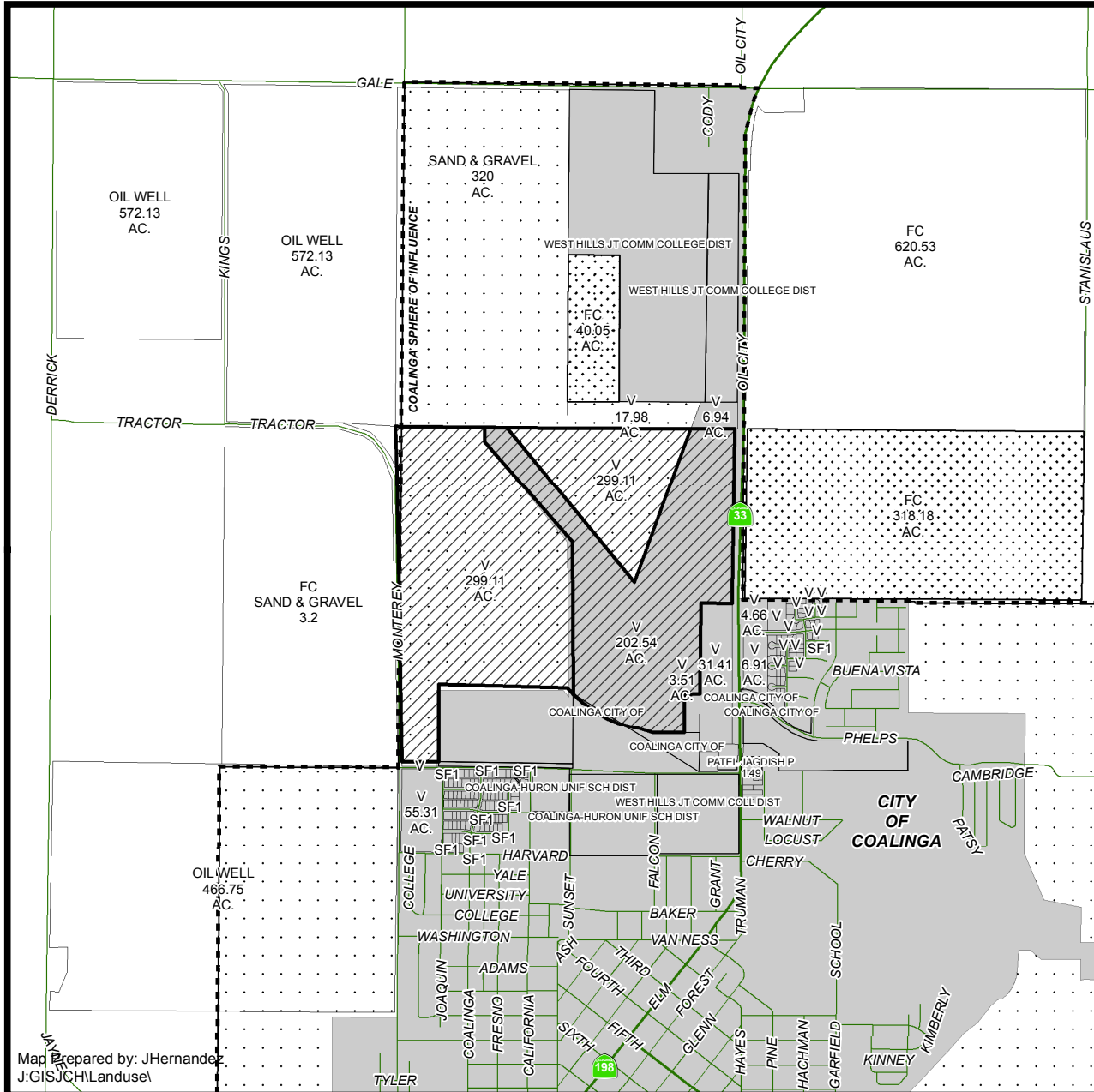
EXISTING ZONING MAP



Prepared by: County of Fresno Department of Public Works and Planning

CUP 3512

EXISTING LAND USE MAP



- LEGEND**
- C - COMMERCIAL
 - CP# - OFFICE COMM./PROF
 - FC - FIELD CROP
 - I - INDUSTRIAL
 - LODGE
 - SF# - SINGLE FAMILY RESIDENCE
 - V - VACANT

- LEGEND:**
- Subject Property
 - Ag Contract Land



0 550 1,100 2,200 3,300 4,400 Feet

Department of Public Works and Planning
Development Services Division

Map Prepared by: JHernandez
J:GIS\CH\Landuse\

EXHIBIT 4

EXHIBIT 4

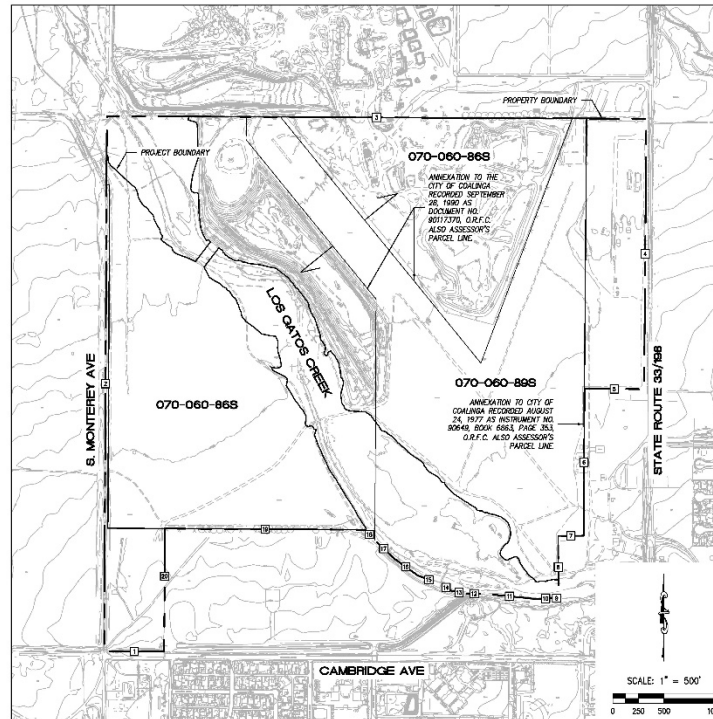
GRANITE CONSTRUCTION COMPANY COALINGA MINE EXPANSION PROJECT COUNTY OF FRESNO CITY OF COALINGA

PROPERTY LINE METES AND BOUNDS			
NO.	DELTA OR BEG. RADIUS (R) (DEGREES)	REMARKS	
11	N89°32'23"E	505.63	*
12	N00°31'17"W	5268.47	*
13	N89°22'22"E	3474.10	*
14	S00°00'00"E	2036.50	*
15	S89°28'54"W	583.02	*
16	N00°17'20"E	1438.37	**
17	N89°28'43"E	550.07	**
18	N00°31'24"W	638.23	**
19	N89°30'22"E	334.12	*
20	N85°42'50"E	174.62	*
21	S89°30'22"E	334.12	*
22	N89°15'50"E	137.01	*
23	S00°00'00"E	138.64	*
24	S89°14'46"E	177.20	*
25	S70°04'10"E	231.55	*
26	S64°37'23"E	386.01	*
27	S47°25'00"E	270.31	*
28	S42°45'30"E	158.28	*
29	N89°12'21"E	1655.92	*
30	N02°22'18"W	1200.00	*

* METES AND BOUNDS ARE PER FEBRUARY 2007 ALTA/ASIN LAND TITLE SURVEY BY HOPKINSON AND ASSOCIATES, INC. PROJECT BOUNDARY SHOWN ON THESE PLANS IS APPROXIMATED FROM ALTA SURVEY.
** METES AND BOUNDS ESTIMATED FROM CAD FILE



VICINITY MAP
NOT TO SCALE



SITE OVERVIEW MAP
SCALE: 1" = 500'

OWNER/OPERATOR/APPLICANT
GRANITE CONSTRUCTION COMPANY
ATTN: SANDIE LINDROCK
2716 GRANITE COURT
FRESNO, CA 93706
PHONE: 558-441-5700

ENGINEER
CHANG CONSULTANTS
WAYNE CHANG, P.E.
P.O. BOX 8498
RANCHO SANTA FE, CA 92087-4498
MOBILE: 858-882-0780
FAX: 858-882-1402

TOPOGRAPHY SOURCE
PREPARED BY:
VERTICAL MAPPING RESOURCES, INC.
155 BLUE RAINING ROAD, SUITE 150
FRESNO, CA 93610
PHONE: 916-817-1486
FAX: 916-817-1487
PHOTO DATE: SEPTEMBER 30, 2014

ASSESSOR'S PARCEL NUMBERS
APN 070060866 (FRESNO COUNTY) AND
APN 070060896 (CITY OF COALINGA)

LEGAL DESCRIPTION
A PORTION OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 15 EAST, MOUNT Diablo BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

NOTES

- PROJECT BOUNDARY INCLUDES THE MINING AREA, SETBACK AREAS, NOISE CONTROL BARRIERS, AND PERMITTED ACCESS ROADS.
- THE LOS GATOS CREEK 100-YEAR FLOODPLAIN SHOWN ON THESE PLANS WAS OBTAINED FROM THE ANALYSIS BY CHANG CONSULTANTS JULY 16, 2015 REPORT, "HYDROLOGIC AND HYDRAULIC ANALYSIS FOR GRANITE CONSTRUCTION COMPANY'S COALINGA MINE EXPANSION PROJECT," MINING SETBACKS FROM EXISTING FLOODPLAIN WERE BASED ON HYDRAULIC RESULTS AND VARY (50 FEET MINIMUM FROM NEW EXCAVATION AREAS).
- THE PROJECT AND PROPERTY BOUNDARIES CORRELATE ALONG METES AND BOUNDS ITEMS 6, 7, AND 19 AS WELL AS A PORTION OF ITEMS 2, 3, AND 5.
- FINAL MINING FOOTPRINT, SLOPES AND DEPTH MAY VARY DEPENDING ON FIELD CONDITIONS, ACCESSIBILITY OF PRODUCT, MARKET CONDITIONS, ABILITY OF OPERATOR TO MINE AND MEET THE RECLAMATION REQUIREMENTS, AND MARKET DEMAND.

LEGEND

EXISTING CONTOUR
PARCEL BOUNDARY (501.65 ACRES)
PROPERTY BOUNDARY (501.65 ACRES)
PROJECT BOUNDARY (398.58 ACRES)

SHEET INDEX

SHEET 1 TITLE SHEET
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SHEET 1 OF 7



GRANITE CONSTRUCTION COMPANY
2716 GRANITE COURT
FRESNO, CA 93706

GRANITE CONSTRUCTION COMPANY
COALINGA MINE EXPANSION PROJECT

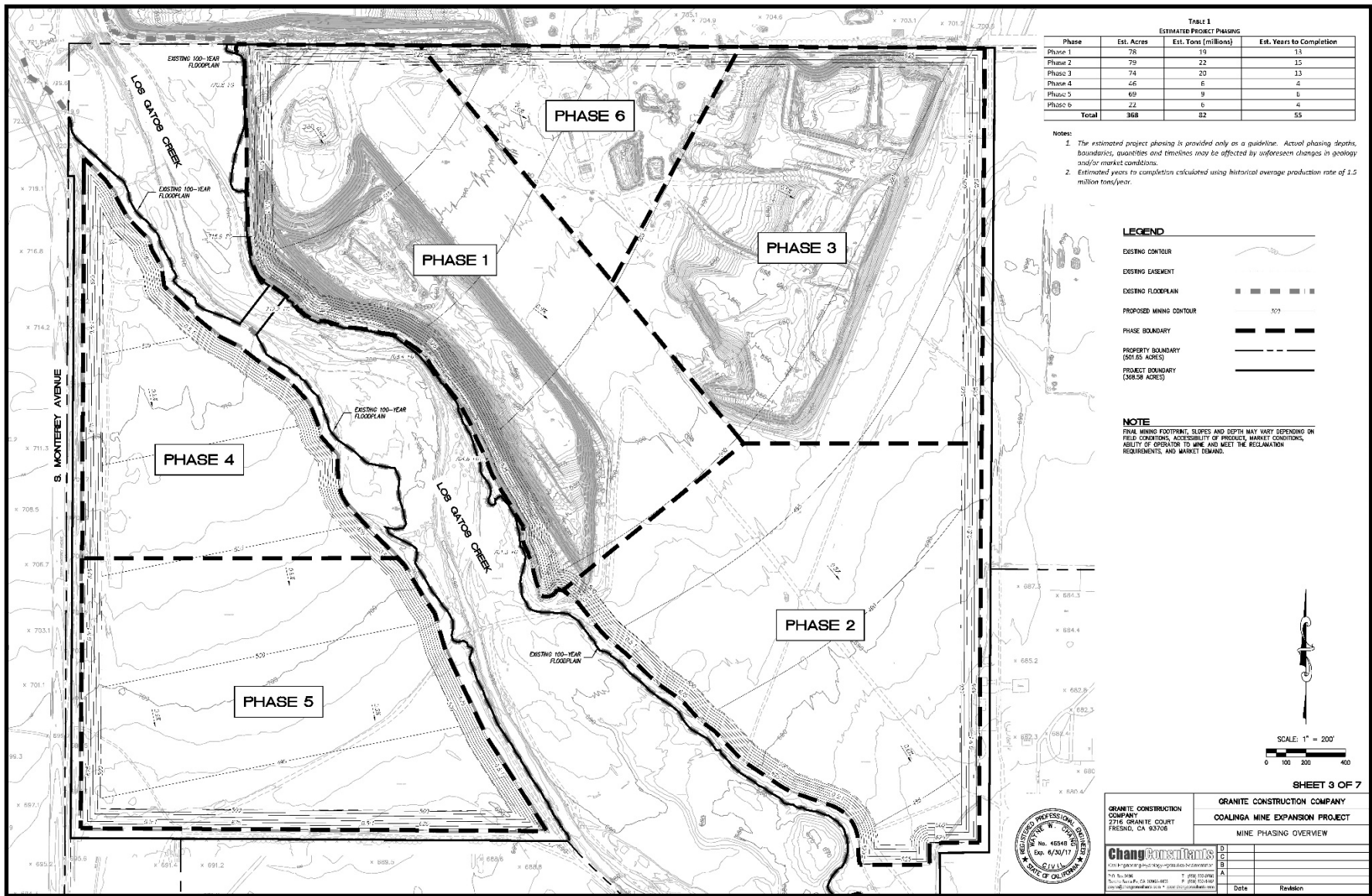
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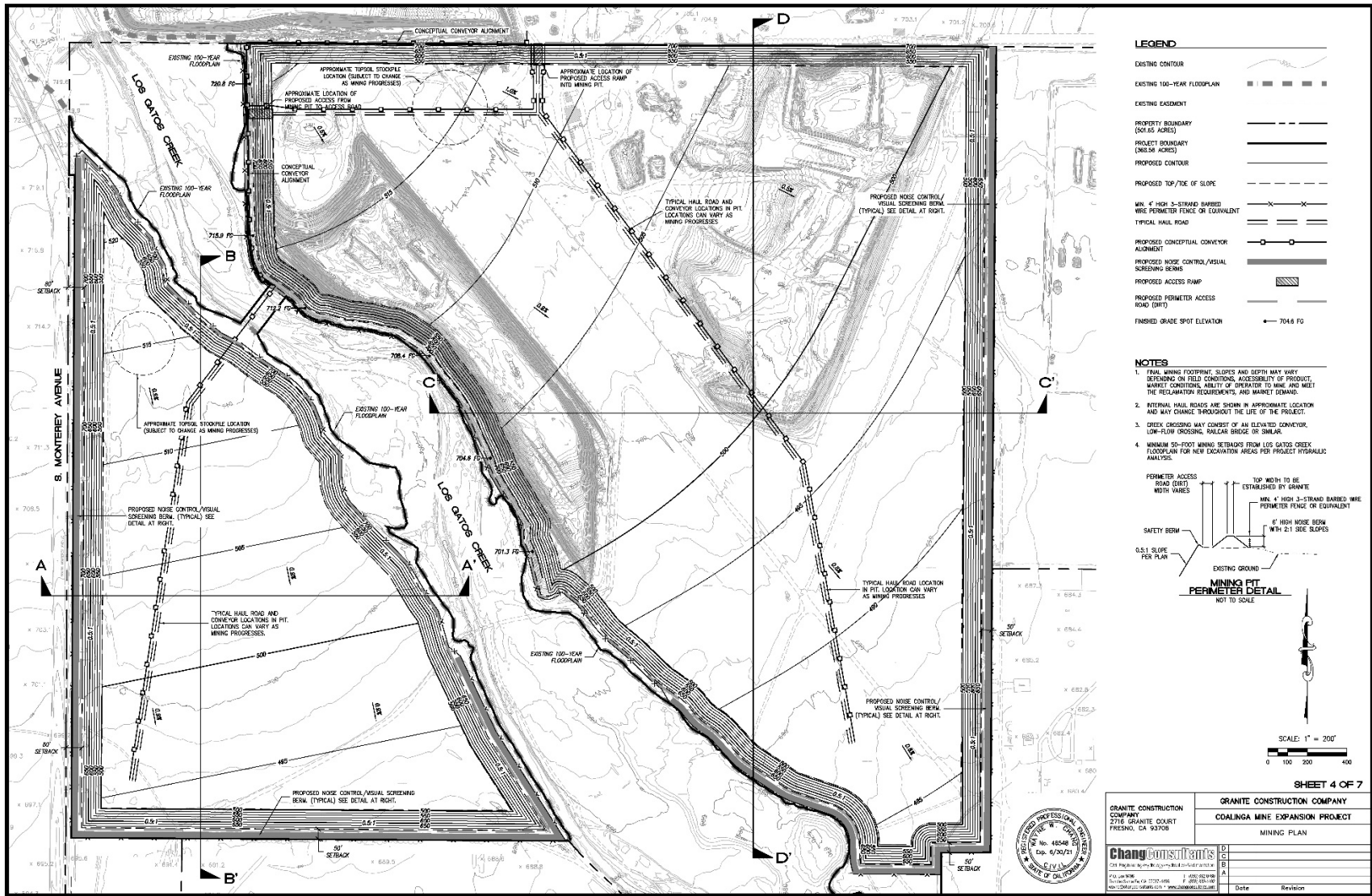
Chang Consultants
1101 JENNIFER AVENUE, SUITE 200
FRESNO, CA 93706
PHONE: 558-441-5700
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WWW.CHANGCONSULTANTS.COM

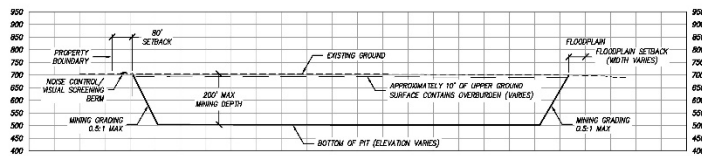
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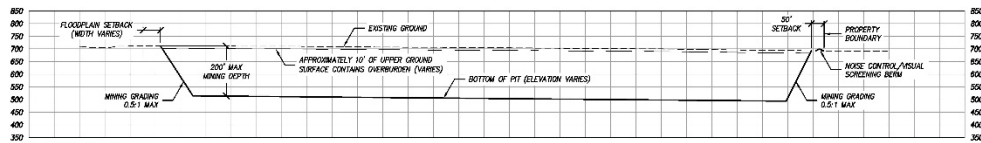
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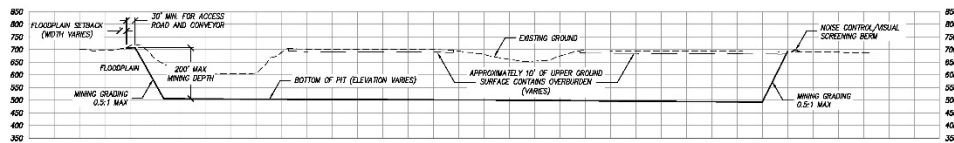




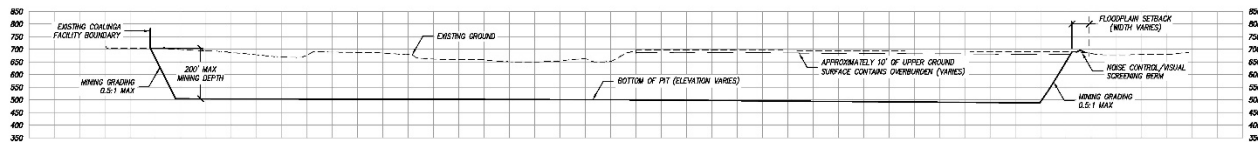
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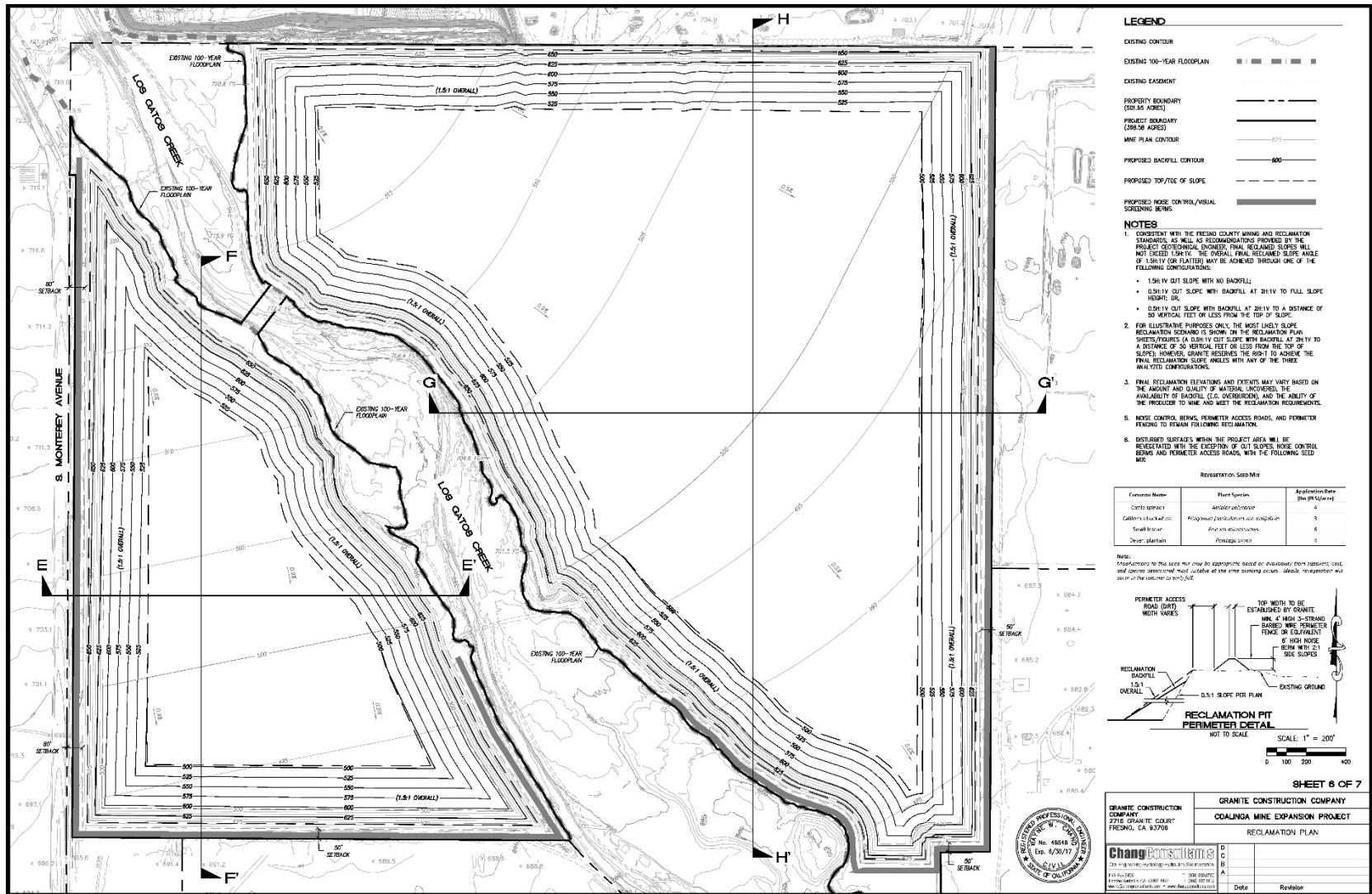
- NOTES**
1. GROUNDWATER DEPTHS ARE GENERALLY 100 FEET ON AVERAGE OR MORE BELOW PROPOSED BOTTOM OF PIT.
 2. FINAL MINING FOOTPRINT, SLOPES AND DEPTH MAY VARY DEPENDING ON FIELD CONDITIONS, ACCESSIBILITY OF PRODUCT, MARKET CONDITIONS, ABILITY OF OPERATOR TO MINE AND MEET THE RECLAMATION REQUIREMENTS, AND MARKET DEMAND.

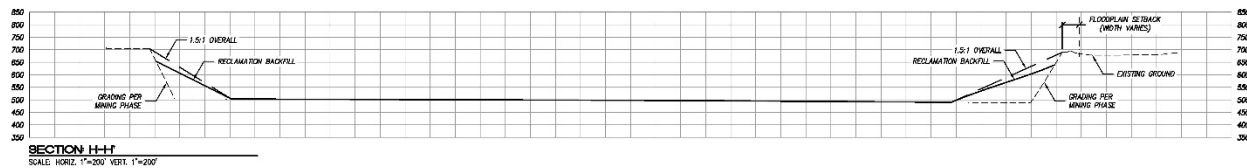
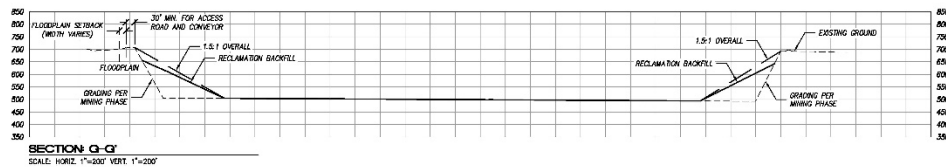
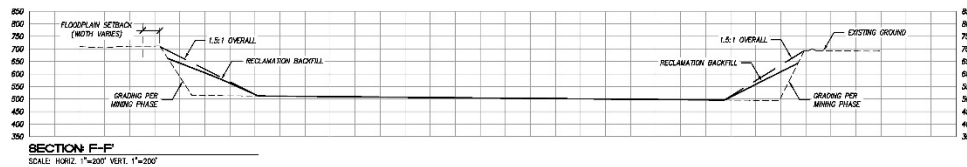
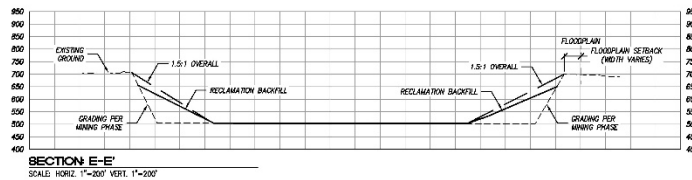
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SHEET 5 OF 7



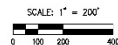
GRANITE CONSTRUCTION COMPANY 2716 GRANITE COURT FRESNO, CA 93708		GRANITE CONSTRUCTION COMPANY COALINGA MINE EXPANSION PROJECT MINING PLAN CROSS-SECTIONS	
Chang Consultants Civil & Mining Engineers 1415 N. 1st St. Suite 100 Fresno, CA 93703-4425 Phone: (559) 233-1100 Fax: (559) 233-1101 Email: info@changconsultants.com	D		
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NOTES

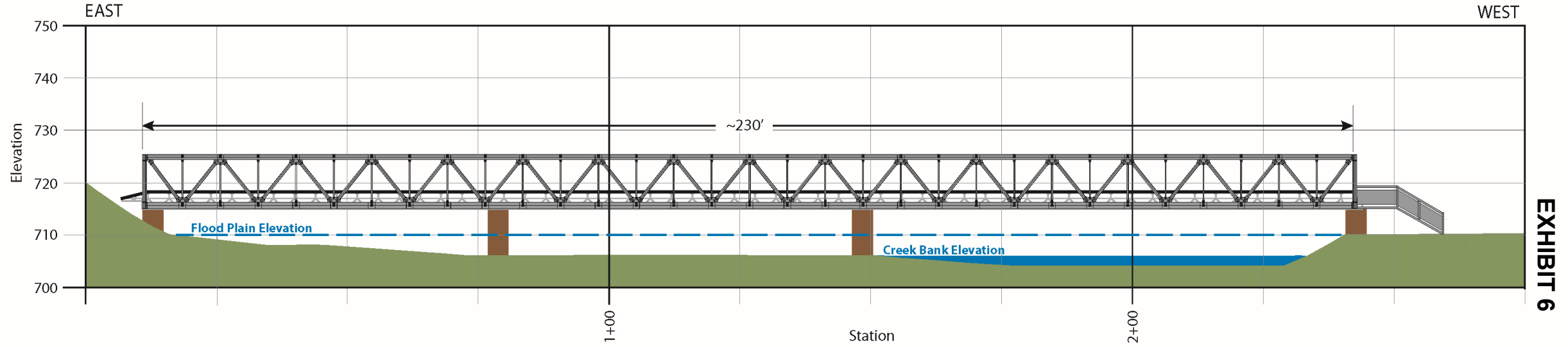
1. CONSISTENT WITH THE FRESNO COUNTY MINING AND RECLAMATION STANDARDS, AS WELL AS RECOMMENDATIONS PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER, FINAL RECLAIMED SLOPES WILL NOT EXCEED 1.5H:1V. THE OVERALL FINAL RECLAIMED SLOPE ANGLE OF 1.5H:1V (OR FLATTER) MAY BE ACHIEVED THROUGH ONE OF THE FOLLOWING COMPROMISES:
 - a. 1.5H:1V CUT SLOPE WITH NO BACKFILL;
 - b. 0.5H:1V CUT SLOPE WITH BACKFILL AT 2H:1V TO FULL SLOPE HEIGHT, OR;
 - c. 0.5H:1V CUT SLOPE WITH BACKFILL AT 2H:1V TO A DISTANCE OF 50 VERTICAL FEET OR LESS FROM THE TOP OF SLOPE.
2. FOR ILLUSTRATIVE PURPOSES ONLY, THE MOST LIKELY SLOPE RECLAMATION SCENARIO IS SHOWN ON THE RECLAMATION PLAN SHEETS/FIGURES (A 0.5H:1V CUT SLOPE WITH BACKFILL AT 2H:1V TO A DISTANCE OF 50 VERTICAL FEET OR LESS FROM THE TOP OF SLOPE). HOWEVER, GRANITE RESERVES THE RIGHT TO ACHIEVE THE FINAL RECLAMATION SLOPE ANGLES WITH ANY OF THE THREE ANALYZED CONTINGUATIONS.
3. FINAL RECLAMATION ELEVATIONS AND EXTENTS MAY VARY BASED ON THE AMOUNT AND QUALITY OF MATERIAL UNCOVERED, THE AVAILABILITY OF BACKFILL (I.E. OVERBURDEN), AND THE ABILITY OF THE PRODUCER TO MINE AND MEET THE RECLAMATION REQUIREMENTS.
4. NOISE CONTROL BARRIERS, PERIMETER ACCESS ROADS, AND PERIMETER FENCINGS TO REMAIN FOLLOWING RECLAMATION.



SHEET 7 OF 7



GRANITE CONSTRUCTION COMPANY 2716 GRANITE COURT FRESNO, CA 93708		GRANITE CONSTRUCTION COMPANY COALINGA MINE EXPANSION PROJECT RECLAMATION PLAN CROSS-SECTIONS	
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**Conceptual Bridge Conveyor Schematic Coalinga
Mine Expansion Project
Fresno County, California**

EXHIBIT 6



March 2020



**OPERATIONAL STATEMENT
FOR THE
COALINGA MINE EXPANSION PROJECT**

Prepared for:

Granite Construction Company
2716 Granite Court
Fresno, CA 93706

Prepared by:

Compass Land Group
3140 Peacekeeper Way, Suite 102
McClellan, CA 95652

**August 25, 2015
Updated July 2020**

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Appendix F	Air Quality Public Health Risk Analysis
Appendix G	Noise Assessment Study
Appendix H	Biological Survey
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Appendix J	Reclamation-Related Conditions of Approval [Reserved]

Reclamation Plan Figures and Exhibits

Sheets: See Exhibit 5 of Planning Commission Staff Report

Appendices: See pages 131 through 590 of documents included with Initial Study Application No. 7029 located at <https://www.co.fresno.ca.us/home/showdocument?id=46694>

INTRODUCTION

This Operational Statement has been prepared in support of Granite Construction Company's ("Granite's") proposed Coalinga Mine Expansion Project ("Project") in Fresno County, California (see Figure 1, Site and Vicinity Map and Sheet 1, Title Sheet). The Operational Statement provides an overview of key Project elements and is organized around the County's "Operational Statement Checklist", attached hereto.

OPERATIONAL STATEMENT CHECKLIST

1. Nature of the operations

Granite owns and operates an existing, permitted aggregate mining and processing operation in western Fresno County known as the Coalinga Facility. The Coalinga Facility consists of multiple permitted mining areas under CA Mine ID Nos. 91-10-0005 and 91-10-0007, which are governed by Fresno County Conditional Use Permit ("CUP") and Reclamation Plan Nos. 2320, and 915, respectively. In addition to mining and reclamation, existing permitted uses at the Coalinga Facility include aggregate, asphalt and concrete processing plants, as well as ancillary uses such as aggregate stockpiling/loading/sales, construction materials recycling, and equipment storage and maintenance. The Coalinga Facility is a regionally important source of high-quality construction aggregate material that has helped serve the building and infrastructure needs of the local market for approximately fifty (50) years.

Under the proposed project, Granite would entitle a new mining area on Granite-owned property directly south and southeast of the existing Coalinga Facility. Project parcels total approximately 502 acres, and straddle two jurisdictions: 1) County of Fresno (APN# 07006086s, 299.11 acres); and, 2) City of Coalinga (APN# 07006089s, 202.54 acres). Mining and related project activities would be conducted on approximately 368 acres of the Project parcels, with the remainder left undisturbed (e.g., the majority of the Los Gatos Creek floodplain) or reserved for alternative uses (e.g., commercially zoned property in the northeast corner) (see Figure 2, Site Overview Map and Sheet 2, Existing Site Features). The proposed Project area contains an estimated eighty two (82) million tons of aggregate reserves, which would allow for greater than fifty (50) years of additional operational life at historical average production levels.

As described below, the Project will require a new entitlement from the City of Coalinga, as well as modifications to existing entitlements from the County of Fresno (see Figure 3, Existing and Proposed Entitlements Map):

1. New CUP for the portion of APN# 07006089s that lies within the City of Coalinga jurisdictional limits;
2. Modification of CUP 915 to include a new extraction area that lies west of Los Gatos Creek on APN# 07006086s in the County of Fresno; and,

3. Modification of the Reclamation Plan associated with CUP 915 to include the Project areas on APN# 07006086s and APN# 07006089s.

(Note: CUP/Reclamation Plan 2320 would not be modified by the proposed Project.)

Mining operations will be performed in a manner consistent with current practices at the existing Coalinga Facility and would be initiated by the removal of vegetation, topsoil/growth media, and overburden materials which lie above marketable sand and gravel deposits. The overlying materials will be removed using scrapers aided by a motor grader and a bull dozer, as needed. After overlying materials are removed, marketable sand and gravel will be excavated using a combination of scrapers, front-end loaders, hydraulic excavators, bulldozers and other support equipment. In new excavation areas, mining will not occur within 50 feet of the Los Gatos Creek floodplain, consistent with the Project's hydraulic analysis. Following excavation, the sand and gravel will be transported via conveyor and/or internal haul roads to the existing processing plants where it will be processed and/or sold for use in construction materials. *Note that the proposed project involves only mining/reclamation and transportation of mined aggregates to the existing processing plants. Beyond construction materials recycling (current practice) and potentially limited initial screening of aggregates, no processing is anticipated in the Project area.* Mining methods will be consistent with current operations at the existing Coalinga Facility, and no changes to baseline mining production levels are proposed¹.

Transport of sand and gravel from the east side of Los Gatos Creek (Phase 4 and Phase 5) to the west side of Los Gatos Creek will occur via an elevated conveyor system (see Sheet 4, Mining Plan). The elevated conveyor system will consist of a belt conveyor on a steel truss frame supported by two 4-foot diameter columns in the floodplain (but outside of the Creek channel) and two 4-foot diameter columns outside of the floodplain. The conveyor system will be situated above the 100-year flood elevation, which is approximately 710.17 feet (see Appendix E, Hydrologic and Hydraulic Analysis). The belt conveyor will be equipped with water spray nozzles to minimize dust. Conveyor wiper blades will be used to prevent material build-up on the belt and the steel truss frame will be equipped with a spill pan, which will catch any side-cast sand and gravel and prevent sedimentation in Los Gatos Creek. The elevated conveyor crossing will be constructed to the appropriate scale and intensity of use (see Figure 7, Conceptual Bridge Conveyor Schematic).

The elevated conveyor crossing will be installed in the non-rainy season and will not involve removal of riparian species, or removal, filling, or hydrological interruption of Los Gatos Creek. Proper permits will be obtained, as necessary, prior to installation of the crossing.

¹ An operational baseline was determined by averaging the annual aggregate production totals between 2003 and 2014, which resulted in an average annual production of approximately 1.5 million tons per year. A 12-year average was determined to be an appropriate range for an accurate baseline, as it captures economic changes as a result of fluctuating market demands that directly affect sales and production of material.

Mining will progress in a phased manner to allow for concurrent reclamation (to the extent practicable) (see Sheet 3, Mining Phasing Overview). Final reclamation, consisting of slope reclamation, replacement of growth media, and revegetation will commence as soon as final excavation grades are achieved. The proposed end use for the site following reclamation will be open space, consistent with the existing reclamation plans for the Coalinga Facility. An estimated time schedule for reclamation of the areas disturbed by mining activities is provided in Table 1, below.

TABLE 1
ESTIMATED PROJECT PHASING

Phase	Est. Acres	Est. Tons (millions)	Est. Years to Completion
Phase 1	78	19	13
Phase 2	79	22	15
Phase 3	74	20	13
Phase 4	46	6	4
Phase 5	69	9	6
Phase 6	22	6	4
Total	368	82	55

Notes:

1. *The estimated project phasing is provided only as a guideline. Actual phasing depths, boundaries, quantities and timelines may be affected by unforeseen changes in geology and market conditions.*
2. *Estimated years to completion calculated using historical average production rate of 1.5 million tons/year.*

See accompanying Reclamation Plan and supportive technical studies for additional details regarding the proposed Project.

2. Operational time limits

No change to the existing permitted hours of operation is requested.

3. Number of customers or visitors

With the exception of miscellaneous service and delivery vehicles (e.g., electrical, maintenance, industrial deliveries) and occasional point of sale pickup of fill, pit run, or screened material, Granite does not anticipate customers and/or visitors within the Project area. The majority of customers and visitors will continue to access defined areas of the Coalinga Facility, consistent with existing practices. No change anticipated from baseline conditions.

4. Number of employees

Consistent with current practices at the existing Coalinga Facility, Granite estimates 10-20 employees associated with mining in the expansion area. No change anticipated from baseline conditions.

5. Service and delivery vehicles

As mentioned above, Granite anticipates only occasional access by service and delivery vehicles (e.g., electrical, maintenance, industrial deliveries) within the Project area. Granite may, from time to time, utilize subcontract haulers to transport aggregate internally from the Project area to the existing processing plants. No change anticipated from baseline conditions.

6. Access to site

Primary access to the Project area will occur via internal access roads from the existing Coalinga Facility (which itself is accessed via an existing encroachment off of State Route 198/33) (see Figure 2, Site Overview Map and Sheet 2, Existing Site Features). From time to time, employees and equipment may access the Phase 4 and 5 mining areas west of Los Gatos Creek utilizing encroachment(s) off of Monterey Avenue (see Sheet 3, Mine Phasing Overview).

7. Number of parking spaces?

Consistent with existing practices, the majority of parking will occur at the shop area of the Coalinga Facility, which currently has ~50 parking spaces for heavy equipment and employee/vendor vehicles. Availability of parking space is not a concern, as the Project area and the existing Coalinga Facility have sufficient space to accommodate parking for employees, customers, and service/delivery drivers (see Sheet 2, Existing Site Features). No change anticipated from baseline conditions.

8. Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location?

With the exception of occasional point of sale pickup of fill, pit run, or screened material, Granite does not anticipate direct sales from the Project area. Instead, Granite will transport mined material to the existing processing plants for processing and sale. Mining methods and intensity will be consistent with operations at the existing Coalinga Facility, and no changes to baseline mining production levels are proposed.

9. What equipment is used?

Mining and construction equipment will be similar to that currently in use at the Coalinga Facility, including: scrapers, bulldozers, motor graders, excavators, loaders, backhoes, water

trucks, haul trucks, conveyor belts, and miscellaneous support equipment (e.g., service trucks, forklifts, cranes). No change anticipated from baseline conditions.

Vehicle idling will be limited to less than 5 minutes unless a longer time is necessary for safety, equipment will be maintained in good condition and in proper tune per manufacture specifications, and equipment maintenance records and equipment design specification data sheets will be kept on-site. The off-road mining and construction equipment will have Tier 4 final engines or better.

10.What supplies or materials are used and how are they stored?

Consistent with current practices, materials used in association with mining activities include various grades of fuels and lube oils for the site equipment. Storage of the materials will primarily occur at the existing shop and processing plants, and will be performed in accordance with local, state and federal regulations (see Figure 2, Site Overview Map and Sheet 2, Existing Site Features). Materials stored onsite are maintained in accordance with requirements of the Certified Unified Program Agency under a Hazardous Materials Business Plan (“HMBP”) and Spill Prevention, Control, and Countermeasure Plan (“SPCCP”). In the event that additional materials storage occurs within the Project area, the HMBP and SPCCP will be updated accordingly. No change anticipated from baseline conditions.

11.Does the use cause an unsightly appearance? Noise? Glare? Dust? Odor? If so, how will this be eliminated?

Granite completed a number of technical studies to analyze the potential impacts of the proposed Project and incorporated measures into the Project design to prevent or minimize adverse effects on the environment and surrounding uses.

Appearance

The Project area is highly disturbed with widespread evidence of historical industrial activity (e.g., former airport landing strip and existing mining pits) and off-road vehicle use. Existing vegetation cover ranges from very sparse and almost nonexistent to small, dense patches of weedy species. Aside from Los Gatos Creek, no evidence of wetlands or other aquatic features exist within the Project area.

A portion of the Project area includes existing permitted mining pits, and the entire Project area is designated by the City of Coalinga for resource extraction (mining). Surrounding land uses include Granite’s existing Coalinga Facility to the north, undeveloped land and industrial uses to the west, and scattered commercial, recreational and residential uses to the east and south. The closest residences are greater than 1,000 feet from the Project area and are separated by Highway 198/33 and Cambridge Avenue.

The Project will involve the phased removal of vegetation, topsoil/growth media, and overburden materials. After stripping the overlying materials, marketable sand and gravel will be excavated below-grade using a combination of loaders, excavators, etc. In each phase, overburden material will be used to build earthen screening berms, which also serve as noise control berms (see Noise section below), around the majority of the Project boundary (see Sheet 4, Mining Plan). Once the proposed berm is built in each phase, the below-grade excavation will not be visible at eye-level from the surrounding areas. As a result, the Project will not impact the visual quality of the area.

Noise

Edward Pack and Associates conducted a site-specific noise study for the proposed Project (see Appendix H). Noise study methodology included on-site noise level recordings of mining activities at the existing Coalinga Facility, as well as the establishment of background noise conditions at the closest receptor locations. The measured noise levels and noise exposures were compared to the City of Coalinga Noise Element of the General Plan, the County of Fresno Noise Element of the General Plan and the County of Fresno Noise Ordinance.

The noise analysis indicates that, absent noise mitigation, the Project has the potential to result in exceedances of the applicable City/County noise standards. These exceedances would occur once stripping operations are within 2,200 feet of a residential or school receptor location or within 2,300 feet of the Elks Lodge property line. However, the Project design incorporates noise control/visual screening berms six feet in height along the eastern and southern mining boundaries, which serve to decrease noise levels for compliance with the applicable noise standards.

With the installation of the noise control berms, the project-generated noise levels and noise exposures will be in compliance with the standards of the City of Coalinga Noise Element and the Fresno County Noise Element and Noise Ordinance. The noise study indicates that no further noise mitigation measures are required.

Glare

Consistent with existing practices, portable light towers and permanent light fixtures will be utilized to provide for a safe operating environment. Lighting will be shielded and arranged/controlled so as not to illuminate public rights-of-way or adjacent properties.

Dust

Consistent with activities at the existing Coalinga Facility, the Project will comply with the San Joaquin Valley Air Pollution Control District ("SJVAPCD") regulations related to fugitive dust. More specifically, the Project will incorporate applicable control measures outlined within SJVAPCD's Rules related to control of fugitive dust during excavation and earthmoving activities (Regulation VIII), including the following:

1. Prior to removal of topsoil and overburden, the excavation area will be wetted by water trucks if removal occurs during the dry season.
2. Conveyors will be equipped with water spray nozzles at appropriate transfer points to minimize dust.
3. A water truck will be utilized at the site and water will be applied to unpaved portions of internal haul roads and working areas as frequently as necessary to prevent fugitive dust emissions. The number of daily applications of water varies depending on factors such as daily surface disturbance activities, temperature, and wind conditions. Alternately, other methods, such as the application of dust palliatives or gravel, may be applied to the internal haul roads to minimize fugitive dust.

It should be noted that the Project involves only mining/reclamation and transportation of mined aggregates to the existing processing plants. Beyond potentially limited initial screening of aggregates in the mining area, no processing is anticipated in the expansion area. Therefore, the above measures will be sufficient to address potential dust generating activities associated with the Project.

Odor

Odors have not historically been a concern with the operations at the existing Coalinga Facility. The Project would not modify the current production levels, hours of operation, materials to be mined, equipment types, or mining methods. In addition, odors dissipate with distance and the nearest sensitive receptor is located greater than 1,000 feet from the Project area. Furthermore, the nearest receptor to the site will be separated from the Project area by perimeter berms, fencing, and either State Highway 33 or Cambridge Avenue.

It should be noted that the SJVAPCD regulates objectionable odors on a complaint basis. If complaints are received, the SJVAPCD investigates the complaint and determines a solution for the source of the complaint, which could include operational modifications. Thus, although not anticipated, if odor complaints are made, the operator and/or the SJVAPCD would ensure that such odors are addressed and any potential odor effects reduced to less than significant.

12. List any solid or liquid wastes to be produced.

Consistent with current operations, mining and reclamation activities in the Project area are expected to produce the following solid/liquid wastes:

- a. Refuse: Any incidental refuse or garbage will be hauled off-site and disposed of in accordance with local and state standards.
- b. Mine waste rock: Overburden materials consist of material not suitable for use in aggregate production. Approximately 4.4 million cubic yards (cy) of overburden material

is anticipated within the Project area. Overburden will either be sold as a product (e.g., fill) or used in reclamation.

- c. **Used equipment:** Used equipment such as heavy equipment parts, conveyor belts, tires and other replacement or extra equipment pieces will be kept within a designated area for reuse or recycling. Used parts potentially containing petroleum products (i.e., lubricants, hydraulic oil, etc.) will be stored using Best Management Practices to prevent contamination of soil or storm water runoff. Used equipment storage areas may change location during the life of the operation.
- d. **Domestic sewage:** Granite's sewage systems at the existing Coalinga Facility will be utilized, and may be supplemented with serviced portable toilets within the Project area.
- e. **Used oil/antifreeze:** Used petroleum products and antifreeze will be managed in accordance with applicable local, State, and Federal regulations, and will be picked up by approved haulers for recycling and/or disposal.

13. Estimated volume of water to be used (gallons per day); source of water?

Water usage associated with mining and reclamation activities in the Project area will be limited to that needed for dust control and will be supplied by on-site wells, and/or by recycled water from on-site settling ponds. Estimated daily water use is 100,000 gallons/day; this amount will vary depending on the weather. No change anticipated from baseline conditions.

14. Describe any proposed advertising including size, appearance, and placement.

No advertising signage is currently anticipated in the Project area. Granite will post plant identification and safety signage consistent with internal policies and regulatory agency requirements (e.g., on-site speed limits, spill response procedures, MSHA, Proposition 65). The signage will be designed/placed consistent with applicable County/City signage requirements, if any.

15. Will existing buildings be used or new buildings be constructed?

Within the Project area, Granite will continue to utilize the existing shop and associated structures (see Figure 2, Site Overview Map and Sheet 2, Existing Site Features). No additional buildings are anticipated. Granite may utilize conex boxes (or similar) for miscellaneous on-site storage (e.g., parts, materials).

16. Explain which building or what portion of buildings will be used in the operation.

See answer to Question 15, above.

17. Will any outdoor lighting or outdoor sound amplification systems be used?

Consistent with existing practices, portable light towers and permanent light fixtures will be utilized to provide for a safe operating environment. Lighting will be shielded and arranged/controlled so as not to illuminate public rights-of-way or adjacent properties. Mining and reclamation activities will not involve the use of any sound amplification system.

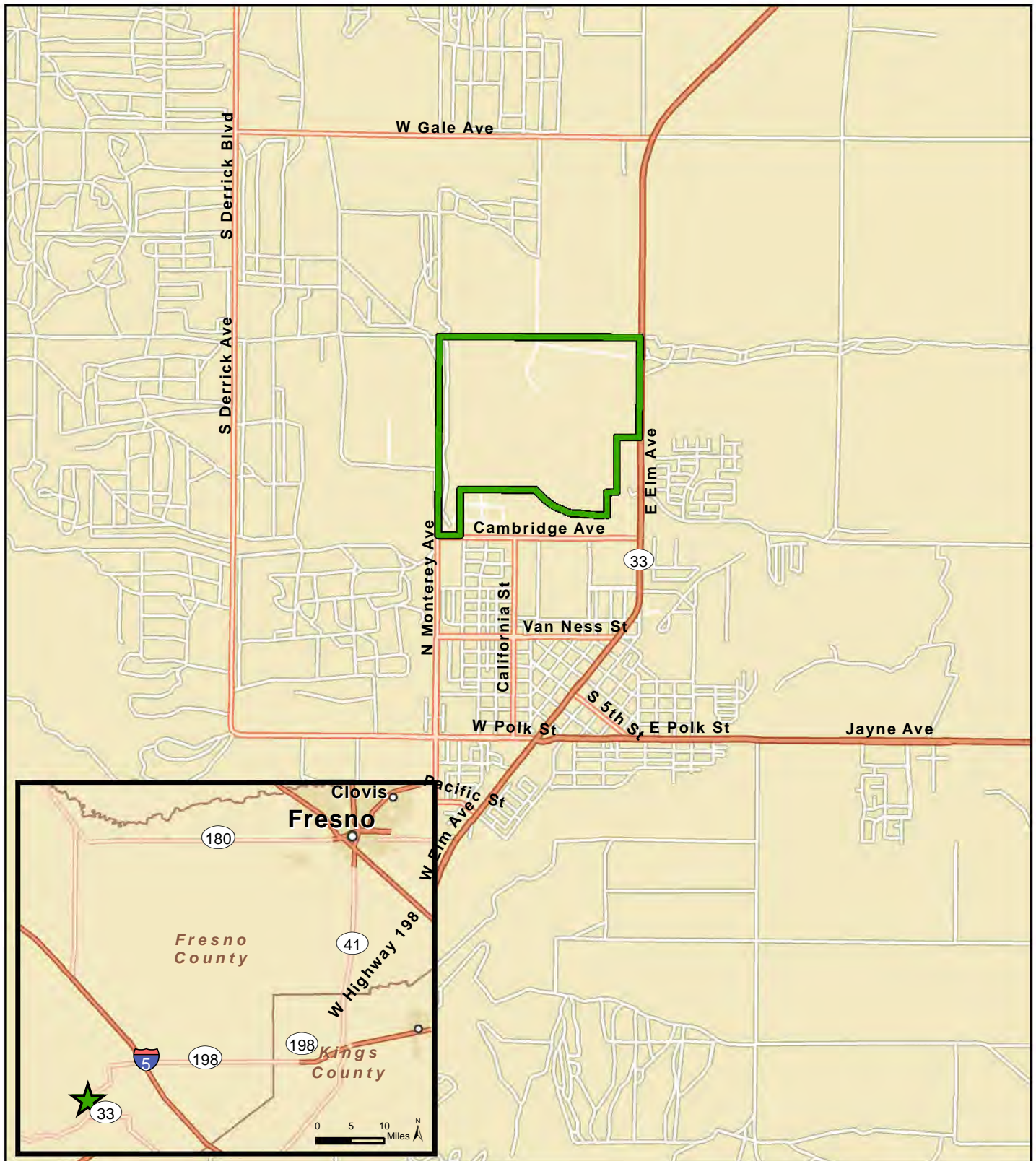
18.Landscaping or fencing proposed?

Perimeter fencing at least four (4) feet in height consisting of not less than three (3) strands of barbed wire (or an approved equivalent) will be installed consistent with Mining and Reclamation Standard H.4, Section 858 of Fresno County's Ordinance Code. Visual screening of the site will be achieved through the use of noise control/visual screening berms consistent with Mining and Reclamation Standard H.5, Section 858 of Fresno County's Ordinance Code.

See Sheet 4, Mining Plan.

19.Any other information that will provide a clear understanding of the project or operation:

See accompanying Reclamation Plan and supportive technical studies for additional details regarding the proposed Project.



 Site Boundary


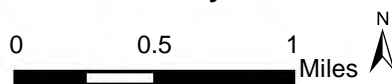
 Location

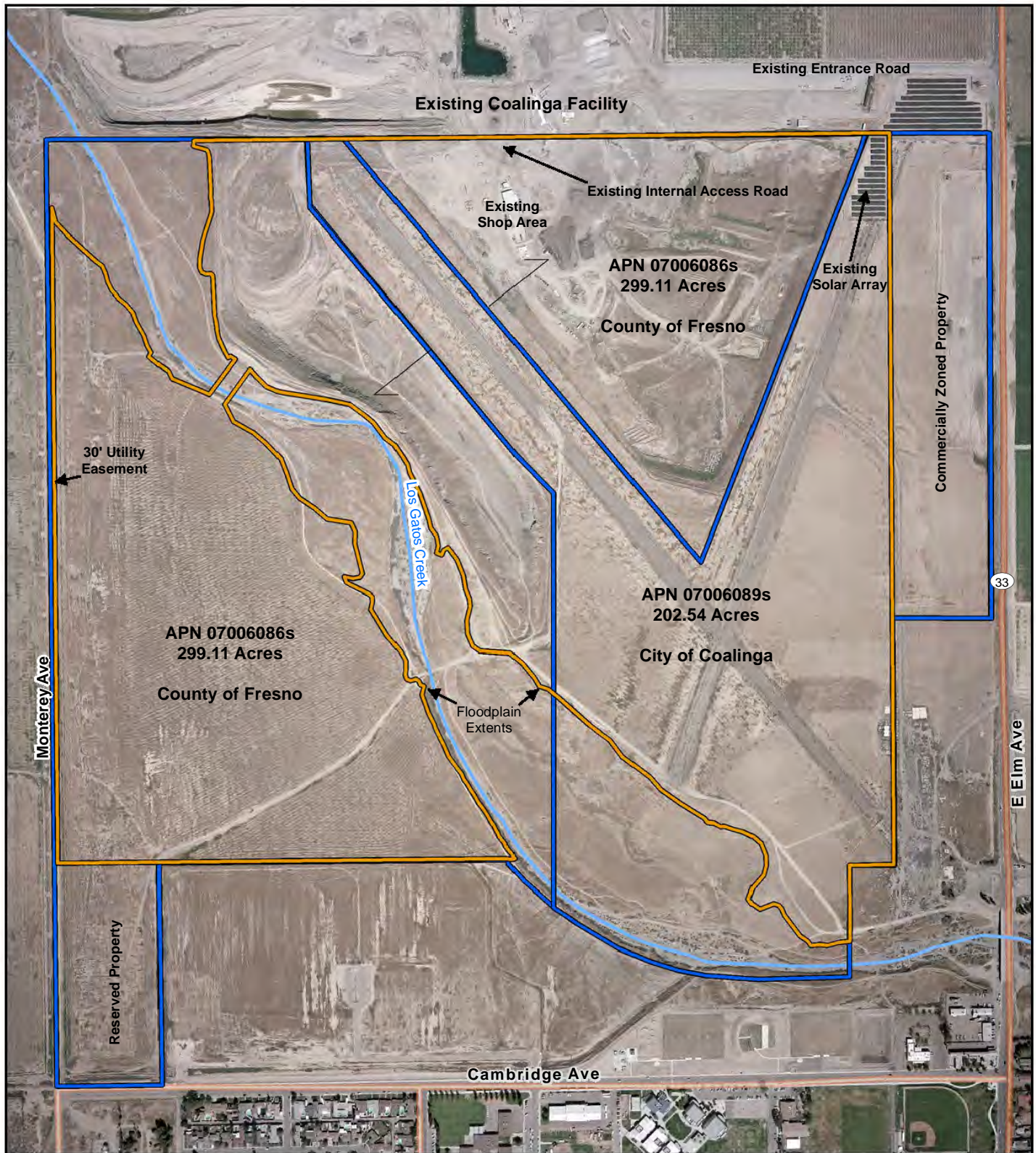


Figure 1: Site and Vicinity Map
Coalinga Mine Expansion Project
Fresno County, California



GRANITE

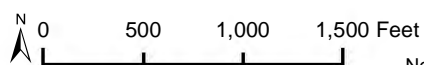
July 2015
 Sage Thurmond - GIS Intern
 Note: Boundaries are approximate based on GIS data.



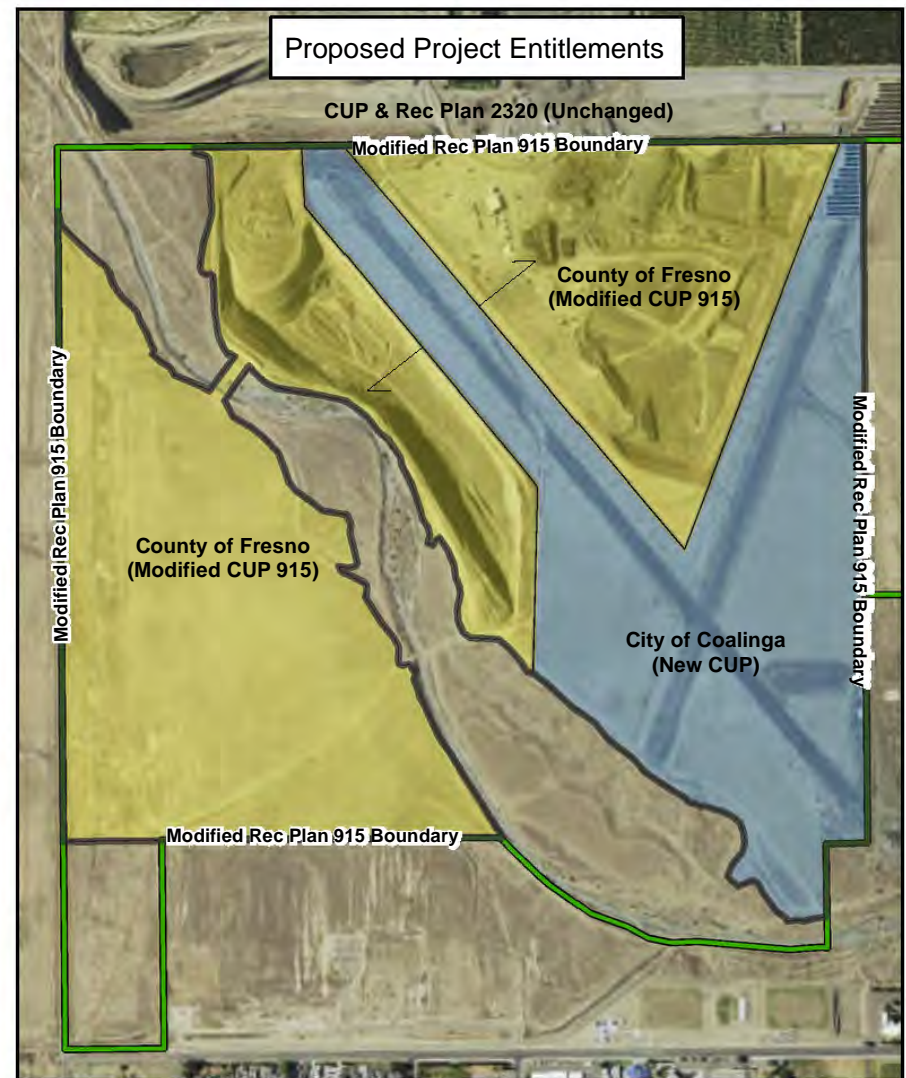
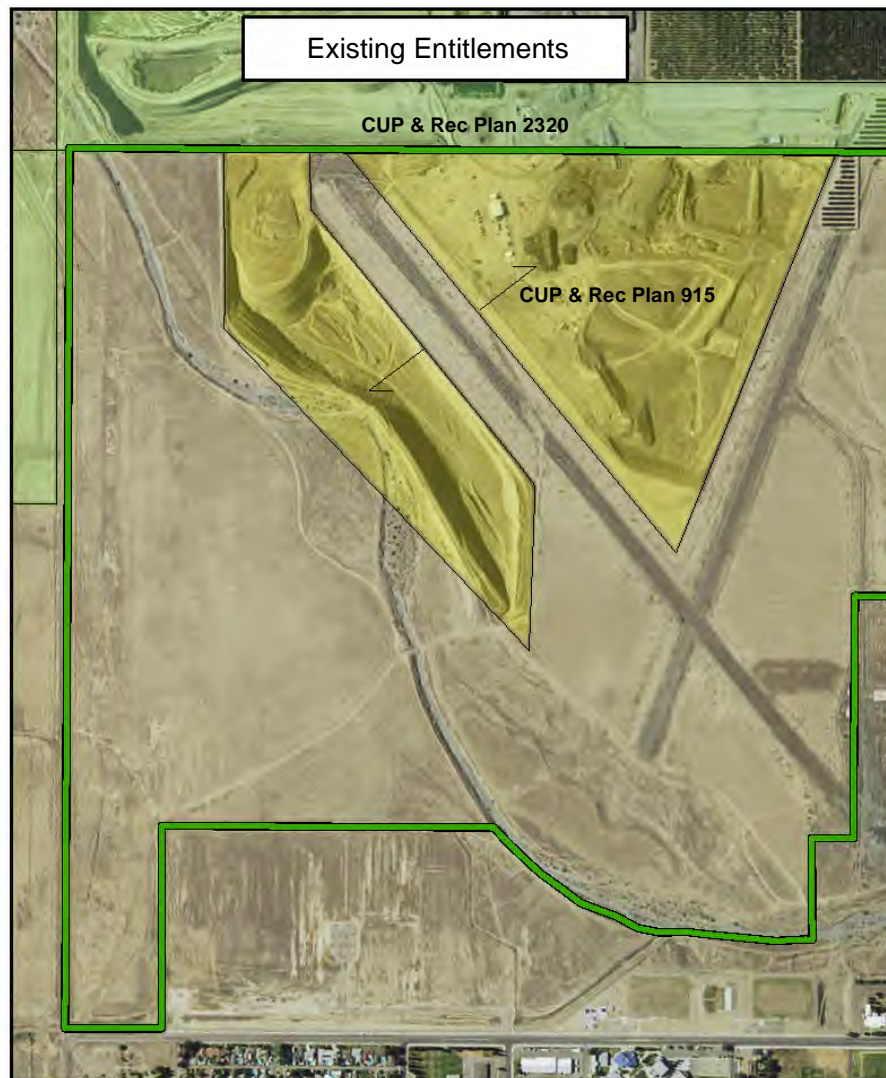
**Figure 2: Site Overview Map
Coalinga Mine Expansion Project
Fresno County, California**




GRANITE

- Creek
- Project Boundary (~368 Acres)
- Parcel Boundaries (~502 Acres)



July 2015
Sage Thurmond - GIS Intern
Note: Boundaries are approximate based on GIS data.







-  Site Boundary
-  CUP & Rec Plan 2320, Fresno County
-  CUP & Rec Plan 915, Fresno County

**Figure 3: Existing and Proposed Entitlements
Coalinga Mine Expansion Project
Fresno County, California**

N 0 1,000 2,000 3,000 Feet

July 2015
Sage Thurmond - GIS Intern
Note: Boundaries are approximate based on GIS data.

-  Site Boundary
-  Modified Rec Plan 915 Boundary
-  Modified CUP 915, Fresno County
-  New CUP, City of Coalinga

GRANITE

Note: Boundaries are approximate based on GIS data

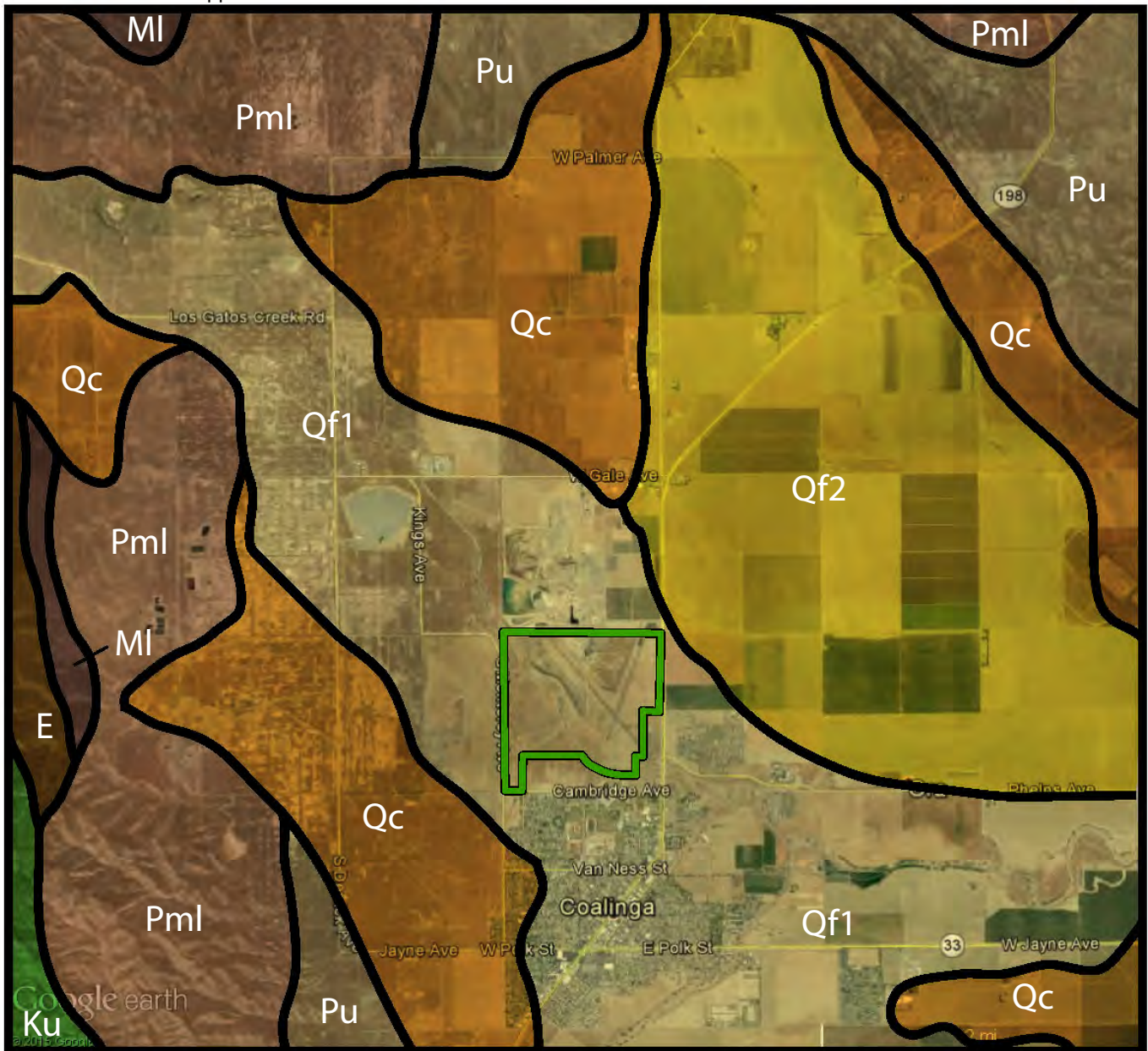
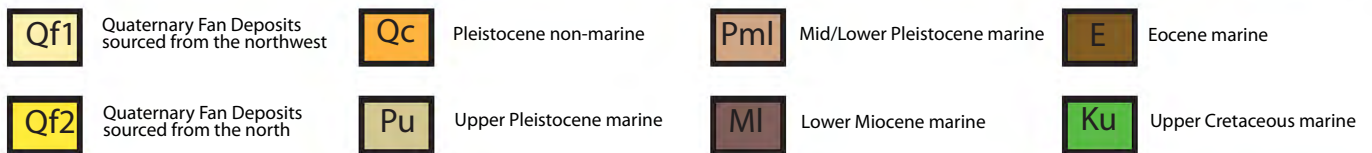


Figure adapted from: Geologic Map of California: Santa Cruz Sheet 1971; 1:250,000; California Division of Mines and Geology



Site Boundary



Location



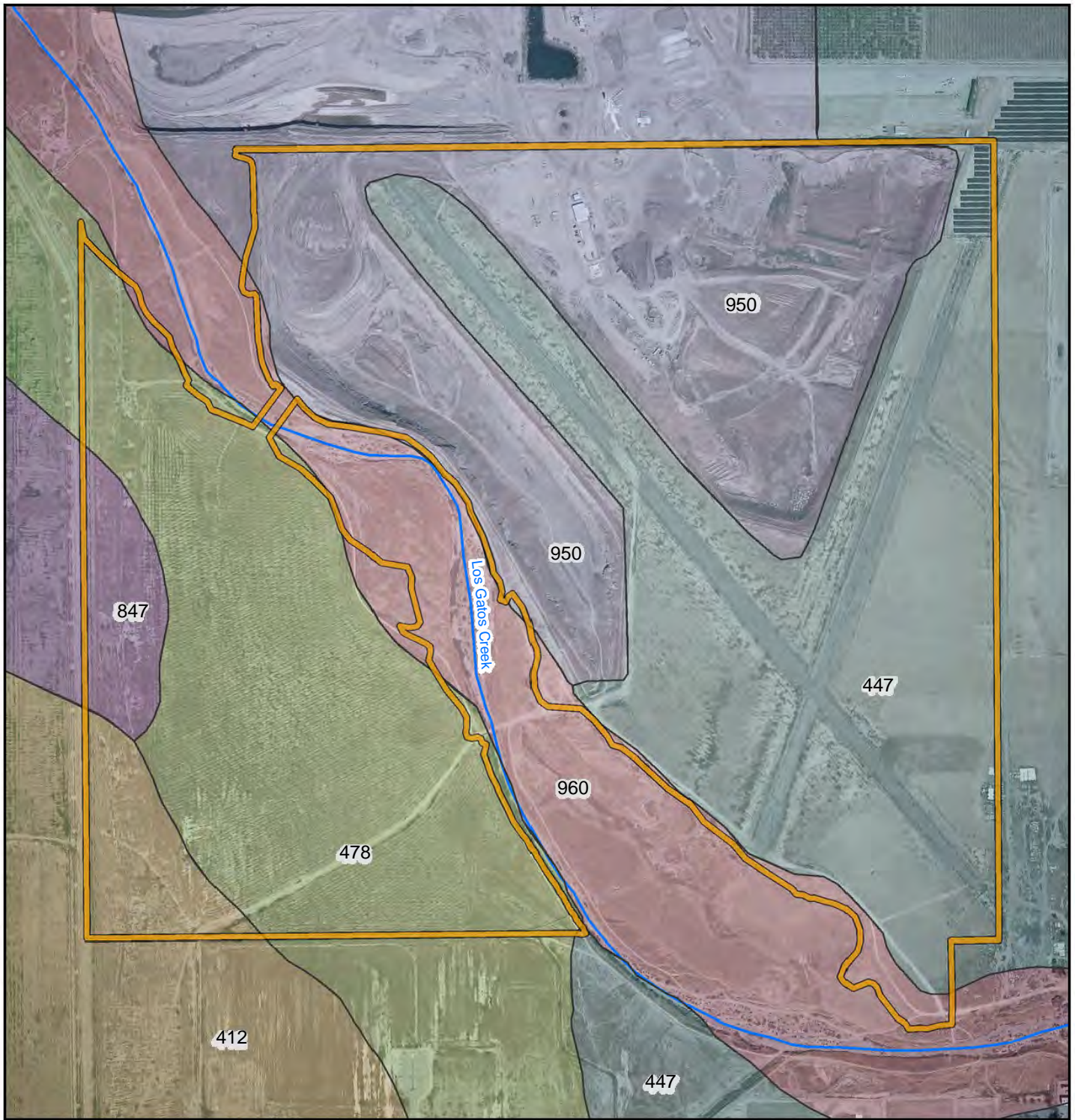
California

Figure 4: Site Geology Map
Coalinga Mine Expansion Project
Fresno County, California



GRANITE

July 2015
Jeff Light: Geologist



- Project Boundary
- Creek
- 950 - Pits, gravel
- 478 - Cerini sandy loam
- 412 - Yribarren clay loam
- 847 - Carranza gravelly sandy loam
- 445 - Excelsior sandy loam, MLRA 17
- 447 - Excelsior sandy loam, sandy substratum
- 960 - Excelsior, sandy substratum-westhaven association, flooded

Figure 5: Site NRSC Soils Map
Coalinga Mine Expansion Project
Fresno County, California

GRANITE™



July 2015
 Sage Thurmond - GIS Intern
 Note: Boundaries are approximate based on GIS data.

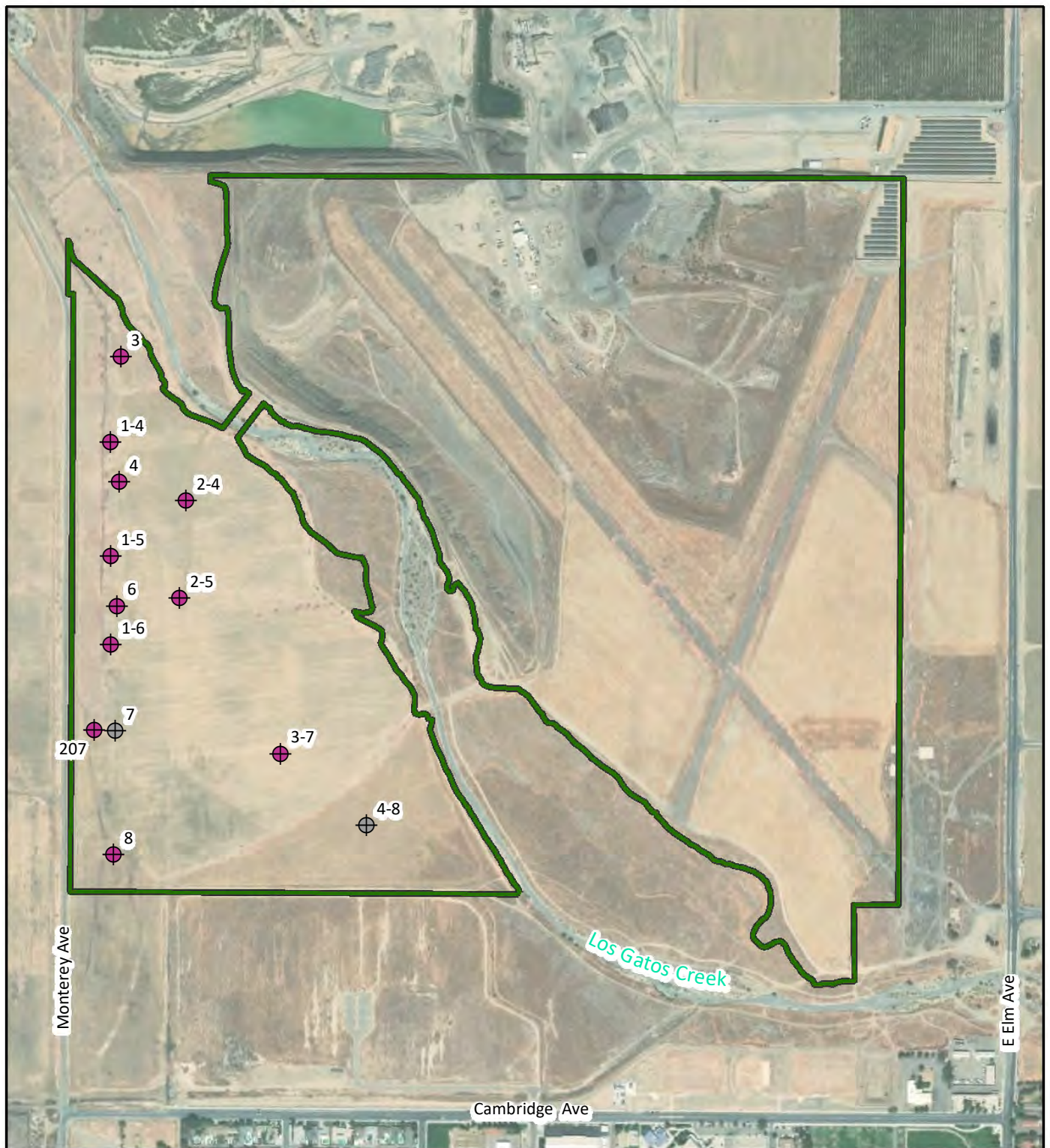


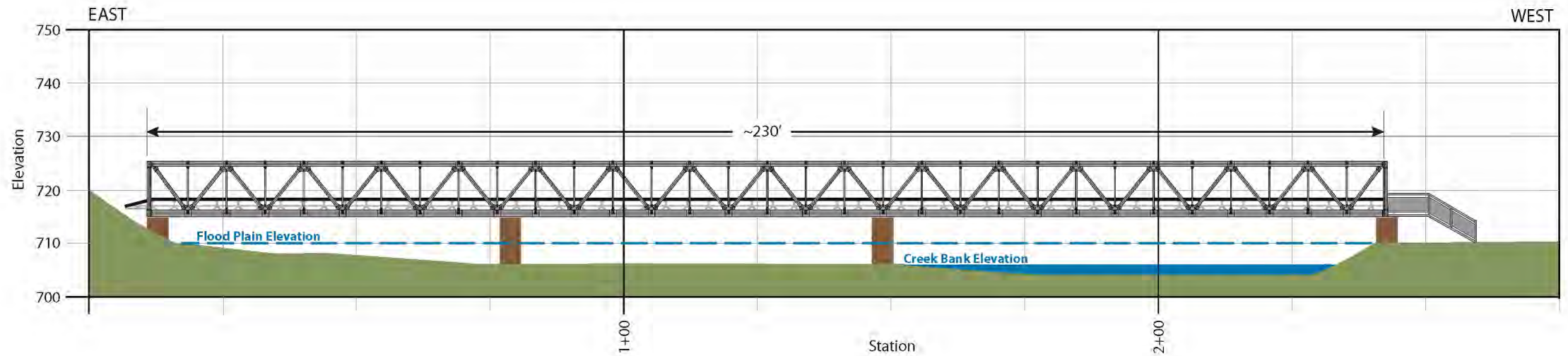
Figure 6: Wells in Project Footprint
Coalinga Mine Expansion Project
Fresno County, California

GRANITE

- Project Boundary
- ⊗ Plugged Oil & Gas Well (Well Designation #)
- ⊗ Plugged Dry Hole Well (Well Designation #)



March 2020
Sage Thurmond - Compass Land Group
Data Source: Granite Co. & CalGEM
Note: Boundaries are approximate based on GIS data.



**Figure 7: Conceptual Bridge Conveyor Schematic
Coalinga Mine Expansion Project
Fresno County, California**



Photograph Date: 3/9/2020.

**Figure 8: Conceptual Bridge Conveyor Visual Simulation
Coalinga Mine Expansion Project
Fresno County, California**



RECLAMATION PLAN FOR THE COALINGA MINE EXPANSION PROJECT

Prepared for:

Granite Construction Company
2716 Granite Court
Fresno, CA 93706

Prepared by:

Compass Land Group
3140 Peacekeeper Way, Suite 102
McClellan, CA 95652

March 2020

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Reclamation Plan Figures and Exhibits

Figures: See Figures 1 – 8 attached to Project Operational Statement included in Exhibit 7 of Planning Commission Staff Report

Sheets: See Exhibit 5 of Planning Commission Staff Report

Appendices: See pages 131 through 590 of documents included with Initial Study Application No. 7029 located at <https://www.co.fresno.ca.us/home/showdocument?id=46694>

CHART OF SMARA CONTENTS [PRC §2770.5]

SMARA Section	Location in Plan (e.g., Page #s)	Lead Agency Checklist
SMARA Statutes (California PRC Sections 2772, 2773 and 2773.3)		
2772(b) Chart of contents	v (this chart)	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2772(c)(1) Operator and agent contact info	1, 3	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2772(c)(2) Quantity and type of materials	4	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2772(c)(3) Initiation and termination dates	4	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2772(c)(4) Maximum anticipated depth	4	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2772(c)(5) Reclamation plan maps	4, Sheets 1 - 7	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2772(c)(6) Mining description and schedule	5-6	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2772(c)(7) Proposed or potential end uses	8	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2772(c)(8) Reclamation description	8, 15-19	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2772(c)(9) Effect on future mining in area	6	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2772(c)(10) Statement of responsibility	20, Appendix C	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2772(c)(11) Lead agency requirements	21-27	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2773(a) Site specific reclamation plan	1-27, Sheets 1 - 7	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2773.3 Requirements for metallic mines	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
SMARA Regulations, Article 1, Surface Mining and Reclamation Practice (Title 14, California CCR §3500 et seq.)		
3502(a) Reclamation objectives	1, 8, 15-19	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3502(b)(1) Environmental setting	13-14	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3502(b)(2) Public health and safety	7	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3502(b)(3) Final slopes	9, Appendix D	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3502(b)(4) Borrow and settlement of fills	9-10	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3502(b)(5) Disposition of old equipment	7	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3502(b)(6) Stream and watershed diversions	12-13	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3503(a) Soil erosion control	11-12, 15	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3503(b) Water quality / watershed control	10-11	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3503(c) Protection of fish / wildlife habitat	14	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3503(d) Disposal of waste / overburden	12	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3503(e) Erosion and drainage	11	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3503(f) Resoiling	15-16	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3503(g) Revegetation	16-17	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
SMARA Regulations, Article 9, Reclamation Standards (Title 14, California CCR §3700 et seq.)		
3703 Wildlife and habitat protection	14-15, Appendix H	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3704 Backfill, grading and slopes	9-10, 14-15	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3704.1 ...for metallic mines	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3705 Revegetation	16-19	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3706 Water quality, drainage, runoff	10-13	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3707 Standards for prime agriculture	8, 15-16	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3708 Standard for other agriculture	8	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3709 Equipment storage and removal	7	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3710 Surface / groundwater protection	10-14, Appendix E	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3711 Topsoil salvage and redistribution	15-16	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3712 Mine waste disposal	12	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3713 Drill holes and water wells	7	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

INTRODUCTION

This Reclamation Plan (or “Plan”) has been prepared in support of surface mining reclamation activities associated with Granite Construction Company’s (“Granite”) Coalinga Mine Expansion Project (“Project”) in western Fresno County, California (see Figure 1, Site and Vicinity Map and Sheet 1, Title Sheet). The Project involves a new mining area on Granite-owned property directly south and southeast of Granite’s existing, permitted aggregate mining and processing operation known as the Coalinga Facility. Project parcels total approximately 502 acres, and straddle two jurisdictions: 1) County of Fresno (APN 070-060-86s, 299.11 acres); and, 2) the City of Coalinga (APN 070-060-89s, 202.54 acres). Mining and related project activities would be conducted on approximately 368 acres of the Project parcels, with the remainder left undisturbed (e.g., the majority of the Los Gatos Creek floodplain) or reserved for alternative uses (e.g., commercially zoned property in the northeast corner) (see Figure 2, Site Overview Map and Sheet 2, Existing Site Features).

As described below, the Project will require a new entitlement from the City of Coalinga, as well as modifications to existing entitlements from the County of Fresno (see Figure 3, Existing and Proposed Entitlements Map):

1. New CUP for the portion of APN# 07006089s that lies within the City of Coalinga jurisdictional limits;
2. Modification of CUP 915 to include a new extraction area that lies west of Los Gatos Creek on APN# 07006086s in the County of Fresno; and,
3. Modification of the Reclamation Plan associated with CUP 915 to include the Project areas on APN# 07006089s and APN# 07006086s.

(Note: CUP/Reclamation Plan 2320 would not be modified by the proposed Project.)

The purpose of this Plan is to describe a process that will minimize environmental effects so that mined lands are reclaimed to a useable condition that is readily adaptable for alternate land uses and creates no danger to public health and safety. While the purpose of this Plan is to describe reclamation activities, the surface mining activities associated with the Project are described and referenced throughout for contextual purposes.

In August 2015, Granite submitted an initial draft Reclamation Plan, including supportive technical analyses, for the expansion project. A revised Reclamation Plan was submitted in February 2016 in response to comments received from the County of Fresno and other responsible agencies following their review of the August 2015 submittal. This revised March 2020 Reclamation Plan has been developed to address updates to the California Surface Mining and Reclamation Act (SMARA), comments received from the California Department of Conservation (Division of Oil, Gas, and Geothermal Resources), and clarify information related to the bridge conveyor crossing at Los Gatos Creek.

Plan Organization

Part A of this Plan provides an overview of reclamation activities and is organized around the State of California Division of Mine Reclamation's ("DMR's") "Reclamation Plan Review Checklist" (see Appendix A). Part B of this Plan addresses specific Fresno County (Lead Agency) requirements, where those requirements supplement or amplify the requirements of Part A.

This Plan has been prepared pursuant to the following requirements associated with the reclamation of mined lands:

- SMARA ;
- Fresno County General Plan;
- City of Coalinga General Plan; and
- Fresno County Ordinance Section 858, Regulations for Surface Mining and Reclamation in all Districts.

PART A: SURFACE MINING AND RECLAMATION ACT CHECKLIST**Mining Operation and Closure****SMARA §2770.5. 100-year flood, Caltrans contact.**

Whenever a new surface mining operation is proposed that involves mining within the 100-year floodplain and within one mile of a State Highway Bridge, the County (lead agency) is required to notify the State Department of Transportation (“DOT”) that the application has been received. The Project is located within one mile of the Hwy. 198/33 bridge that crosses Los Gatos Creek. Although mining will not occur within the floodplain, certain project activities will (as described below). The County will notify Caltrans in accordance with PRC §2770.5, as appropriate.

The 100-year floodplain in and around the Project area has been mapped by the Federal Emergency Management Agency (“FEMA”). Mining will not occur within the 100-year floodplain, and setbacks have been incorporated in the engineering design to help ensure that mining will remain outside of the floodplain in the event of future physical changes.

While the mining areas will be setback from and avoid the existing floodplain, transport of sand and gravel from the east side of Los Gatos Creek (Phase 4 and Phase 5) to the west side of Los Gatos Creek will occur via an elevated conveyor system (see Sheet 4, Mining Plan). The elevated conveyor system will consist of a belt conveyor on a steel truss frame supported by two 4-foot diameter columns in the floodplain (but outside of the Creek channel) and two 4-foot diameter columns outside of the floodplain (see Figure 7, Conceptual Bridge Conveyor Schematic). The conveyor system will be situated above the 100-year flood elevation, which is approximately 710.17 feet. Other than the elevated conveyor and support columns, the Project proposes to avoid encroaching into the floodplain. A proposed condition hydraulic analysis was performed to assess the impacts from a potential conveyor crossing of Los Gatos Creek. The results show that the conveyor crossing support columns would result in a minimal rise in water surface elevations (<1 foot) at the crossing location. This minimal rise would be completely contained within Granite’s site boundaries, have no off-site impacts, and would meet Fresno County floodplain regulation requirements (see Appendix E, Hydrologic and Hydraulic Analysis).

SMARA §2772(c)(1). Name and address of operator/agent.Surface Mining Operator:

Granite Construction Company
2716 Granite Court
Fresno, CA 93706

Operator’s Agent(s):

Jordan Main
Compass Land Group
3140 Peacekeeper Way, Suite 102
McClellan, CA 95652

SMARA §2772(c)(2). Quantity & type of mineral to be mined.

Mining will produce an anticipated 82 million tons of sand and gravel over the life of the project.

SMARA §2772(c)(3). Initiation and termination dates.

Total life of the project is estimated at approximately fifty-five (55) years for mining operations, with an additional five (5) years to complete reclamation activities, for a total project life of sixty (60) years. Based on current mine planning, Granite anticipates depleting its reserves at the existing Coalinga Facility prior to moving into the Project area. Until that time, ancillary surface mining activities will take place in the Project area (e.g., stockpile management, fence installation, property maintenance, etc.). For the purposes of satisfying SMARA informational requirements, the estimated initiation date is January 1, 2021, and the estimated termination date is December 31, 2080. However, the actual termination date will occur five (5) years following the completion of surface mining operations.

SMARA §2772(c)(4). Maximum anticipated depth of mining.

The maximum anticipated depth of excavation is two hundred (200) feet below ground surface (bgs) to elevation 484 above mean sea level (AMSL). Actual depth may vary depending on soil/geologic conditions.

SMARA §2772(c)(5). Reclamation Plan map requirements.

The Project is located in western Fresno County and encompasses a portion of Section 29, Township 20 South, Range 15 East, Mount Diablo Base and Meridian. More specifically, the Project is located south of Granite's existing Coalinga Facility, north of Cambridge Avenue, West of State Route 198/33, and east of Monterey Avenue. The Project area encompasses 368± acres of a larger 502± acre property bearing Assessor Parcel Numbers 070-06-086s and 070-06-089s. Mining is proposed on 338± acres of the Project area with the remainder (30± acres) in ancillary use and setback areas.

Predominant land uses in the vicinity of the Project are as follows:

- North: Resource extraction/industrial (Granite's existing Coalinga Facility)
- South: The City of Coalinga's recreational park, with scattered commercial, residential, and school facilities bordering Cambridge Avenue farther south
- East: State Route 198/33, with agriculture and residential farther east
- West: Monterey Avenue, with undeveloped land and oil fields farther west

Site zoning is Exclusive Agricultural for APN 07006086s, and a combination of Light Manufacturing/Business and Service Commercial for APN 07006089s. The General Plan Land Use Designation is Agriculture for APN 07006086s, and a combination of Commercial Service and Manufacturing/Business with a Resource Extraction Overlay for APN 07006089s.

Legal Description

Please see Appendix B, Site Legal Description.

Site Geology

The geology of the site is shown on Figure 4, Site Geology Map.

Streams, Roads, Railroads and Utilities

The most prominent drainage feature in the vicinity of the Project is Los Gatos Creek, which flows in a southeasterly direction through the site. The Creek flows west of the existing Coalinga Facility and bisects the Project area.

Primary access to the Project area will occur via internal access roads from the existing Coalinga Facility (which itself is accessed via an existing encroachment off of State Route 198/33). From time to time, equipment may access the Phase 4 and 5 mining areas west of Los Gatos Creek utilizing encroachment(s) off of Monterey Avenue.

Other than the transmission line that runs adjacent to Monterey Avenue on the western boundary of the Project, as well as utilities associated with the existing Coalinga Facility and surrounding developments, no other notable utilities are present in the vicinity of the Project.

There are no railroads on or adjacent to the lands to be reclaimed.

See Figure 2, Site Overview Map and Sheet 2, Existing Site Features.

Ownership of Surface and Mineral Interests

Surface and mineral interests on the Project site are owned by:

Granite Construction Company
2716 Granite Court
Fresno, CA 93706

SMARA §2772(c)(6). Mining description and time schedule .

A description of the mining operation, while not specifically regulated under SMARA, is provided here in order to facilitate understanding of the proposed Plan. Mining methods and practices will conform to the conditions of the surface mining use permits issued by Fresno County and the City of Coalinga. The Project involves only mining/reclamation and transportation of mined aggregates to the existing Coalinga Facility. Beyond construction materials recycling (current practice) and potentially limited initial screening of aggregates, no processing is anticipated in the Project area.

Mining Methods

Mining operations will be performed in a manner consistent with current practices at the existing Coalinga Facility, and will be initiated by the removal of vegetation, topsoil/growth media, and overburden materials which lie above marketable sand and gravel deposits. The overlying materials will be removed using scrapers aided by a motor grader and a bull dozer, as needed. After overlying materials are removed, marketable sand and gravel will be excavated using a combination of scrapers, front-end loaders, hydraulic excavators, bulldozers and other support equipment. Following excavation, the sand and gravel will be transported via conveyor and/or internal haul roads to the existing Coalinga Facility where it will be processed and/or sold for use in construction materials.

Phasing

Mining will progress in a phased manner to allow for concurrent reclamation (to the extent practicable) (see Sheet 3, Mining Phasing Overview). Final reclamation, consisting of slope reclamation, replacement of growth media, and revegetation will commence as soon as final excavation grades are achieved. The proposed end use for the site following reclamation will be open space, consistent with the current condition of the property and existing reclamation plans for the Coalinga Facility. An estimated time schedule for reclamation of the areas disturbed by mining activities is provided in Table 1, below.

TABLE 1
ESTIMATED PROJECT PHASING

Phase	Est. Acres	Est. Tons (millions)	Est. Years to Completion
Phase 1	78	19	13
Phase 2	79	22	15
Phase 3	74	20	13
Phase 4	46	6	4
Phase 5	69	9	6
Phase 6	22	6	4
Total	368	82	55

Notes:

- 1. The estimated project phasing is provided only as a guideline. Actual phasing depths, boundaries, quantities and timelines may be affected by unforeseen changes in geology and market conditions.*
- 2. Estimated years to completion calculated using a historical average production rate of 1.5 million tons/year.*

SMARA §2772(c)(9). Impact of reclamation on future mining.

The proposed Plan and proposed end use of the site will not preclude future mining in the area.

CCR §3502(b)(2). Public health and safety (exposure).

CCR §3713(a). Drill holes, water wells, monitoring wells completed or abandoned in accordance with laws.

CCR §3713(b). All portals, shafts, tunnels, or openings, gated or protected from public entry, but preserve access for wildlife.

The Project will not jeopardize public health and safety at any time during mining, reclamation or post-reclamation activities. Safety measures such as fencing, signs, and setbacks will be implemented as necessary to ensure public safety (see Sheet 4, Mining Plan). Fencing may be used for public safety, but will not prevent access for wildlife (avian species) foraging and may be removed at final reclamation at the owner's discretion. No portals, shafts, tunnels or other openings are proposed.

According to the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources' (DOGGR's) CalGEM Well Finder Map, 11 abandoned oil and gas wells and 2 abandoned "dry hole" wells are located within the proposed mining footprint (see Figure 6, Wells in Project Footprint). Granite will locate and flag the abandoned wells in the proposed mining footprint prior to mining. Granite will either avoid the wells with a 20-foot setback or properly abandon the wells according to DOGGR requirements and guidelines prior to mining within 20 feet.

No new water wells or monitoring wells are anticipated in the expansion area. In the event that additional water wells are deemed necessary in the Project area, they will be properly abandoned at final reclamation in accordance with state and local standards, or will be kept to facilitate the approved end use.

CCR §3502(b)(5). Disposition of old equipment.

CCR §3709(a). Equipment stored in designated area and waste disposed of according to ordinance.

CCR §3709(b). Structures and equipment dismantled and removed.

Equipment used in mining and reclamation will be stored in designated areas during the life of the Project (see Sheet 2, Existing Site Features). Any incidental refuse or garbage will be hauled off-site and disposed of in accordance with state and local standards.

Facilities, structures, and equipment associated with mining and processing will be removed from the site following final reclamation with the exception of: property line fencing, perimeter berms, and perimeter access roads.

End Land Use

SMARA §2772(c)(7). Proposed or potential end uses.

The proposed end use for the site following reclamation will be open space, consistent with the current condition of the property and existing reclamation plan for the adjacent Coalinga Facility. The owner's acknowledgment of this end use is evidenced by the execution of the statement of reclamation responsibility found at the end of this Plan (see Appendix C).

SMARA §2772(c)(8). Reclamation measures adequate for end use.

Reclamation will be conducted in the following manner to support the open space end use:

- Prior to the stripping of overburden, approximately six-to-twelve inches of topsoil/growth media will be excavated in a separate lift and stockpiled/segregated (with signage as needed) for use in reclamation (see Sheet 4, Mining Plan, for anticipated stockpile locations).
- Final reclamation slope angles have been designed with adequate factors of safety for the open space end use.
- During reclamation, stockpiled topsoil/growth media will be redistributed in preparation for revegetation.
- Revegetation areas will be ripped, disked and/or scarified as needed to establish a suitable root zone in preparation for plantings.
- Any incidental refuse or garbage will be hauled off-site and disposed of in accordance with state and local standards.
- Facilities, structures, and equipment associated with mining and processing will be removed from the site following final reclamation with the exception of: property line fencing, perimeter berms and perimeter access roads.
- With the exception of the cut slopes and perimeter access roads, disturbed surfaces will be revegetated with a native seed mix recommended for the site.

CCR §3707 & §3708. Agricultural fertility performance standards.

CCR §3707(a). Return prime ag to fertility level specified in approved plan.

CCR §3707(c). Productivity rates equal pre-project or similar site for two consecutive years. Rates set forth in plan.

CCR §3708. Other ag capable of sustaining crops common to area.

The Project area does not contain prime farmland, and the proposed end use is open space.

Geotechnical Requirements

CCR §3502(b)(3). Final slopes: slope angles flatter than critical gradient.

CCR §3704(f). Final cut slopes have minimum factor of safety for end use and conform with surrounding topography and/or approved end use.

Consistent with the Fresno County Mining and Reclamation Standards, as well as recommendations provided by the Project geotechnical engineer, final reclaimed slopes will not exceed 1.5H:1V (see Sheet 6, Reclamation Plan and Sheet 7, Reclamation Plan Cross-Sections). The overall final reclaimed slope angle of 1.5H:1V (or flatter) may be achieved through one of the following configurations:

- 1.5H:1V cut slope with no backfill;
- 0.5H:1V cut slope with backfill at 2H:1V to full slope height; or,
- 0.5H:1V cut slope with backfill at 2H:1V to a distance of 50 vertical feet or less from the top of slope.

The slope stability analysis prepared for the project demonstrates that the finished slope angles (in any of the above configurations) have an adequate factor of safety for the open space end use (See Appendix D, Slope Stability Evaluation).

CCR §3502(b)(4). Disposition of fill materials considered. Foundation fills for end use in conformance with good engineering practice.

CCR §3704(a). For urban use, fill compacted in accordance with UBC, local grading ordinance, or other methods approved by the Lead Agency.

CCR §3704(b). For resource conservation, compact to standard for that end use.

Backfill is not proposed for urban use or resource conservation purposes. Backfill of mining areas and slopes, where performed, will be achieved using mobile equipment such as scrapers that will provide an appropriate level of compaction for the desired open space end use.

CCR §3704(d). Final reclamation fill slopes not exceed 2:1, except when allowed by site-specific engineering analysis, and can be revegetated.

As stated above, final reclaimed slopes will not exceed 1.5H:1V. The overall final reclaimed slope angle of 1.5H:1V (or flatter) may be achieved through one of the following configurations:

- 1.5H:1V cut slope with no backfill;
- 0.5H:1V cut slope with backfill at 2H:1V to full slope height; or,
- 0.5H:1V cut slope with backfill at 2H:1V to a distance of 50 vertical feet or less from the top of slope.

In any event, the final reclaimed slope angle of the fill will not exceed 2H:1V.

CCR §3704(e). At closure, final landforms of fills conform with surrounding topography and/or approved end use.

Reclamation grading of overburden fill slopes is designed to create stable slopes consistent with the open space end use.

Hydrology and Water Quality

CCR §3710(a). Surface and groundwater quality protected in accordance with Porter-Cologne and Clean Water Acts (RWQCB/SWRCB).

Surface and groundwater will be protected from siltation and pollutants as required by the Federal Clean Water Act, the Porter-Cologne Act, County/City ordinances, Regional Water Quality Control Board and the State Water Resources Control Board. While the Project does not propose mining in surface waters or groundwater, the site would be exposed to rainfall events.

The existing shop and Coalinga Facility are covered under a Spill Prevention, Control, and Countermeasure Plan ("SPCC Plan") and Hazardous Materials Business Plan prepared and implemented pursuant to 40 CFR Part 112 and 19 CCR Section 2729, respectively. If required, the project will comply with the National Pollutant Discharge Elimination System General Permit ("NPDES General Permit") requirements, which involve preparation and implementation of a SWPPP, including BMPs to control erosion, sedimentation, and pollution.

Surface runoff is not anticipated as the Project involves mining below grade with perimeter control berms surrounding the majority of the excavation area. During initial surface disturbance activities, direct precipitation and drainage will be controlled through a combination of berms, fiber rolls, silt fences, revegetation, and other erosion control measures, as needed, to ensure that land and water resources are protected from erosion, gullyng, sedimentation, and potential contamination. Slopes will be vegetated with specified seed mixes once final reclamation grades are achieved.

Upon completion of mining operations, the site will be graded to minimize erosion, revegetated and left in an open space condition (see Sheet 6, Reclamation Plan). Direct precipitation may temporarily collect in the pit-bottom before it evaporates, infiltrates, or is used on-site.

CCR §3706(a). Mining and reclamation to protect downstream beneficial uses.

CCR §3706(b). Water quality, recharge, and groundwater storage that is accessed by others shall not be diminished, except as allowed by plan.

CCR §3503(b)(2). Substantially prevent siltation of groundwater recharge areas.

Mining will not occur within the 100-year floodplain of Los Gatos Creek, and setbacks have been incorporated in the engineering design to help ensure that mining will remain outside of the floodplain in the event of future physical changes (see Sheet 4, Mining Plan). Further, based on

local groundwater data, mining activities will not intercept or impact the groundwater table (see Appendix E, Hydrologic and Hydraulic Analysis).

During initial surface disturbance activities, customary BMPs, as well as the requirements of a SWPPP, if needed, will be implemented. Upon completion of mining operations, the site will be revegetated to minimize erosion.

SMARA §2773(a). Drainage, sediment and erosion control.

CCR §3503(a)(3). Erosion control facilities constructed and maintained where necessary.

CCR §3503(b)(1). Settling ponds used where they will provide significant benefit to water quality.

CCR §3503(e). Grading and revegetation to minimize erosion and convey surface runoff to natural drainage courses or interior basins. Spillway protection.

This Plan is specific to the site and surrounding area characteristics including soil, topographic conditions, geology, surface waters and the principal mineral commodity (sand and gravel). Site-specific criteria include slope angles, seeding and planting requirements, and revegetation success performance standards.

The Project is designed to minimize erosion and retain direct precipitation, which may temporarily collect in the pit-bottom before it evaporates, infiltrates, or is used on-site. Additional erosion control facilities are not anticipated.

CCR §3706(c). Erosion and sedimentation controlled during all phases of construction, operation, reclamation, and closure of surface mining operation to minimize siltation of lakes and water courses per RWQCB/SWRCB.

CCR §3706(d). Surface runoff and drainage controlled to protect surrounding land and water resources. Erosion control methods designed for not less than 20 year/1 hour intensity storm event.

CCR §3706(e). Altered drainages shall not cause increased erosion or sedimentation.

If required, the Project will comply with the NPDES General Permit requirements, which involves preparation and implementation of a SWPPP, including BMPs to control erosion, sedimentation, and pollution.

During initial surface disturbance activities, customary BMPs, as well as the requirements of a SWPPP, if needed, will be implemented to ensure that water courses are protected from erosion, gullyng, sedimentation and potential contamination. Slopes will be vegetated with appropriate native seed mixes once final reclamation grades are achieved.

Mining will not occur within the 100-year floodplain of Los Gatos Creek, and setbacks have been incorporated in the engineering design to help ensure that mining will remain outside of the floodplain in the event of future physical changes.

Transport of sand and gravel from the east side of Los Gatos Creek (Phase 4 and Phase 5) to the west side of Los Gatos Creek will occur via an elevated conveyor system. The elevated conveyor system will utilize conveyor wiper blades to prevent material build-up on the belt and the steel truss frame will be equipped with a spill pan, which will catch any side-cast sand and gravel and prevent sedimentation in Los Gatos Creek (see Figure 7, Conceptual Bridge Conveyor Schematic). The elevated conveyor crossing will be installed in the non-rainy season and will not involve removal of riparian species, or removal, filling, or hydrological interruption of Los Gatos Creek. Proper permits will be obtained, as necessary, prior to installation of the crossing.

SMARA §2772(c)(8)(A). Contaminant control and mine waste disposal.

CCR §3503(a)(2). Overburden stockpiles managed to minimize water and wind erosion.

CCR §3503(d). Disposal of mine waste and overburden shall be stable and not restrict natural drainage without suitable provisions for diversion.

CCR §3712. Mine waste and tailings, and mine waste disposal units governed by SWRCB/IWMB (Article 1, Subchapter 1, Chapter 7, Title 27, CCR).

The overburden fill slopes, perimeter berms, and temporary overburden stockpiles will be graded and wetted, as needed, to minimize water and wind erosion, and will not restrict natural drainage courses. The perimeter berms will also be treated with an erosion control seed mix. Overburden materials will either be sold as a product (e.g., fill) or used in reclamation.

CCR §3710(b). In-stream activities.

SMARA §2772(c)(8)(B). Rehabilitation of streambanks/beds to minimize erosion.

CCR §3502(b)(6). Temporary stream and water diversions shown.

CCR §3706(f)(1). Stream diversions constructed in accordance with Fish and Game Code.

CCR §3706(f)(2). Stream diversions constructed in accordance with Federal Clean Water Act and Rivers and Harbors Act of 1899.

CCR §3706(g). All temporary stream diversions eventually removed.

CCR §3710(c). In-stream channel elevations and bank erosion evaluated annually using extraction quantities, cross-sections, aerial photos.

The Project does not involve in-stream mining and includes setbacks from the 100-year floodplain to the mining boundary. An elevated conveyor crossing will be utilized to facilitate the transport

of materials from the mining area west of Los Gatos Creek to the existing processing plant (see Sheet 4, Mining Plan, for approximate location of crossing). Proper permits, including a California Department of Fish & Wildlife Stream and Lake Alteration Agreement, will be obtained, as necessary, prior to installation of the crossing. The elevated conveyor system will consist of a belt conveyor on a steel truss frame supported by two 4-foot diameter columns in the floodplain (but outside of the Creek channel) and two 4-foot diameter columns outside of the floodplain. The elevated conveyor crossing will be installed and removed in the non-rainy season. No temporary stream channel diversions are anticipated. Reclamation of the crossing will comply with the relevant regulatory permit conditions (e.g., Stream and Lake Alteration Agreement), but is expected to consist of removal of the elevated conveyor equipment and support columns, recontouring of the approaches (if necessary), covering with suitable growth media or topsoil, and revegetation consistent with the proposed seed mix in Table 2, above.

Environmental Setting and Protection of Fish and Wildlife Habitat

CCR §3502(b)(1). Environmental setting and impact of reclamation on surrounding land uses. (Identify sensitive species, wildlife habitat, sensitive natural communities, e.g. wetlands, riparian zones, etc.).

The biological consulting firm, TRC, conducted a preliminary assessment of the potential occurrence of special-status species and sensitive habitats for the Project area in late 2014 (see Appendix H, Biological Survey).

General Project Area Environmental Setting

The Project area is highly disturbed with widespread evidence of historical activity and off-road vehicle use. Vegetation cover ranges from very sparse and almost nonexistent to small, dense patches of ruderal (weedy) species such as Russian thistle (*Salsola tragus*), wormwood (*Artemisia* sp.) bromes (*Bromus* spp.) and oats (*Avena* sp.). Aside from Los Gatos Creek, no evidence of wetlands or other aquatic features exist within the Project area.

Special Status Species/Sensitive Habitats

TRC conducted a record search of the California Natural Diversity Database (CNDDB) to list all documented sightings of special status species within the vicinity of the site. In addition, TRC performed a reconnaissance-level biological resources survey on the Project site. The biological assessment concluded that due to the disturbed nature of the Project area and lack of suitable habitats, most of the species with CNDDB occurrence records within 3 miles of the Project area are unlikely to occur on the property. Furthermore, no special status species were observed during the field survey. Aside from Los Gatos Creek, no evidence of wetlands or other aquatic features exist within the Project area. Therefore, no impacts to special status species or sensitive habitats are expected from the proposed Project. Although the likelihood for any candidate, sensitive, or special status species to exist on-site is low, and none were observed on the Project site during the survey, the Project has incorporated pre-construction surveys, detection

protocols, and avoidance measures relating to nesting birds (e.g., burrowing owl and Swainson's hawk), kit fox, and blunt-nosed leopard lizard, which have the potential to occur in the vicinity of the Project area.

Soils

The Natural Resources Conservation Service has mapped the following soil units on the Project site (see Figure 5, Site NRCS Soils Map):

- Pits, gravel;
- Yribarren clay loam, 0 to 2 percent slopes;
- Excelsior sandy loam, sandy substratum, 0 to 2 percent slopes;
- Cerini sandy loam, 0 to 2 percent slopes;
- Carranza gravelly sandy loam, 2 to 8 percent slopes; and,
- Excelsior, sandy substratum - westhaven association, flooded, 0 to 2 percent slopes.

The topsoil/growth media salvage and replacement protocols described in this Plan have been specifically developed with consideration to these soil types.

Effect on Surrounding Land Uses

The proposed reclamation to open space will have no effect on existing and future uses of surrounding lands.

CCR §3503(c). Protection of fish and wildlife habitat.

CCR §3703(a). Sensitive species conserved or mitigated.

CCR §3703(b). Wildlife habitat at least as good as pre-project, if approved end use is habitat.

CCR §3703(c). Wetlands avoided or mitigated at 1:1 minimum.

CCR §3704(g). Piles or dumps not placed in wetlands without mitigation.

CCR §3710(d). In-stream mining not cause fish to be trapped in pools or off-channel pits, or restrict migratory or spawning activities.

A preliminary site assessment conducted by TRC concluded that, due to the disturbed nature of the Project area and lack of suitable habitats, most of the species with CNDDDB occurrence records within 3 miles of the Project area are unlikely to occur on the property. Furthermore, no special status species were observed during the field survey. Aside from Los Gatos Creek, no evidence of wetlands or other aquatic features exist within the Project area. Therefore, no impacts to special status species or sensitive habitats are expected from the proposed Project. Although the likelihood for any candidate, sensitive, or special status species to exist on-site is low, and none were observed on the Project site during the survey, the Project has incorporated pre-

construction surveys, detection protocols, and avoidance measures relating to nesting birds (e.g., burrowing owl and Swainson's hawk), kit fox, and blunt-nosed leopard lizard, which have the potential to occur in the vicinity of the Project area.

The Project does not involve in-stream mining and includes setbacks from the 100-year floodplain to the mining boundary.

Resoiling and Revegetation

CCR §3503(f). Resoiling.

CCR §3704(c). Mine waste stockpiled to facilitate phased reclamation and separate from growth media.

CCR §3503(a)(1). Removal of vegetation and overburden preceding mining kept to a minimum.

CCR §3711(a). All salvageable topsoil removed. Topsoil and vegetation removal not precede mining by more than one year.

CCR §3711(b). Topsoil resources mapped prior to stripping, location of stockpiles on map. Topsoil and growth media in separate stockpiles.

CCR §3711(c). Soil salvage and phases set forth in plan, minimize disturbance, designed to achieve reveg success.

CCR §3711(d). Topsoiling phase ASAP. Topsoil stockpiles not be disturbed until needed. Topsoil stockpiles clearly identified and planted with vegetation or otherwise protected.

CCR §3711(e). Topsoil redistributed in stable site and consistent thickness.

CCR §3707(b). Segregate and replace topsoil by horizon.

Soils will only be removed as necessary to access new mining areas and will be used for reclamation as soon as it can be accommodated by the mining schedule. Removal of topsoil/growth media and vegetation will not precede mining by more than one year, unless a longer time period is approved by the Lead Agency.

Where possible, soils being removed will be directly placed for reclamation. Where salvaged topsoil/growth media cannot be used immediately, and where distinct soil horizons are present, topsoil and other growth media will be stockpiled separately and will not be disturbed until needed for reclamation. Approximate stockpile locations are depicted on Sheet 4, Mining Plan. Stockpiles will be seeded with an appropriate seed mixture as needed to prevent water and wind erosion and to discourage weed growth.

The average thickness of topsoil/growth media redistributed on the site during reclamation will vary. Based on site specific soil information, a target thickness of 6-to-12-inches of topsoil/growth media will be replaced atop the mining floor and overburden fill slopes. If soil horizons are readily distinguishable, then the sequence of horizons shall have the A atop the B, the B atop the C, etc.

CCR §3705(e). Soil altered or other than native topsoil, requires soil analysis. Amend if necessary.

CCR §3707(d). Fertilizers and amendments not contaminate water.

Growth media for revegetation will consist of native topsoil and overburden. Soil amendments, if required during revegetation efforts, will be applied according to manufacturer's specifications and will not contribute to contamination of on- or off-site water sources.

CCR §3705. Revegetation.

CCR §3503(g). Revegetation and plant survival (use available research).

CCR §3705(a). Vegetative cover, suitable to end use, self-sustaining. Baseline studies documenting cover, density and species richness.

CCR §3705(b). Test plots if success has not been proven previously.

CCR §3705(c). Decompaction of site.

CCR §3705(g). Use native plant species, unless exotic species meet end use.

CCR §3705(h). Plant during correct season.

Existing vegetation cover at the Project site ranges from very sparse and almost nonexistent to small, dense patches of ruderal (weedy) species. As part of reclamation, the Project site will be returned to open space through revegetation with the native seed mix shown in Table 2.

TABLE 2
REVEGETATION SEED MIX

Common Name	Plant Species	Application Rate (lbs (PLS)/acre)
Cattle spinach	<i>Atriplex polycarpa</i>	4
California buckwheat	<i>Eriogonum fasciculatum</i> var. <i>polifolium</i>	3
Small fescue	<i>Festuca microstachys</i>	6
Desert plantain	<i>Plantago ovata</i>	4
Expanded List of Potential Species that may be Substituted in Seed Mix		
Big saltbush	<i>Atriplex lentiformis</i>	N/A
Alkali saltbush	<i>Atriplex polycarpa</i>	

Desert croton	<i>Croton californicus</i>	
Blue wild rye	<i>Elymus glaucus ssp. Glaucus</i>	
Big squirreltail grass	<i>Elymus multisetus</i>	
Interior goldenbush	<i>Ericameria linearifolia</i>	
Small-flowered fescue	<i>Festuca microstachys</i>	
Matchweed, snakeweed	<i>Gutierrezia californica</i>	
Bracted alkali goldenbush	<i>Isocoma acradenia var. bracteosa</i>	
Valley sky lupine (legume)	<i>Lupinus nanus</i>	
One-sided bluegrass	<i>Poa secunda ssp. secunda</i>	
Chia sage	<i>Salvia columbariae</i>	
Nodding needlegrass	<i>Stipa cernua</i>	

Note:

Composition of seed mix (and appropriate modifications) to be determined based on availability from suppliers, cost, test plot results, and species determined most suitable at the time planting occurs. Ideally, revegetation will occur in the summer to early fall.

The proposed seed mix was recommended by the supplier based on several criteria, including: 1) species native to the Coalinga area, 2) species commercially grown and therefore readily available, and, 3) long-term sustainability of the cover based on those species that had high reproductive rates. Seeding rates were based on species seed count per pound, and a consideration of total seed per square foot area. The proposed mix is intended to be self-sustaining without dependence on irrigation, soil amendments, or fertilizers.

Application of herbicides may be used ahead of planting to minimize potential for weed growth. If needed, revegetation areas will be ripped, disked and/or scarified to establish a suitable root zone in preparation for planting.

As a component of the phased reclamation, an initial mining slope that has reached its final configuration and will not be further disturbed will serve as a test plot for the revegetation seed mix. Planting procedures, species and success criteria will be updated, if necessary, in consultation with the Lead Agency following monitoring of the test plot.

Annual monitoring will be performed until the revegetation meets the success criteria detailed in this Reclamation Plan, and annual inspections will be performed by the Lead Agency to ensure compliance with this Plan.

CCR §3705(d). Roads stripped of roadbase materials, resoiled and revegetated, unless exempted.

At owner's discretion, perimeter access roads may remain following reclamation to facilitate the proposed end use (e.g., maintenance of perimeter fencing). If removed, roads will be stripped of any roadbase materials and covered with suitable growth media or topsoil, and replanted or revegetated consistent with the proposed seed mix in Table 2, above.

CCR §3705(f). Temporary access not bladed. Barriers installed.

No temporary access routes are proposed as part of reclamation.

CCR §3705(i). Use soil stabilizing practices and irrigation, when necessary to establish vegetation.

Following the initial establishment period, irrigation or further soil stabilizing practices should not be necessary based on the proposed seed mix. Should soil stabilizing practices be needed, straw mulch and/or other BMPs will be used as necessary to control soil erosion.

CCR §3705(k). Noxious weed management.

During the revegetation establishment period, noxious weeds (as listed by the California Department of Food and Agriculture) will be managed: (1) when they threaten the success of the proposed revegetation; (2) to prevent spreading to nearby areas; and (3) to eliminate fire hazard. Noxious weeds will be removed using a combination of herbicides, mechanical controls, and hand weeding. In some cases, complete eradication may not be practicable unless the weed-infested patches are small. Noxious weed identification and management will be an element of the revegetation monitoring period overseen by a qualified biologist. Noxious weeds will not exceed 10% of the total cover.

CCR §3705(l). Plant protection measures, fencing, caging.

The proposed revegetation is not anticipated to require fencing, caging, or other plant protection measures, as grazing within the Project area is not anticipated during the revegetation establishment period. If grazing is to occur during revegetation establishment, fencing and/or other protective measures will be employed until the revegetation efforts are successfully completed and the Lead Agency authorizes removal.

SMARA §2773(a). Revegetation performance standards and monitoring.

CCR 3705(m). Success quantified by cover, density and species-richness. Standards proposed in plan. Sample method set forth in plan and sample size provide 80 percent confident level, as minimum.

The following success criteria is proposed for the areas to be revegetated:

Cover:	25% cover per 1 meter x 1 meter plot
Species richness:	2 species from the seed mix per 1 meter x 1 meter plot, or 50% species richness in the event a new seed mix is chosen

Note: Success criteria will be updated, if necessary, in consultation with the Lead Agency following monitoring of the proposed test plot.

CCR §3705(j). If irrigated, demonstrate self-sustaining without for two years minimum.

Revegetation will be reviewed annually by the Lead Agency until reclamation is deemed complete. If irrigated, vegetation will be self-sustaining for two (2) years prior to the release of financial assurances.

Administrative Requirements

SMARA §2772(c)(10). Statement of Reclamation Responsibility.

Please see Appendix C for the Applicant's signed Statement of Responsibility.

SMARA §2773.1. Financial assurances.

Financial assurances (e.g. Surety Bond or equivalent) shall remain in effect for the duration of the mining operation and any additional period until reclamation is complete. Prior to the initiation of mining activities in the Project area, the Applicant will prepare and submit a Financial Assurance Cost Estimate ("FACE") to the Lead Agency. The FACE will serve to establish the appropriate dollar amount for financial assurances. The FACE will be updated annually and submitted to the Lead Agency for review. Financial assurances may be adjusted (up or down as appropriate) based on the updated FACE.

SMARA §2772.1 & §2774. Lead Agency Approvals and Annual inspection.

Upon Plan approval, and subsequent County and regulatory agency approvals for the Project, the conditions of approval and/or mitigation measures pertinent to reclamation of mined lands will be added to this Plan pursuant to PRC §2772.1(b)(7)(B). Appendix J is included as a placeholder for this purpose.

The Operator will submit a Mining Operation Annual Report to DMR and Fresno County. This report will summarize the previous year's production and reclamation activities. SMARA also requires the Lead Agency to conduct an annual inspection of the site to ensure compliance with the approved Plan.

SMARA §2776. All mining operations since 1/1/76 included in reclamation plan.

No pre-1976 mining disturbances are addressed in this Plan.

SMARA §2777. Amended reclamation plans required prior to substantial deviations to approved plans.

Amendments to this Plan may be submitted detailing proposed changes. Substantial deviations from the Plan shall not be undertaken until such amendment has been filed with and approved by the Lead Agency.

PART B: LEAD AGENCY REQUIREMENTS (SMARA §2772(C)(11))

Part B of this Plan addresses specific Lead Agency reclamation requirements, where it is believed those requirements either supplement or amplify the requirements of SMARA as outlined in Part A. This part is not intended to restate or address every Lead Agency code section or policy related to the reclamation of mined lands.

Fresno County recognizes that aggregate is one of the County's most significant extractive resources and plays an important in maintaining the County's overall economy. Fresno County also recognizes the importance of preserving the future availability of its mineral resources and has adopted policies to promote the orderly extraction of mineral resources while minimizing the impact of these activities on surrounding land uses and the natural environment.

For context, surface mining is regulated by Fresno County through two (2) primary documents:

1. **General Plan** – contains language and policy that provides general guidance on how and where mining should occur in the County.
2. **Ordinance Code** – contains regulations which provide details of how mining and reclamation should occur and addresses the impacts of mining to surrounding uses. The Ordinance Code also directs the information needed for mining use permit applications and reclamation plans.

This Part B only addresses requirements that specifically relate to the reclamation of mined lands, and not those requirements associated with regulation of the mining activities, including any associated environmental review or land use approvals.

General Plan

GP Policy OS-C.3. The County shall require that the operation and reclamation of surface mines be consistent with the State Surface Mining and Reclamation Act (SMARA) and special zoning ordinance provisions.

GP Policy OS-C.5. The County shall require reclamation of all surface mines consistent with SMARA and the County's implementing ordinance.

The Reclamation Plan has been developed consistent with SMARA and Fresno County Ordinance Code Section 858 requirements.

Ordinance Code

OC §858.H.1. No extraction of material or overburden shall be permitted within twenty-five (25) feet of any property boundary nor within fifty (50) feet of a boundary contiguous with a public road right-of-way or recorded residential subdivision.

The Project incorporates setbacks of at least fifty (50) feet from neighboring properties for extraction activities (see Sheet 4, Mining Plan).

OC §858.H.2. No stockpiled soil or material shall be placed closer than twenty-five (25) feet from a property boundary.

Topsoil stockpile locations have been identified within the mining boundary for temporary storage prior to use in reclamation (see Sheet 4, Mining Plan). No stockpiled soil or material will be placed closer than twenty-five (25) feet from a property boundary. *Note: The proposed perimeter noise control/screening berms may be located within twenty-five (25) feet of a property boundary; however, they are not considered "stockpiles" and are not subject to this standard.*

OC §858.H.3. No production from an open pit shall create a slope steeper than 2:1 within fifty (50) feet of a property boundary nor steeper than 1½:1 elsewhere on the property, except steeper slopes may be created in the conduct of extraction for limited periods of time prior to grading the slope to its reclamation configuration, and slopes of 1:1 may be maintained five (5) feet below the lowest water table on the property, experienced in the preceding three (3) years.

No mining is proposed within fifty (50) feet of a property boundary or below the water table.

Consistent with this Standard and recommendations provided by the Project's geotechnical engineer, final reclaimed slopes will not exceed 1.5H:1V. The overall final reclaimed slope angle of 1.5H:1V (or flatter) may be achieved through one of the following configurations:

- 1.5H:1V cut slope with no backfill;
- 0.5H:1V cut slope with backfill at 2H:1V to full slope height; or,
- 0.5H:1V cut slope with backfill at 2H:1V to a distance of 50 vertical feet or less from the top of slope.

The slope stability analysis prepared for the project demonstrates that the finished slope angles (in any of the above configurations) have an adequate factor of safety for the open space end use (See Appendix E, Slope Stability Report).

OC §858.H.4. Security fencing four (4) feet in height consisting of not less than three (3) strands of barbed wire, or an approved equivalent, shall be placed along any property line abutting a public right-of-way and around any extraction area where slopes steeper than two (2) feet horizontal to one (1) foot vertical are maintained. Such interior fencing will not be required where exterior fencing surrounds the property.

Perimeter fencing at least four (4) feet in height consisting of not less than three (3) strands of barbed wire (or an approved equivalent) will be installed consistent with this Standard (see Sheet 4, Mine Plan).

OC §858.H.5. Screening of the site shall be achieved by planting trees of a variety approved by the Director along all property lines adjacent to a public road right-of-way or a recorded residential subdivision. Adequate screening can generally be achieved with evergreen trees planted in two (2) staggered rows, with twenty (20) feet between the rows and between the trees in each row. As an alternative, oleanders or shrubs of a similar size and density may be planted in the same pattern at ten (10) foot intervals. The plant species and planting plan and timetable shall be designated in the Mining and Reclamation Plan. All required plants shall be maintained in a good horticultural manner. In areas where it is found that the planting of trees or shrubs will not achieve the desired screening effect due to soil conditions, the Director may approve an alternate method of screening consisting of meandering dirt berms of sufficient height to screen the site. (Amended by Ord. T-252 adopted 12-9-80)

Based on our experience with soils in the vicinity of the Project, Granite would anticipate significant challenge with the establishment and maintenance of evergreen trees and/or varietal shrubs. As an alternative, and consistent with this Standard, visual screening of the site will be achieved through the use of perimeter screening berms (six feet in height), which also serve as noise control berms to limit potential off-site noise impacts (see Sheet 4, Mining Plan).

OC §858.H.6. The first one hundred (100) feet of access road(s) intersecting with a County maintained road shall be surfaced in a manner approved by the Board and shall not exceed a two (2) percent grade and shall have a width of not less than twenty-four (24) feet.

N/A – The Project will utilize internal access roads from the existing Coalinga Facility (see Figure 2, Site Overview Map and Sheet 2, Existing Site Features).

OC §858.H.7. Where an access road intersects a County Maintained road, it shall be improved with a driveway approach constructed to Fresno County Standards.

N/A – See response to OC §858.H.6.

OC §858.H.8. All interior roads within the site shall be maintained so as to control the creation of dust.

The Project will comply with the San Joaquin Valley Air Pollution Control District (“SJVAPCD”) regulations related to fugitive dust. A water truck will be utilized at the site and water will be applied to unpaved portions of internal haul roads and working areas as frequently as necessary to prevent fugitive dust emissions. The number of daily applications of water varies depending on factors such as daily surface disturbance activities, temperature, and wind conditions. Alternately, other methods, such as the application of dust palliatives or gravel, may be applied to the internal haul roads to minimize fugitive dust (see Operational Statement, Question 11).

OC §858.H.9. Traffic control and warning signs shall be installed as required by the Commission at the intersection of all private roads with public roads. The placement, size, and wording of these signs shall be approved by the Director. (Amended by Ord. T-252 adopted 12-9-80)

N/A – See response to OC §858.H.6.

OC §858.H.10. When the plan calls for resoiling, coarse hard mine waste shall be leveled and covered with a layer of finer material or weathered waste. A soil layer shall then be placed on this prepared surface. Surface mine operators who do not salvage soil during the initial operations shall attempt, where feasible, to upgrade remaining materials. The use of soil conditioners, mulches, or imported topsoil shall be considered where revegetation is part of the Mining and Reclamation Plan and where such measures appear necessary. It is not justified; however, to denude adjacent areas of their soil, for any such denuded areas must in turn be reclaimed.

OC §858.H.11. The species selected for revegetation shall be those with good survival characteristics for the topography, resoiling characteristics, and climate of the mined area. The operator shall provide a schedule and methodology for monitoring vegetation and replacing vegetation should the Department determine that replacement is necessary.

OC §858.H.12. Additional vegetative planting may be required in the interest of erosion control.

See Resoiling and Revegetation section in Part A of the Reclamation Plan.

- OC §858.H.13.** Grading and revegetation shall be designed to minimize erosion and to convey surface runoff to natural drainage courses or interior basins designed for water storage. Basins that will store water during periods of surface runoff shall be designed to prevent erosion of spillways when these basins have outlet to lower ground.
- OC §858.H.14.** Stockpiles of overburden and minerals shall be managed to minimize water and wind erosion.
- OC §858.H.15.** Erosion control facilities such as settling basins, ditches, stream bank stabilization, and dikes shall be constructed and maintained where necessary to control erosion.
- OC §858.H.16.** Extraction operations adjacent to any flowing stream shall be separated from the stream by closed dikes. No extractions within the stream will be permitted.
- OC §858.H.17.** All water utilized in the plant operation shall be disposed of behind a closed dike so that it will not cause impairment of water in any stream.
- OC §858.H.18.** Operations shall be conducted to substantially prevent siltation of groundwater recharge areas.
- OC §858.H.19.** Settling ponds or basins shall be constructed to prevent potential sedimentation of streams at operations where they will provide a significant benefit to water quality.

See Hydrology and Water Quality section in Part A of the Reclamation Plan.

- OC §858.H.20.a.** Good operating practices shall at all times be utilized to minimize noise, vibration, dust and unsightliness. In reviewing a proposal the Planning Commission shall consider:

a. The location of the processing plant.

N/A – The Project will utilize the processing plant at the existing Coalinga Facility.

b. The location where unused equipment will be stored.

Designated storage areas for unused equipment are identified on Sheet 2, Existing Site Features, and described in the Operational Statement, Questions 10 and 12.

c. Proposals for the removal of all structures, metallic equipment, debris, or objects upon conclusion of the extraction operations.

See Disposition of Old Equipment section in Part A of the Reclamation Plan.

OC §858.H.21. Operating hours may be limited to designated periods except during periods of public emergency affecting the health and welfare of the community requiring continuous operation.

No change to the existing permitted hours of operation are requested.

OC §858.H.22. Any night lighting established on the property shall be arranged and controlled so as not to illuminate public rights-of-way or adjacent properties.

Consistent with existing practices, portable light towers and permanent light fixtures will be utilized to provide for a safe operating environment. Lighting will be shielded and arranged/controlled so as not to illuminate public rights-of-way or adjacent properties (see Operational Statement, Question 17).

OC §858.H.23. Processing and storage yards shall be centrally located on the site whenever possible. (Added by Ord. 490.189 adopted 10-29-79)

The Project will utilize the processing plant at the existing Coalinga Facility, and will continue to use the existing storage areas shown on Sheet 2, Existing Site Features.

OC §858.H.24. All surface mining operations and reclamation activities shall be conducted consistent with all policies of the Noise Element of the Fresno County General Plan. (Added by Ord. 490.189 adopted 10-29-79)

A site-specific noise study was conducted for the proposed Project and concludes that, with the incorporation of noise control berms along the eastern and southern boundaries, project activities will be compliant with the Noise Element of the Fresno County General Plan (see Appendix H, Noise Study, and Operational Statement, Question 11).

- OC §858.H.25.** The Department shall consider the potentially adverse environmental effects of surface mining operations and will generally require that:
- a. Disturbances of vegetation and overburden in advance of mining activities be minimized.**
 - b. Sufficient topsoil be saved to perform site reclamation in accordance with the Mining and Reclamation Plan.**
 - c. All reasonable and practical measures be taken to protect the habitat of fish and wildlife.**
 - d. Temporary stream or watershed diversion be restored.**
 - e. Permanent piles or dumps of mine waste rock and overburden be stabilized and not restrict the natural drainage without suitable provisions for diversion and toxic materials be removed or confined to control leaching. (Added by Ord. 490.189 adopted 10-29-79)**

See Resoiling and Revegetation, Environmental Setting and Protection of Fish and Wildlife Habitat, and Hydrology and Water Quality sections in Part A of the Reclamation Plan.

- OC §858.H.26.** Reclamation of mined lands shall be implemented in conformance with applicable performance standards as set forth in the State Regulations Sections 3703 et seq. pertaining to the subjects listed below:
- a. Wildlife habitat.**
 - b. Backfilling, regrading, slope stability, and recontouring.**
 - c. Revegetation.**
 - d. Drainage, diversion structures, waterways, and erosion control.**
 - e. Prime and other agricultural land reclamation.**
 - f. Building, structure, and equipment removal.**
 - g. Stream protection including surface and groundwater.**
 - h. Topsoil salvage, maintenance, and redistribution.**
 - i. Tailing and mine waste management.**
 - j. Closure of surface openings.**

The Reclamation Plan has been developed consistent with SMARA statutes and regulations.



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Candice Longnecker on behalf of Granite Construction Company

APPLICATION NOS.: Initial Study Application No. 7029 and Unclassified Conditional Use Permit Application No. 3512

DESCRIPTION: Allow the expansion of an existing aggregate mining operation on a 299.11-acre parcel in the AE-20 (Exclusive Agriculture, 20-acre minimum parcel size) Zone District in the unincorporated area of County of Fresno and on a 202.54-acre parcel in the MBL (Light Manufacturing/Business) Zone District in the City of Coalinga.

LOCATION: The project site is located on the north side of Cambridge Avenue, between Monterey Avenue and State Route 198/33, adjacent to and within the city limits of the City of Coalinga (SUP. DIST. 4) (APN 070-060-86S and 89S) (38940 Route 33, Coalinga).

PROJECT DESCRIPTION DETAILS

Existing Site Conditions and Surrounding Uses

The Project is in western Fresno County and encompasses a portion of Section 29, Township 20 South, Range 15 East, Mount Diablo Base and Meridian. More specifically, the Project is located south of the Applicant's existing Coalinga Facility, north of Cambridge Avenue, West of State Route 198/33, and east of Monterey Avenue. The Project area encompasses 368± acres of a larger 502± acre property bearing Assessor Parcel Numbers 070-06-86S and 070-06-89S. Mining is proposed on 338± acres of the Project area with the remainder (30± acres) in ancillary use and setback areas. Primary access to the Project area will occur via internal access roads from the existing Coalinga Facility (which itself is accessed via an existing encroachment from State Route 198/33)

Predominant land uses in the vicinity of the Project are as follows:

- North: Resource extraction/industrial
- South: The City of Coalinga's recreational park, with scattered commercial, residential, and school facilities bordering Cambridge Avenue farther south
- East: State Route 198/33, with agriculture and residential uses farther east
- West: Monterey Avenue, with undeveloped land and oil fields farther west

Site zoning is AE-20 (Exclusive Agricultural) for APN 070-060-86S (Fresno County), and a combination of Light Manufacturing/Business and Service Commercial for APN 070-060-89S (City of Coalinga). The General Plan Land Use Designation is Agriculture for APN 070-060-86S (Fresno County), and a combination of Commercial Service and Manufacturing/Business with a Resource Extraction Overlay for APN 070-060-89S (City of Coalinga).

General Environmental Setting

The Project area has been disturbed with widespread evidence of historical activity (rangeland and oil exploration) and off-road vehicle use. Vegetation cover ranges from very sparse and almost nonexistent to small, dense patches of ruderal (weedy) species such as Russian thistle (*Salsola tragus*), wormwood (*Artemisia sp.*) bromes (*Bromus spp.*) and oats (*Avena sp.*). The most prominent drainage feature in the vicinity of the Project is Los Gatos Creek, which flows in a southeasterly direction through the site. The Creek flows west of the existing Coalinga Facility and bisects the Project area. Aside from Los Gatos Creek, no evidence of wetlands or other aquatic features exist within the Project area.

The Natural Resources Conservation Service has mapped the following soil units on the Project site:

- Pits, gravel;
- Yribarren clay loam, 0 to 2 percent slopes;
- Excelsior sandy loam, sandy substratum, 0 to 2 percent slopes;
- Cerini sandy loam, 0 to 2 percent slopes;
- Carranza gravelly sandy loam, 2 to 8 percent slopes; and,
- Excelsior, sandy substratum - westhaven association, flooded, 0 to 2 percent slopes.

Other than the transmission line that runs adjacent to Monterey Avenue on the western boundary of the Project site, as well as abandoned oil and gas wells from the former Chevron operation and utilities associated with the existing Coalinga Facility and surrounding developments, no other notable utilities are present in the vicinity of the Project. There are no railroads on or adjacent to the lands to be reclaimed.

Project Components

The Project's primary purpose is a change (expansion) to the geographic area allowed for mining and reclamation at the Project site. More specifically, the proposed Project includes: (1) a modification to existing UCUP No. 915 to include a new extraction area that lies west of Los Gatos Creek on APN 070-060-86S in the County of Fresno; (2) a new CUP from the City of Coalinga for extraction on the portion of APN 070-060-89S that lies within the City of Coalinga jurisdictional city limits, and (3) a modification to existing Reclamation Plan 915 to include the Project areas on APN 070-060-86S and APN 070-060-89S.

The Project would not modify the current productions levels, materials to be mined, or mining methods, and the overall production and processing activities would be consistent with existing conditions.

Summary of Project Mining and Reclamation Activities

A description of mining and reclamation activities that would occur under the proposed Project is included within the Project Applicant's submitted materials, including the Operational Statement and Reclamation Plan. The information provided by the Applicant was used to prepare the descriptions of proposed mining activities presented below unless otherwise noted.

Mining Methods

Mining operations will be performed in a manner consistent with current practices at the existing Coalinga Facility, and will be initiated by the removal of vegetation, topsoil/growth media, and overburden materials which lie above marketable sand and gravel deposits. The overlying materials will be removed using scrapers aided by a motor grader and a bulldozer, as needed. After overlying materials are removed, marketable sand and gravel will be excavated using a combination of scrapers, front-end loaders, hydraulic excavators, bulldozers, and other support equipment.

The maximum anticipated depth of excavation is two hundred (200) feet below ground surface (bgs) to elevation 484 above mean sea level (AMSL). The Project does not involve in-stream mining and includes setbacks from the 100-year floodplain to the mining boundary. No mining is proposed within fifty (50) feet of a property boundary or below the water table. Final reclaimed slopes will not exceed 1.5H:1V. Following excavation, sand and gravel will be transported via conveyor and/or internal haul roads to the existing Coalinga Facility where it will be processed and/or sold for use in construction materials. An elevated crossing will be utilized to facilitate the transport of materials from the mining area west of Los Gatos Creek to the existing processing plant.

Phasing

Mining is anticipated to progress in a phased manner to allow for concurrent reclamation (to the extent practicable). Mining will produce an anticipated 82 million tons of sand and gravel over the life of the Project. Total life of the Project is proposed by the Applicant at fifty-five (55) years for mining operations, with an additional five (5) years to complete reclamation activities, for a total Project life of sixty (60) years. Based on current mine planning, the Applicant anticipates depleting its reserves at the existing Coalinga Facility prior to moving into the Project area. Until that time, ancillary surface mining activities will take place in the Project area (e.g., stockpile management, fence installation, property maintenance, etc.). The Project does not propose concurrent mining (aggregate extraction) at the existing Coalinga Facility and Project area. An estimated time schedule for reclamation of the areas disturbed by mining activities is provided in Table 1, below.

TABLE 1
ESTIMATED PROJECT PHASING

Phase	Est. Acres	Est. Tons (millions)	Est. Years to Completion
Phase 1	78	19	13
Phase 2	79	22	15
Phase 3	74	20	13
Phase 4	46	6	4
Phase 5	69	9	6
Phase 6	22	6	4
Total	368	82	55

Notes:

1. *The estimated Project phasing is provided only as a guideline. Actual phasing depths, boundaries, quantities, and timelines may be affected by unforeseen changes in geology and market conditions.*
2. *Estimated years to completion calculated using a historical average production rate (baseline) of 1.5 million tons/year.*

Reclamation Measures

- Prior to the stripping of overburden, approximately six-to-twelve inches of topsoil/growth media will be excavated in a separate lift and stockpiled/segregated (with signage as needed) for use in reclamation.
- Final reclamation slope angles have been designed with adequate factors of safety for the open space end use.
- During reclamation, stockpiled topsoil/growth media will be redistributed in preparation for revegetation.
- Revegetation areas will be ripped, disced and/or scarified as needed to establish a suitable root zone in preparation for plantings.
- Any incidental refuse or garbage will be hauled off-site and disposed of in accordance with state and local standards.
- Facilities, structures, and equipment associated with mining and processing will be removed from the site following final reclamation except for property line fencing, perimeter berms, and perimeter access roads.
- Except for the cut slopes, screening berms, and perimeter access roads, disturbed surfaces will be revegetated with a native seed mix recommended for the site.

Revegetation of Disturbed Areas

Existing vegetation cover at the Project site ranges from very sparse and almost nonexistent to small, dense patches of ruderal (weedy) species. As part of reclamation, the Project site will be returned to open space through revegetation with the native seed mix shown in Table 2.

TABLE 2
REVEGETATION SEED MIX

Common Name	Plant Species	Application Rate (lbs. (PLS)/acre)
Cattle spinach	<i>Atriplex polycarpa</i>	4
California buckwheat	<i>Eriogonum fasciculatum</i> var. <i>polifolium</i>	3
Small fescue	<i>Festuca microstachys</i>	6
Desert plantain	<i>Plantago ovata</i>	4

Note:

Modifications to this seed mix may be appropriate based on availability from suppliers, cost, and species determined most suitable at the time planting occurs. Ideally, revegetation will occur in the summer to early fall.

The following success criteria is proposed for the areas to be revegetated:

Cover: 25% cover per 1-meter x 1-meter plot
 Species richness: 3 species from the seed mix per 1-meter x 1-meter plot, or 60% species richness in the event a new seed mix is chosen

Annual monitoring will be performed until the revegetation meets the success criteria,

Proposed End Use Following Mining

The proposed end use for the site following reclamation will be open space, consistent with the current condition of the property and existing reclamation plan for the adjacent Coalinga Facility.

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project area has been disturbed with evidence of historical surface mining activity, oil exploration, and off-road vehicle use. Vegetation cover ranges from very sparse and almost nonexistent to small, dense patches of ruderal (weedy) species. A portion of the Project area includes existing permitted mining pits, and the entire Project area is designated by the City of Coalinga for resource extraction (mining). Los Gatos Creek bisects the project site from the northwest to the southeast, with seasonal water flow. A portion of the project area includes existing permitted Granite Construction Company mining pits. The Coalinga General Plan Land Use Element designates the site for

Manufacturing and Business with a Resource Extraction Overlay. The County-adopted Coalinga Community Plan designates the area as Agriculture.

Surrounding land uses include Granite Construction Company's existing surface mining facility to the north, undeveloped land, oil fields, and industrial uses to the west, and commercial, recreational, educational, and residential uses to the east and south, within the City of Coalinga. The closest residences are greater than 1,000 feet to the south and east of the project area and are separated from the mining activity by Route 198/33 and Cambridge Avenue.

The site does not have any historic buildings, rock outcroppings or trees designated for removal. In addition, the Project site is not within view of a scenic vista, or state or locally designated scenic highway. Therefore, the proposed Project would have a less than significant impact on scenic vistas or scenic resources.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is directly north of single-family residential neighborhoods and schools and west of single-family residential neighborhoods and agricultural operations. Los Gatos Creek transverses the site, in a southeasterly flow. The Project does not involve in-stream mining and includes setbacks from the 100-year floodplain to the mining boundary. In each phase, overburden material will be used to build earthen screening berms around most of the Project boundary. Once the proposed berm is built in each phase, the below-grade excavation will not be visible at eye-level from the surrounding areas. Therefore, a less than significant impact to the existing visual character or quality of the site and surrounding area would occur.

- D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Consistent with existing practices, portable light towers and permanent light fixtures will be utilized to provide for a safe operating environment. Lighting will be shielded and arranged/controlled so as not to illuminate public rights-of-way or adjacent properties. In addition, the nearest residences are located greater than 1,000 feet from the project area and are separated by Route 198/33 and Cambridge Avenue. Therefore, the proposed Project would have a less than significant impact with the following Mitigation Measure.

* **Mitigation Measure(s)**

1. *All outdoor lighting shall be hooded and directed as not to shine towards adjacent properties and public streets.*

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site has land classifications of Grazing Land, Farmland of Local Importance, and Vacant or Disturbed Land (Fresno County Important Farmland Map 2016) and does not have Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The site is not under a Williamson Act contract.

Although the site is designated Agriculture in the County-adopted Coalinga Community Plan, the area has been historically used for oil extraction and a small airport but is currently open space. The site has been used for surface mining operations under CUP 915 for more than forty (40) years. The rest of the Project area has been historically used for oil extraction and an air landing strip but is currently open space. Because the project would not convert actively farmed land to non-agricultural uses, a less than significant impact would occur.

- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: LESS THAN SIGNIFICANT IMPACT:

A portion of the project site is zoned Exclusive Agriculture (AE) by the County of Fresno. Surface mining is an allowed use in the AE Zone District with an Unclassified Conditional Use Permit per the County's surface mining ordinance, and mineral production has occurred on a part of the Project area under an approved use permit for more than forty (40) years. The Project site does not have prime or unique farmlands, is not under a Williamson Act contract, and is not currently used or intended to be used for agricultural purposes.

The portion of the Project within the City of Coalinga is zoned for Light Manufacturing/Business and Recreation. The project site does not have prime or unique farmlands, is not under a Williamson Act contract, and is not currently used for agricultural purposes. The Project would not conflict with existing zoning for agricultural use or a Williamson Act contract.

- C. Conflict with existing zoning for forest land, timberland, or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The Project site is not identified as forest land (as defined in Public Resources Code section 12220[g]) or timberland (as defined by Public Resources Code section 4526) and is not zoned Timberland Production (as defined by Government Code section 51104[g]). Therefore, the proposed Project would not result in the conversion of forest land and would not conflict with forest land, timberland, or Timberland Production zoning, and no impact would occur.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Approximately half of the project site is designated Agriculture in the County-adopted Coalinga Community Plan and the portion of the project site within the City of Coalinga is designated Manufacturing/Business with a Resource Extraction Overlay. Neither area has prime farmland, unique farmland, or farmland of statewide importance, and is not under a Williamson Act contract. The Project area has been historically used for oil extraction and a small airport and is not currently improved or farmed. As such, no currently farmed agricultural land would be converted to non-agricultural uses because of the proposed Project.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Air Quality Analysis and Health Risk Assessment prepared for this Project was reviewed by the San Joaquin Valley Air Pollution Control District, who had recommendations for further analysis, which was completed by the Applicant to the satisfaction of the District.

The proposed Project would not modify the current production levels, hours of operation, materials to be mined, equipment types, or mining methods. Further, the Project will continue to comply with the San Joaquin Valley Air Pollution Control District ("SJVAPCD") regulations related to fugitive dust, and will incorporate applicable control measures outlined within SJVAPCD's Rules related to control of fugitive dust during excavation and earthmoving activities (Regulation VIII); thus, any potential fugitive emissions would be reduced to less than significant levels in accordance with SJVAPCD CEQA guidance.

Given that the Project will not result in aggregate production above the existing production level at the adjacent site, the Project will not result in any new or increased air emissions. Accordingly, the Project would not conflict with or obstruct implementation of an applicable air quality plan, violate any air quality standard, contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase of any criteria pollutant, and there would be a less than significant impact in these areas.

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

As discussed above, the proposed Project would not modify the current production levels, hours of operation, materials to be mined, equipment types, or mining methods used at the adjacent facility. However, the geographic area of mining and reclamation activities would be expanded, and activities would shift closer to receptors located to the south and east of the Project area.

Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Sensitive receptors are facilities where sensitive receptor population groups (i.e., children, the elderly, the ill, etc.) are likely to be found. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics.

The proposed Project would not introduce new sensitive receptors to the area. Accordingly, the proposed Project would not be considered a sensitive receptor. The nearest sensitive receptors to the Project site are the Coalinga Middle School, which is located greater than 1,000 feet from the Project area, and is separated by Cambridge

Avenue, and an existing residence, which is located on the opposite side of State Route 33 and over 1,000 feet from the Project area. The Project will involve diesel-fueled mobile equipment such as scrapers, bulldozers, and other off-road equipment. The combustion of diesel and the resulting diesel exhaust has been identified by the State of California as a known carcinogen (Cal/EPA 2008). Diesel exhaust is a complex mixture of hundreds of compounds, which under regulatory guidelines (Cal/EPA 2005) can be characterized by a single toxic air contaminant referred to as diesel particulate matter ("DPM"). In addition, the Project will involve the generation of fugitive dust from mining, handling and transport activities.

During application development, the Applicant retained a third-party air quality consultant (Air Permitting Specialists) to determine if toxic air contaminants from the Project are likely to cause a significant public health risk as defined by State and local criteria.

The results of the July 2015, January 2016, and June 2017 (revised) Health Risk Analysis reveal that the cancer risk associated with the Project would be 12.9 in a million, which is below the SJVAPCD significance threshold of 20 in a million, and below the chronic and acute hazard indices of 1.0, for all nearby receptors (including sensitive receptors). Therefore, exposure of sensitive receptors to substantial pollutant concentrations would not occur and a less than significant impact would result. According to the Fresno County Public Health Department, Coccidioidomycosis, also known as Valley Fever, is disease caused by a fungus called *Coccidioides immitis* and *Coccidioides posadasii* carried in the environment. When the fungi are carried in the wind as spores, they can become inhaled, causing Valley Fever. Fresno County's geographical area is known to contain *Coccidioides immitis* in its soil, and the area around Coalinga is identified as an area of elevated Valley Fever activity.

Proposed Project activities could increase potential exposure to Coccidioidomycosis for onsite workers, nearby residents and visitors. No significance threshold has been adopted for Coccidioidomycosis. The project will comply with local and State regulations that will minimize the potential for impacts from Coccidioidomycosis by reducing fugitive dust emissions and providing training and personal protection for onsite workers to reduce potential exposure to *Coccidioides* spores.

More specifically, the Project will comply with regulations related to fugitive dust and will incorporate applicable control measures outlined within SJVAPCD's Rules related to control of fugitive dust during excavation and earthmoving activities (Regulation VIII). Regulation VIII contains a series of prescriptive requirements to ensure that fugitive dust is controlled and minimized. These measures include:

Table 8021-1 – CONTROL MEASURE OPTIONS FOR CONSTRUCTION, EXCAVATION, EXTRACTION, AND OTHER EARTHMOVING ACTIVITIES	
A.	PRE-ACTIVITY: A1 Pre-water site sufficient to limit VDE to 20% opacity; and A2 Phase work to reduce the amount of disturbed surface area at any one time.
B.	DURING ACTIVE OPERATIONS: B1 Apply water or chemical/organic stabilizers/suppressants sufficient to limit VDE to 20% opacity; or B2 Construct and maintain wind barriers sufficient to limit VDE to 20% opacity. If utilizing wind barriers, control measure B1 above shall also be implemented. B3 Apply water or chemical/organic stabilizers/suppressants to unpaved haul/access roads and unpaved vehicle/equipment traffic areas sufficient to limit VDE to 20% opacity and meet the conditions of a stabilized unpaved road surface.
C.	TEMPORARY STABILIZATION DURING PERIODS OF INACTIVITY: C1 Restrict vehicular access to the area; and C2 Apply water or chemical/organic stabilizers/suppressants, sufficient to comply with the conditions of a stabilized surface. If an area having 0.5 acres or more of disturbed surface area remains unused for seven or more days, the area must comply with the conditions for a stabilized surface area as defined in section 3.58 of Rule 8011.

In addition to the dust control measures prescribed by the SJVAPCD, the Project will comply with AB 203, which modified Section 6709 of the Labor Code to require construction employers in counties where Valley Fever is highly endemic to provide effective awareness training on Valley Fever to all employees annually and before an employee begins work. Per AB 203 requirements, the training must include the following topics:

- (1) What Valley Fever is and how it is contracted.
- (2) High risk areas and types of work and environmental conditions during which the risk of contracting Valley Fever is highest.
- (3) Personal risk factors that may create a higher risk for some individuals, including pregnancy, diabetes, having a compromised immune system due to causes including, but not limited to, human immunodeficiency virus (HIV) or acquired immunodeficiency syndrome (AIDS), having received an organ transplant, or taking immunosuppressant drugs such as corticosteroids or tumor necrosis factor inhibitors.
- (4) Personal and environmental exposure prevention methods that may include, but are not limited to, water-based dust suppression, good hygiene when skin and clothing is soiled by dust, limiting contamination of drinks and food, working upwind from dusty areas when feasible, wet cleaning dusty equipment when feasible, and wearing a respirator when exposure to dust cannot be avoided.
- (5) The importance of early detection, diagnosis, and treatment to help prevent the disease from progressing. Early diagnosis and treatment are important because the effectiveness of medication is greatest in early stages of the disease.
- (6) Recognizing common signs and symptoms of Valley Fever, which include fatigue, cough, fever, shortness of breath, headache, muscle aches or joint pain, rash on upper body or legs, and symptoms similar to influenza that linger longer than usual.
- (7) The importance of reporting symptoms to the employer and seeking medical attention from a physician and surgeon for appropriate diagnosis and treatment.
- (8) Common treatment and prognosis for Valley Fever.

Given that the nearest sensitive receptors to the Project site are located greater than 1,000 feet from the Project area, and with implementation of the SJVAPCD dust control

measures and AB 203 requirements, the Project's potential impacts from Coccidioidmycosis will be less than significant.

- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, quantitative methodologies to determine the presence of a significant odor impact do not exist. According to the California Air Resources Board Handbook, some of the most common sources of odor complaints received by local air districts are sewage treatment plants, landfills, recycling facilities, waste transfer stations, petroleum refineries, biomass operations, autobody shops, coating operations, fiberglass manufacturing, foundries, rendering plants, and livestock operations. The proposed Project does not involve any of these uses.

The proposed Project would not change the current production levels, hours of operation, materials to be mined, equipment types, or mining methods occurring at the adjacent permitted facility. In addition, odors dissipate with distance and the nearest sensitive receptor is located greater than 1,000 feet from the Project area. Further, the nearest receptor to the site will be separated from the proposed Project area by perimeter berms, fencing, and either State Route 33 or Cambridge Avenue.

SJVAPCD regulates objectionable odors on a complaint basis. If complaints are received, the SJVAPCD investigates the complaint and determines a solution for the source of the complaint, which could include operational modifications. Although not anticipated, if odor complaints are made, the operator and/or the SJVAPCD would ensure that such odors are addressed, and any potential odor effects reduced to less than significant. Overall, the proposed Project would not create objectionable odors, nor would the Project site be affected by any existing sources of substantial objectionable odors, and there will be a less-than-significant impact related to objectionable odors.

IV. BIOLOGICAL RESOURCES

Would the project:

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The Project area is disturbed with evidence of historical industrial activity and off-road vehicle use. Vegetation cover ranges from very sparse and almost nonexistent to small, dense patches of ruderal (weedy) species such as Russian thistle (*Salsola tragus*),

wormwood (*Artemisia sp.*) bromes (*Bromus spp.*) and oats (*Avena sp.*). Aside from Los Gatos Creek, no evidence of wetlands or other aquatic features exist within the Project area.

The portions of the Project site not previously disturbed by mining activities are made up of primarily ruderal vegetation. Due to the disturbed nature of the area and lack of essential habitat, the likelihood for any special-status species to currently exist on-site is low. Similarly, due to the disturbed nature of the Project site, any potential resident or migratory wildlife corridors, or wildlife nursery sites on the Project site are limited to Los Gatos Creek. The entire Creek and most of its floodplain area would be avoided by the proposed Project activities with a fifty (50)-foot setback for new mining areas. Additionally, the use of heavy equipment and mining activities on the Project site could discourage most wildlife species from living on the Project site

The Applicant retained a third-party biological consultant (TRC) to conduct a preliminary assessment of the potential occurrence of special-status species and sensitive habitats for the Project area in late 2014. TRC conducted a record search of the California Natural Diversity Database (CNDDDB) to list all documented sightings of special-status species within the vicinity of the site. In addition, TRC performed a reconnaissance-level biological resources survey on the Project site. The biological assessment concluded that due to the disturbed nature of the Project area and lack of suitable habitats, most of the species with CNDDDB occurrence records within 3 miles of the Project area are unlikely to occur on the property. Further, no special-status species were observed during the field survey.

Although the likelihood for any candidate, sensitive, or special status species to exist on-site is low, and none were observed on the Project site during the survey, it is recommended that prior to construction pre-construction surveys be completed to determine whether nesting birds (e.g., burrowing owl and Swainson's hawk), kit fox, and blunt-nosed leopard lizard may be present within the vicinity of the Project. The following Mitigation Measures are recommended to reduce potentially significant impacts to less than significant.

* **Mitigation Measure(s)**

2. *Nesting Bird Preconstruction Surveys*

If construction or ground disturbance activities are initiated during the nesting season (typically February 1st to August 31st), a qualified biologist shall conduct a pre-construction survey of the construction areas and the immediate vicinity (0.25 mile radius for Swainson's hawk) for active nests/burrows within 30 days of initiation of Project activities.

3. *Nesting Bird Avoidance*

If active nests/burrows are observed during pre-construction surveys conducted pursuant to Mitigation Measure No. 1 above, impacts to nests/burrows shall be avoided by establishing a 300-foot construction-free buffer around the nest/burrow

until the nest/burrow becomes inactive as determined by a qualified biologist. If an active Swainson's hawk nest is identified, a 750-foot buffer shall be established. With prior approval of the California Department of Fish & Wildlife, work may occur within the buffer zone(s).

4. Kit Fox Preconstruction Surveys

Preconstruction/pre-activity surveys for kit fox dens shall be conducted by a qualified biologist no less than 14 days and no more than 30 days prior to the beginning of construction or ground disturbance activities within a new phase boundary.

5. Kit Fox Avoidance

If a kit fox den is identified in the Project area, exclusion zones shall be placed in accordance with USFWS recommendations, as follows:

- Potential Den: 50-foot radius*
- Known Den: 100-foot radius*
- Natal/Pupping Den: (Occupied and Unoccupied) Contact USFWS for guidance*
- Atypical Den: 50-foot radius*

Work shall not occur within the exclusion zone(s) until approved by USFWS. If a natal/pupping den is discovered within the Project area, the USFWS shall be immediately notified and under no circumstances should the den be disturbed or destroyed without prior authorization.

6. Blunt-Nosed Leopard Lizard Preconstruction Surveys

The blunt-nosed leopard lizard (BNLL) is listed as federally and state endangered and is a state fully-protected species. Since CDFW is not able to issue any form of "take" permit for the blunt-nosed leopard lizard due to its status as a fully-protected animal under the California Fish and Game Code §5050, detection of species presence on a Project site is crucial.

Protocol surveys for blunt-nose leopard lizard shall be conducted by a qualified biologist in the Project area no more than one (1) year prior to the initiation of ground disturbance activities. The biologist(s) shall identify and clearly mark the location of areas where any BNLL were observed. A 50 ft. buffer will be established around all sightings with highly visible markers.

BNLL protocol surveys will be used to help determine the presence/absence of San Joaquin kit fox and burrowing owl, and the suitability of the site to support these species well before project-related disturbance activities.

7. Blunt-Nosed Leopard Lizard Avoidance

If the presence of a blunt-nosed leopard lizard is detected, 50-ft buffer zones shall be established from any observed blunt-nosed leopard lizard location. The buffer

zones shall be demarcated by construction fencing (or similar) to ensure that construction crews do not enter the avoidance zone. CDFW and USFWS shall be notified immediately in the event of a detection of the species, and work shall not occur within the buffer zone until approved by both agencies and any other Mitigation Measures recommended by the agencies have been fully implemented.

- 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 U.S. Fish and Wildlife Service; or
- C. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The 46.08-acre Riverine habitat (Los Gatos Creek) running through the project site is classified as a R4SBA. System Riverine (R): The Riverine system includes all wetlands and deep-water habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously has moving water, or which forms a connecting link between two bodies of standing water. Subsystem Intermittent (4): This Subsystem includes channels that have flowing water only part of the year. When the water is not flowing, it may remain in isolated pools or surface water may be absent. Class Streambed (SB): Includes all wetlands contained within the Intermittent Subsystem of the Riverine System and all channels of the Estuarine System or of the Tidal Subsystem of the Riverine System that are completely dewatered at low tide. Water Regime Temporary Flooded (A): Surface water is present for brief periods (from a few days to a few weeks) during the growing season, but the water table usually lies well below the ground surface for most of the season.

The Project does not involve in-stream mining and includes setbacks from the 100-year floodplain to the mining boundary. Transport of sand and gravel from the west side of Los Gatos Creek (Phase 4 and Phase 5) to the east side of Los Gatos Creek will occur via an elevated electrical-powered conveyor system. The elevated conveyor system will consist of a belt conveyor on a steel truss frame supported by two 4-foot diameter columns in the floodplain (but outside of the Creek channel) and two 4-foot diameter columns outside of the floodplain. The conveyor system will be situated above the 100-year flood elevation, which is 710.17 feet ASL. The belt conveyor will be equipped with water spray nozzles to minimize dust. Conveyor wiper blades will be used to prevent material build-up on the belt and the steel truss frame will be equipped with a spill pan, which will catch any water drips or side-cast sand and gravel and prevent sedimentation in Los Gatos Creek.

The elevated conveyor crossing will be installed in the non-rainy season and will not involve removal of riparian species, or removal, filling, or hydrological interruption of Los

Gatos Creek. Proper permits will be obtained, as necessary, prior to installation of the crossing.

* **Mitigation Measure(s)**

8. *Prior to installation of the crossing over Los Gatos Creek, all necessary permits shall be obtained for conducting work in and adjacent to jurisdictional waters, and may include an Army Corps of Engineers Section 404 permit, Regional Water Quality Control Board Section 401 Water Quality Certification, and California Department of Fish and Wildlife (CDFW) (Section 1602 Streambed Alteration Agreement).*
9. *If an elevated conveyor system is utilized spanning Los Gatos Creek, a containment system shall be designed and installed to catch and collect side-cast sands and gravels to prevent inadvertent fill of the jurisdictional waters. The containment system shall be regularly maintained as part of normal operations during the life of the Project.*
10. *Installation of the elevated conveyor system and associated infrastructure in the floodplain shall occur between April 1 – October 31 when flowing water is absent from the stream or at a minimum flow.*

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Due to the disturbed nature of the Project site, potential native resident or migratory fish or wildlife species, native resident or migratory wildlife corridors, or native wildlife nursery sites on the Project site are limited to the area Los Gatos Creek. The entire creek and most of its floodplain area would be avoided by the proposed Project activities with a fifty (50)-foot setback for new mining areas. With adherence to the mitigation measures identified in Section IV. A. and C., the impact to native resident or migratory fish or wildlife species and native resident or migratory wildlife corridors or native wildlife nursery sites will be less than significant.

See discussion and Mitigation Measures 2-10 in Section IV. A. and C.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- 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?

FINDING: NO IMPACT:

The project site does not fall within the jurisdiction of any adopted habitat conservation plans or natural community conservation plans, nor would it affect the implementation of any such plans that may be in effect beyond the boundaries of the project site. Therefore, no impact will result to an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

During application development, the Applicant retained a third-party cultural resources consultant (Tom Origer & Associates) to assess the likelihood of the proposed Project to impact cultural resources at the site. Tom Origer & Associates completed a search of the archaeological base maps, site records, and survey reports on file at the Southern San Joaquin Valley Information Center (SSJVIC), California State University, Bakersfield.

In addition, Origer reviewed documents and maps pertinent to the Project and attempted contact with the Native American Heritage Commission and local tribal organizations. This record search included review and analysis of various environmental and cultural factors, including soil surveys, geological data, and the locations of known archaeological sites. Previous studies of the project area have revealed multiple historical resources on the surface. Origer concluded the soils and geology of the project area, being recent alluvium, suggest the possibility of buried archeological resources is moderate to high and that there is a 5% to 20% potential for discovering such resources on areas of the site not previously mined. Origer recommended that if archaeological materials are discovered, work should halt at the place of discovery until a professional archeologist can evaluate the find.

No historic properties (i.e., cultural resources eligible for inclusion on the CRHR) were identified within the area of disturbance on the project site. If buried archaeological deposits are encountered during Project-related activities, work in the immediate vicinity of the discovery must cease until the finds can be evaluated by a professional archaeologist. With implementation of the following mitigation measure, the project will have a less than significant impact on cultural resources.

* **Mitigation Measure(s)**

- 11. *If cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. A professional archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further*

disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.

- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The survey did not reveal any recorded cultural resources on or within a one-mile radius of the project site. No archaeological deposits or isolated finds were identified during the cultural resources survey. Nonetheless, because buried cultural resources that may be unique or otherwise significant may be uncovered during the mining process, the following Mitigation Measure shall be followed.

* **Mitigation Measure(s)**

12. In the event archaeological materials are encountered during grading or construction, the operator shall cease all ground-disturbing activities within 50 feet of the find. A professional archaeologist shall evaluate the significance of the resources and recommend appropriate treatment measures. Per CEQA Guidelines §15126.4(b)(3)(A). Consistent with CEQA Guidelines §15126.4(b)(3)(C), if it is demonstrated that resources cannot be avoided, the professional archaeologist shall develop additional treatment measures in consultation with the County, which may include data recovery or other appropriate measures.

- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Although no human remains were identified in the records search for the project site, the possibility that remains could be found nonetheless exists. Accordingly, the following Mitigation Measure shall be followed.

* **Mitigation Measure(s)**

See Mitigation Measure 11, Section V. A.

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation; or

B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Project involves mining with mobile off-road equipment and the transport of materials via an electric conveyor to an existing permitted processing plant. Energy use will consist of fuel consumption in mobile equipment and electrical power for the conveyor system. The intensity of operations (mining and transport) and associated energy use will be consistent with existing conditions, as no production increase is being requested. In addition, the Project implements energy reduction measures through company policy related to equipment management. This includes: limiting idling of on-highway and off-highway equipment to no more than five (5) minutes, except under certain safety-related conditions; properly servicing and maintaining equipment in accordance with manufacturer's recommendations; and compliance with the California Air Resources Board In-Use Off-Road Diesel-Fueled Fleets Regulation, which includes compliance with progressive fleet emission reduction and efficiency requirements.

The EPA regulates non-road diesel engines. EPA has no formal fuel economy standards for non-road (e.g., construction) diesel engines but does regulate diesel emissions, which indirectly affect fuel economy. In 2004, EPA issued the Clean Air Non-Road Diesel Rule. This rule, which took effect in 2008 and was fully phased in by 2014, will cut emissions from non-road diesel engines by more than 90 percent. These emission standards are intended to promote advanced clean technologies for non-road diesel engines that improve fuel combustion, but they also result in slight decreases in fuel economy.

The Project's Operational Statement limits idling of equipment and vehicles on-site, further, the project's compliance with SJVAPCD's Rule 9510 Indirect Source Review would reduce fuel usage through the implementation of cleaner off-road construction equipment to meet the required emission reductions pursuant to regulatory requirements. The Project will also utilize Tier 4 final engines or better.

Operational activities associated with the proposed project would result in the consumption of petroleum-based fuels. There are no unusual project characteristics that would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in other parts of the state. Therefore, it is expected that construction fuel consumption associated with the proposed project would not be any more inefficient, wasteful, or unnecessary than at other construction sites in the region.

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. 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?
2. Strong seismic ground shaking?
3. Seismic-related ground failure, including liquefaction?
4. Landslides?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the California Department of Conservation, the project site is not located in an Alquist-Priolo earthquake fault zone. However, the facility is in an area with a moderate to high seismic hazard potential, with the Alcalde Hills fault zone 4.75 miles to the northwest. Earthquake hazard maps provided by the California Geologic Society indicate that the design peak horizontal ground acceleration in bedrock is between 0.30g and 0.40g for an earthquake event associated with a 10 percent probability of exceedance in a 50-year period. This design earthquake event has a mean return period of 475 years.

Within the project area, the applicant will continue to use existing structures. No other buildings are anticipated, but the operator may utilize Conex boxes (or similar) for miscellaneous on-site storage (e.g., parts, materials). Any new structures will be required to conform to the latest Building Code for structural standards regarding earthquake hazards. As such, the proposed Project would result in a less than significant exposure of people or structures to potential substantial adverse effects from seismic activity beyond what is currently existing on the project site.

Liquefaction is a process in which strong ground shaking causes saturated soils to lose their strength and behave as a fluid. Ground failure associated with liquefaction can result in lateral spreading and slope failure. Three geologic conditions must be simultaneously present for liquefaction to occur: shallow groundwater (less than fifty feet deep), unconsolidated sandy soils, and strong ground shaking.

At the project site, groundwater occurs at depths of at least 300 feet or greater below the ground surface and within soils that are dominated by gravel and coarse sands. Based on the site-specific soil and groundwater conditions, the potential for liquefaction in the native soils at the Project Site is low.

The risk of landslide for flatlands, valley bottoms, and areas of minimal topographic relief is defined in the Five County Seismic Safety Element, as low risk. Further, ground acceleration was considered in the site-specific slope stability evaluation, which concluded that the factors of safety for the proposed slopes are acceptable. As such, there will be a less than significant risk of loss, injury, or death due to area geology and project operations.

B. Result in substantial soil erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Surface runoff is not anticipated as the Project involves mining below grade with perimeter control berms surrounding most of the excavation area. During initial surface disturbance activities, direct precipitation and drainage will be controlled through a combination of berms, silt fences, revegetation, hay bales and other erosion control measures, as needed, to ensure that land and water resources are protected from erosion, gulying, sedimentation, and potential contamination. Slopes will be vegetated with specified seed mixes once final reclamation grades are achieved. Upon completion of mining operations, the site will be graded to minimize erosion, revegetated, and left in an open space condition. Direct precipitation may temporarily collect in the pit-bottom before it evaporates, infiltrates, or is used on-site.

Soils will only be removed as necessary to access new mining areas and will be used for reclamation as soon as it can be accommodated by the mining schedule. Where possible, soils being removed will be directly placed for reclamation. Where salvaged topsoil/growth media cannot be used immediately, and where distinct soil horizons are present, topsoil and other growth media will be stockpiled separately and will not be disturbed until needed for reclamation. Stockpiles will be seeded with an appropriate seed mixture as needed to prevent water and wind erosion and to discourage weed growth. During reclamation, stockpiled topsoil/growth media will be redistributed on disturbed surfaces and revegetated with a native seed mix. Due to the site conditions and erosion control measures, and because topsoil would be stored on site for future use in accordance with the Surface Mining and Reclamation Plan, there will be a less than significant impact.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Project will involve excavation of mine pits of up to 200 feet below ground surface. Final reclaimed slopes will not exceed 1.5H:1V. The overall final reclaimed slope angle of 1.5H:1V (or flatter) may be achieved through one of the following configurations:

- 1.5H:1V cut slope with no backfill;
- 0.5H:1V cut slope with backfill at 2H:1V to full slope height; or,
- 0.5H:1V cut slope with backfill at 2H:1V to a distance of 50 vertical feet or less from the top of slope.

The Applicant retained a third-party engineering consultant (Golder Associates) to conduct a site-specific geologic and slope stability evaluation for the Project consistent with State of California Surface and Mining Reclamation Act ("SMARA") requirements for the proposed reclamation configuration of the mined area. The slope stability evaluation indicates that, consistent with SMARA requirements, the reclamation design of the Project provides adequate factors of safety for slope stability for the intended end

use under both static and earthquake (pseudostatic) conditions. The slope stability analysis indicates a static factor of safety greater than 1.4, and a pseudo-static factor of safety greater than 1.0 for the final reclaimed slopes. Accordingly, the impact will be less than significant.

- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property; or

FINDING: NO IMPACT:

Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. Expansion is measured by shrink-swell potential, which is the relative volume change in soil with a gain in moisture. If the shrink-swell potential is rated moderate to high, damage to buildings, roads, and other structures can occur. According to the Fresno County General Plan, soils exhibiting a high to moderately high shrink-swell potential generally occur in a northwest-trending belt approximately parallel to the Friant-Kern Canal foothills in Kings Canyon National Park in the Sierra Nevada, and along Fresno Slough from Madera County to Kings County. The majority of the Project site (east of Los Gatos Creek) are located on soils that are not considered expansive by the United States Department of Agriculture, National Resources Conservation Service. Soils west of Lost Gatos Creek are considered at least moderately expansive. However, no structures that require soil analysis per Uniform Building Code Section 18 (e.g., building foundation footings, roadways, and sidewalks) are proposed in the Project area; therefore, there will be no impact from expansive soils.

- E. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Project will not involve new septic tanks or alternative wastewater disposal systems. Sewage systems at the adjacent (existing) surface mining site will be utilized and should be supplemented with serviced portable toilets within the project area. Therefore, there will be a less than significant impact related to the use of septic tanks or alternative wastewater disposal systems.

- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Although no paleontological resources were identified in the course of the archaeological and historical resources assessment of the Project Site, the possibility that such resources could be found nonetheless exists. The following Mitigation Measures shall be followed.

* **Mitigation Measure(s)**

See Mitigation Measure 11, Section V. A.

See Mitigation Measure 12, Section V. B.

13. If paleontological resources are discovered during Project-related activities, all work shall be stopped in the area of the find and a qualified paleontologist shall be called to assess the find. The paleontologist shall make any necessary recommendations, including any procedures to further investigate or mitigate impacts to the find as required by law.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (SJVAPCD) has adopted guidance to assist lead Agencies, project proponents, and interested parties in assessing and reducing the impacts of project specific greenhouse gas emissions (GHG) on global climate change.

The SJVAPCD determined that GHG emissions from development projects (i.e., proposed residential, commercial, industrial, or governmental operations) primarily occur indirectly through energy consumption and vehicle miles traveled and these effects would need to be reduced for a project to have a less than significant cumulative effect on the environment. This direction is contained within the District's Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA (December 2009). The guidance relies on the use of performance-based standards, otherwise known as Best Performance Standards (BPS), to assess significance of project specific greenhouse gas emissions on global climate change during the environmental review process, as required by CEQA.

Use of BPS is a method of streamlining the CEQA process of determining significance and is not a required emission reduction measure. Projects implementing BPS would be determined to have a less than cumulatively significant impact. Otherwise, demonstration of a 29 percent reduction in GHG emissions from business-as-usual is required to determine that a project would have a less than cumulatively significant impact. The guidance does not limit a lead agency's authority in establishing its own process and guidance for determining significance of project related impacts on global climate change.

For purposes of this analysis, if a comparison of project emissions to baseline emissions results in no net increase in emissions, then the project would have no CEQA impact in terms of greenhouse gas emissions and BPS or percentage reductions would not be required.

The Applicant retained a third-party consultant (Compass Land Group) to conduct a site-specific greenhouse gas emissions study (2019) consistent with the SJVAPCD Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA. The Greenhouse Gas Analysis evaluated the potential greenhouse gas emissions from existing mining operations at the project site (i.e., baseline) and from the proposed Project. These emissions were compared to determine the net changes in emissions anticipated from the Project. Net emission changes from the Project were then compared against significance criteria guidance issued by the SJVAPCD. The CEQA baseline used for purposes of the study were determined by averaging the annual aggregate production totals between 2003 and 2014, which resulted in an average annual production of approximately 1.5 million tons per year.

To establish the baseline emissions levels for Project evaluation, Compass first estimated greenhouse gas emissions from existing mining, conveyor, and off-site transportation activities. To evaluate these sources, Compass primarily relied upon the California Emissions Estimator Model (“CalEEMod”) for mining-related emissions and the California Air Resources Board’s 2017 EMFAC1 model for off-site transportation (mobile source) emissions. For conveyor emissions estimates, Compass used emission factors developed by Pacific Gas & Electric Company and energy consumption data provided by Granite to manually calculate emissions.

For proposed Project activities, mining activities are assumed to continue for the life of the Project at current production levels since the Project proposes no change to any fundamental element of the existing operation. Compass modeled mining-related emissions assuming mining operations in the expansion area begin in the year 2020, which is a conservative assumption given that mining in the expansion areas will occur after reserves are exhausted in the existing mining pits. Future emissions are expected to improve as newer mobile equipment replaces older mobile equipment over time.

For land use projects that result in GHG emissions increases, the SJVAPCD guidance recommends that Lead Agencies require appropriate GHG emission reduction measures sufficient to reduce GHG emissions by 29%, when compared to business as usual. Project emissions are similar to baseline emissions given the continuation of mining at the same intensity as under existing conditions. The modeling results demonstrate a small reduction in Project emissions due to the improvement of equipment fleet emission factors over time. Based on the analysis, the Project would have a less than significant impact related to greenhouse gas emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- 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; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed Project site is directly north of the Coalinga Middle School, Miles W. Culwell Community Day School (commonly known as the Cambridge Continuation School), Bishop School, Sunset School, Nell Dawson Elementary School, Coalinga High School, and West Hills College. Additionally, the proposed Project is adjacent to the Applicant's existing mining operation to the north. As mining operations conclude at the existing site, new excavation would begin at the project sited.

The proposed Project would not change the current production levels, hours of operation, materials to be mined, equipment types, or mining methods. Because the proposed Project would not increase the routine transport, use, or disposal of hazardous materials from existing conditions, the proposed Project would not result in any increase in the associated potential to create a significant hazard to the public or the environment. Public health and safety precautions are currently in place at the Project site in accordance with local, State and federal standards, and would continue to be with implementation of the proposed Project through updated Hazardous Materials Business Plan submittals to Fresno County. In addition, Mine Safety and Health Administration (MSHA) and California Occupational Health and Safety (Cal-OSHA) rules, regulations and standards are presently employed to protect both the public and on-site employees, and would continue to be employed under the proposed Project. Although the proposed Project site is within one-quarter mile of an existing school at its southern extent, because the Project would not involve any increase in hazardous materials handling at the Project site and would comply with all applicable regulations regarding hazardous materials, there will be a less than significant impact from hazards and hazardous materials.

- 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?

FINDING: NO IMPACT:

The Project site is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, no impact would result from implementation of the proposed 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, result in a safety hazard or excessive noise for people residing or working in the project area; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is adjacent to, but not within the Coalinga Municipal Airport Influence Area. The Coalinga Municipal Airport is approximately three miles east of the site. Therefore, the proposed Project would not result in a safety hazard for people residing or working in the Project area and is not expected to have a significant impact on people working in the project area.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

FINDING: NO IMPACT:

The Project would not modify the access roadways or the existing street system. Therefore, interference with any adopted emergency response plan or emergency evacuation plan would not occur, and no impact would occur. The Fresno County Sheriff's Department and the Fresno County Fire Protection District review the project and did not identify any significant concerns. The project will not impact an adopted emergency response plan or emergency evacuation plan.

- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is un-farmed agricultural land and a portion has been used for oil exploration and surface mining. Areas of the project site not disturbed by existing mining activities are made up of primarily ruderal vegetation. The site is within the Local Responsibility Area with a Hazard Class of Non-wildland/Non-urban. A State Responsibility Area with a Hazard Class of Moderate begins one mile to the west of the project site.

Considering the proposed Project consists of surface mining operations, it would not increase the potential for people or structures to be exposed to risks involving wildland fires from existing conditions, and a less than significant impact would occur.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Mining will not occur within the 100-year floodplain of Los Gatos Creek, and setbacks have been incorporated in the engineering design to help ensure that mining will remain outside of the floodplain in the event of future physical changes. Mining activities will also not intercept or impact the groundwater table. While the Project does not propose mining in surface waters or groundwater, the site would be exposed to rainfall events.

The existing shop and Coalinga Facility are covered under a Spill Prevention, Control, and Countermeasure Plan ("SPCC Plan") and Hazardous Materials Business Plan prepared and implemented pursuant to 40 CFR Part 112 and 19 CCR Section 2729, respectively. The Project will comply with the National Pollutant Discharge Elimination System General Permit ("NPDES General Permit") requirements, which involve preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP), including Best Management Practices (BMPs) to control erosion, sedimentation, and pollution.

Surface runoff is not expected as the Project involves mining below grade with perimeter control berms surrounding most of the excavation area. During initial surface disturbance activities, direct precipitation and drainage will be controlled through a combination of berms, silt fences, fiber rolls, revegetation and other erosion control measures, as needed, to ensure that land and water resources are protected from erosion, gulying, sedimentation, and potential contamination. Slopes will be vegetated with specified seed mixes once final reclamation grades are achieved. Upon completion of mining operations, the site will be graded to minimize erosion, revegetated, and left in an open space condition. Direct precipitation may temporarily collect in the pit-bottom before it evaporates, infiltrates, or is used on-site. The floor of each pit will slope to the south to allow positive drainage and to confine the runoff to desired locations in a controlled manner.

Due to the Project design elements and site-specific conditions, it is not anticipated that the Project would violate any water quality standards or waste discharge requirements or otherwise degrade water quality, or conflict with or obstruct the implementation of a Water Quality Control Plan or Sustainable Groundwater Management Plan. The Project's Reclamation Plan is consistent with the Central Valley Regional Water Quality Control Board's Water Quality Control Plan guidance for mining operations.

A mitigation measure related to timing of work for installation of the elevated conveyor crossing and associate infrastructure is recommended to minimize potential water quality impacts to surface waters. Impacts related to water quality standards and surface and groundwater quality would be less than significant with implementation of the following Mitigation Measure.

* **Mitigation Measure(s)**

See Mitigation Measure 10, Section IV. C.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Groundwater depths at the project site are greater than 300 feet below ground surface (groundwater varies from just over elevation 300 to just over elevation 400 feet) and will not be impacted by mining activities. In addition, the proposed Project would not increase the percentage of impervious surfaces on the site and direct precipitation within the mining pits is retained on-site. Accordingly, the proposed Project would not deplete groundwater supplies or interfere substantially with groundwater recharge, and a less than significant impact is anticipated.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

1. Result in substantial erosion or siltation on or off site?
2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Mining will not occur within the 100-year floodplain of Los Gatos Creek, and setbacks have been incorporated in the engineering design to help ensure that mining will remain outside of the floodplain in case of future physical changes. The Project primarily involves a geographic expansion of the mining area and will not add impervious surfaces of any significance. Surface runoff is not expected as the Project involves mining below grade with perimeter control berms surrounding most of the excavation area. As a result, the mining pits will result in on-site retention of storm water and will not create adverse flood or sediment transport impacts or increase storm water runoff on adjacent properties or Los Gatos Creek.

During initial surface disturbance activities, direct precipitation and drainage will be controlled through a combination of berms, silt fences, fiber rolls, revegetation and other erosion control measures, as needed, to ensure that land and water resources are protected from erosion, gullyng, sedimentation, and potential contamination. Slopes will be vegetated with specified seed mixes once final reclamation grades are achieved.

Upon completion of mining operations, the site will be graded to minimize erosion, revegetated, and left in an open space condition. Direct precipitation may temporarily collect in the pit-bottom before it evaporates, infiltrates, or is used on-site. The floor of each pit will slope to the south to allow positive drainage and to confine the runoff to desired locations in a controlled manner. Because the proposed Project would not substantially alter the existing drainage pattern of the site or area, create or contribute runoff that would exceed the capacity of existing stormwater drainage systems, or increase sources of polluted runoff, the proposed Project would have a less-than-significant impact related to erosion or siltation on or off-site

- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

FEMA has developed Flood Insurance Rate Maps (FIRMs) (Map Numbers 06019C3211H and 06019C3213H dated February 18, 2009) for Los Gatos Creek along the Project site. The 100-year floodplain has been delineated on the FIRMs, but a regulatory floodway has not been delineated. The regulatory floodway is the area within the floodplain that must be reserved to convey the 100-year flow without cumulatively increasing the 100-year water surface elevations by more than one (1) foot. The 100-year floodplain is the area subject to inundation by the 100-year flow conveyed along the creek.

The Fresno County Ordinance Code, City of Coalinga Municipal Code, and Title 44 of the Code of Federal Regulations outline requirements for projects within a floodway or floodplain. The regulations prohibit floodway encroachments. Since a regulatory floodway has not been defined for Los Gatos Creek, the floodway regulations do not apply. Floodplain regulations prohibit encroachments that “increase the water surface elevation of the base flood elevation (i.e., 100-year water surface elevation) more than one foot at any point...” (Fresno County Code Section 14.48.080.F.1).

The proposed mining pits are being setback from the existing floodplain to avoid encroaching in the floodplain. The setbacks will prevent the Project from being subject to floodplain regulations. The setbacks are also being used to prevent hydraulic and sediment transport impacts from the Project. The Creek is a natural channel so it can be subject to erosion or deposition during flow events (i.e., a creek can experience physical changes due to sediment transported by its flows). The setbacks are incorporated in the engineering design to help ensure that the new pit areas will remain outside the floodplain in case of future physical changes. The setback distances were established along the new pit areas at 50-foot minimum based on the Los Gatos Creek hydraulic results from the site-specific HEC-RAS analysis. Where the hydraulic analysis reveals a greater potential for physical changes, the setback has been increased.

While the mining areas will be setback from and avoid the existing floodplain, the Project will involve a creek crossing to facilitate the transport of materials from the mining area west of Los Gatos Creek to the existing processing plant. The crossing will

consist of an elevated conveyor supported by two 4-foot diameter columns. Other than the elevated conveyor, the Project proposes to avoid encroaching into the floodplain.

The Applicant retained a third-party hydrology consultant (Chang Consultants) to conduct a proposed condition hydraulic analysis to assess the impacts from a potential conveyor crossing of Los Gatos Creek. The conveyor will be elevated above the 100-year water surface elevation, so it will not impact the floodplain; however, the 4-foot diameter conveyor support columns would be constructed within the floodplain. Comparing the existing and proposed condition results indicates that the impacts from the conveyor support columns will be minimal (water surface elevation increases at the two affected cross-sections of 0.05 feet and 0.13 feet, respectively). There are no impacts at any of the other cross-sections. Therefore, the results show that a potential crossing will meet the Fresno County floodplain regulation that restricts a rise to no more than a foot. In addition, the small rise is completely within the Project site, and has no off-site impacts. As a result, the proposed Project would not result in an increased risk of pollutant release due to project inundation from flooding and a less than significant impact would occur.

Tsunamis are defined as sea waves created by undersea fault movement. A tsunami poses little danger away from shorelines. When tsunamis reach the shoreline, high swells of water break and wash inland with great force. The Project site is located approximately 75 miles inland and would not be expected to be substantially affected by flooding risks from tsunamis. A seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir, with destructive capacity that is not as great as that of a tsunami. The Project site is not located near a closed body of water large enough for a seiche to occur. Therefore, the Project site is not expected to be impacted by seiches. Therefore, the proposed Project would not be threatened by a seiche, tsunami

- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

See discussion in Section X. A. above.

* **Mitigation Measure(s)**

See Mitigation Measure 10, Section IV. C.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The Project site is a large, contiguous grouping of parcels bordered to the north by the Applicant's existing Coalinga mining and processing facility, to the east by State Route 198/33, to the west by Monterey Avenue, and to the south by the City of Coalinga's recreational park and Cambridge Avenue farther south. There are no public roadways traversing the project site, nor would the proposed Project block any designated roads or pathways. The Project would not divide any established communities and no impact would occur.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: NO IMPACT:

The proposed Project does not require a General Plan amendment or change of zoning for the Project site. The Project site has a County zoning designation of Exclusive Agriculture (AE). The AE zoning designation does not specifically address the allowance (or disallowance) of mining; however, the County's General Plan and development policies (e.g., Policy LU-A.4) specifically allow mining within agricultural districts, subject to the approval of a conditional use permit and the mining restrictions as set forth in Section 858, "Regulations for Surface Mining and Reclamation in All Districts." A portion of the Project area includes existing permitted mining pits, and the entire Project area is designated by the City of Coalinga for resource extraction (mining).

The proposed Project would be consistent with the zoning of the Project site applied by both the County of Fresno and City of Coalinga, as well as the existing and currently permitted mining uses that occur on a part of the site. The Reclamation Plan would ensure that the mined lands are suitable for the proposed end use, which is open space. Therefore, the proposed Project would not conflict with any applicable land use plans, policies, or regulations 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 environmental effects, and no impacts would occur.

XII. MINERAL RESOURCES

Would the project:

- 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; or
- 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?

FINDING: NO IMPACT:

Implementation of the Project would not result in the loss of availability of a known mineral resource. Rather, the Project proposes to develop a known sand and gravel mineral resource. The proposed Project will increase the aggregate supply in the local market area, resulting in a beneficial impact. Therefore, no impact to mineral resources would occur because of the proposed Project.

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The current land uses surrounding the Project area include the existing Coalinga Facility to the north, Route 198/33 to the east and mostly vacant land with a facility associated with oil production to the west. Land immediately adjacent to the south of the Project area is either vacant or part of the City of Coalinga recreational facility. Southeast of the Project area are the Elks Lodge, Cambridge Inn Motor Lodge, and Key Energy Services. The nearest residences and schools are across Cambridge Avenue to the south and across Route 198/33 to the east, both greater than 1,000 feet from the Project area.

City of Coalinga Noise Element of the General Plan

The Noise Element of the City of Coalinga General Plan 2025, Ref. (a), utilizes the Day-Night Level (DNL) descriptor to define acceptable noise exposures for various land uses. The DNL is a 24-hour time-weighted average descriptor commonly used to describe community noise environments. The Noise Element does not specifically address noise exposure impacts from industrial or commercial uses impacting noise sensitive uses. However, in Table 5-6 of the Noise Element, the Normally Acceptable noise exposure limits for residential, transient lodging and school land uses is 55 dB DNL. For commercial uses, such as the nearby Elks Lodge, the Noise Element indicates a Normally Acceptable limit of 60 dB DNL.

City of Coalinga Municipal Code

The City of Coalinga Municipal Code does not have standards that limit the noise levels at noise sensitive land uses from noise generated by an industrial facility or commercial facility, including mining operations.

Fresno County Noise Element of the General Plan

The Noise Element of the Fresno County General Plan 2000, Ref. (b), adopted in December of 1975, establishes maximum acceptable noise levels for various land use categories. The Noise Element uses both the DNL and L50 and specifies exterior noise limits for urban residential and noise sensitive receivers (including transient lodging) of 60 dB DNL, 55 dBA L50 daytime and 50 dBA L50 nighttime. Note that the urban residential noise standards are used in this study, as the residential areas near the Project site are mostly tract homes and closely spaced, characterizing a more urban/suburban environment rather than a rural environment.

Fresno County Noise Ordinance

The Fresno County Noise Element of the General Plan includes the noise standards outlined in the Fresno County Noise Ordinance. The Noise Ordinance standards are designed to be consistent with the noise standards of the General Plan's L50 guidelines. For urban residential areas with the baseline noise level of 55 dBA L50, Table 10-10a of the Noise Ordinance limits the short-term (dBA) noise levels to various levels depending upon the time of day and the duration of the noise, as shown below:

**TABLE 4
FRESNO COUNTY NOISE ORDINANCE STANDARDS**

Duration of Noise Event	Noise Level Limit, dBA	
	Daytime (7:00 AM – 10:00 PM)	Nighttime (10:00 PM – 7:00 AM)
30 min/hr (L50)	55	50
15 min/hr (L25)	60	55
5 min/hr (L8)	65	60
1 min/hr (L2)	70	65
Maximum (Lmax)	75	70

During the course of application development, Granite retained a third-party noise consultant (Edward L. Pack Associates) to analyze and evaluate the Project's potential noise effects on the closest receptors to the Project site, which include residences to the east and south of the Project area as well as an Elks Lodge and schools to the south.

For the purposes of evaluation, the measured noise levels and noise exposures were compared to the City of Coalinga Noise Element of the General Plan, the County of Fresno Noise Element of the General Plan, and the County of Fresno Noise Ordinance.

The results of the noise study reveal that the stripping of the surface overburden materials will generate the highest noise levels as the noise generating equipment will be working at the surface. The noise analysis shows that, absent noise mitigation, the Project has the potential to result in exceedances of the applicable City/County noise standards. These exceedances would occur once stripping operations are within 2,200 ft. of a residential or school receptor location or within 2,300 ft. of the Elks Lodge property line.

To reduce Project noise levels and noise exposures for compliance with the standards of the City of Coalinga Noise Element, the Fresno County Noise Element and Fresno County Noise Ordinance, mitigation measures, which address noise control berms on the perimeter of the property have been incorporated into the Project design. The construction of the noise control berms will reduce the Project noise levels below the applicable noise standards of the City of Coalinga and County of Fresno. See Tables 5 and 6, below, for the Project's expected short-term noise levels and noise exposures.

Timing and construction of berms are based on distance from identified receptors. Given these distances, it is anticipated berm construction will occur within the first couple of years of mining in each respective phase. With the installation of the noise control berms,

the Project-generated noise levels and noise exposures will comply with the standards of the City of Coalinga Noise Element and the Fresno County Noise Element and Noise Ordinance. No further noise mitigation measures are required.

**TABLE 5
MITIGATED SHORT-TERM NOISE LEVEL ANALYSIS**

		Lmax	L2	L8	L25	L50
Limits =	Fresno	75	70	65	60	55
	Coalinga					55
	Dist.					
Reference Data	275	91	80	79	76	75
Residences to East	1,200	70	59	58	55	54
Excess		-5	-11	-7	-5	-1
Elks Lodge	1,100	N/A	N/A	N/A	N/A	55
Excess						0
Residences to South	1,400	68	56	56	53	52
Excess		-7	-14	-9	-7	-3

Source: Noise Assessment Study Granite Construction Company Coalinga Mine Expansion Project, Edward L. Pack Associates Inc., July 2015

**TABLE 6
MITIGATED PROJECT-GENERATED NOISE EXPOSURES, dB DNL**

Location	Distance	DNL	Noise Evaluation	
			Coalinga Limit (55-60 dB DNL)	Fresno Co. Limit (60 dB DNL)
Residence to East, North of El Rancho	1,400 ft.	51	-4	-9
Residence to East, South of El Rancho	1,200 ft.	52	-3	-8
Elks Lodge	800 ft.	58	-2	-2
Schools	1,500 ft.	51	-4	-9
Residences South of Cambridge Ave.	1,400 ft.	51	-4	-9

Source: Noise Assessment Study Granite Construction Company Coalinga Mine Expansion Project, Edward L. Pack Associates Inc., July 2015

* **Mitigation Measure(s)**

14. *Prior to mining within 2,300 ft. of the Elks Lodge property line, 6 ft. high earthen berms shall be constructed along the Project mine boundary in the eastern pit. (See July 23, 2015 Noise Assessment Study Prepared by Edward L. Pack and Associates, Inc., Figure 4, for the approximate locations of the noise control berms).*
15. *Prior to mining within 2,200 ft. of the school/residential property lines on the south side of Cambridge Avenue, 6 ft. high earthen berms shall be constructed along the expansion boundary to the south parallel with Cambridge Avenue. The berms will extend from the west boundary and turn along the flood plain/mining boundary to the west of Los Gatos Creek to terminate at a distance of 2,200 ft. from the school/residential property lines on the south side of Cambridge Avenue (See July 23, 2015 Noise Assessment Study Prepared by Edward L. Pack and Associates, Inc., Figure 4, for the approximate locations of the noise control berms) .*

B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Pile driving or blasting activities are not included in the operations plan for the proposed Project. Additionally, most surface mining activities will occur below below-grade once mining commences. The nearest sensitive receiver would be located over 1,000 feet from any construction activities. For these reasons, the proposed Project would not generate significant levels of groundborne vibration or groundborne noise at any nearby receivers, and a less than significant impact would occur.

C. For a project located within the vicinity of a private airstrip or 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?

FINDING: NO IMPACT:

The proposed Project is not within two miles of a public airport and is not within an airport land use plan or the vicinity of a private airstrip. Therefore, the proposed Project would not expose people residing or working in the Project area to excessive noise, and no impact would occur.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned 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); or

- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The proposed Project involves a geographic expansion to the area of mining and reclamation associated with a site that has experienced mining activities for decades. The proposed Project would not include the direct creation of new housing nor displace any existing housing or people. The number of employees working at the site would be expected to generally remain the same. Because the proposed Project would not result in population growth in the area, does not involve the creation of, or necessity for, new housing, and would not displace existing housing or people, no impact related to population and housing would occur.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the 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 following public services:

1. Fire protection;
2. Police protection;
3. Schools;
4. Parks; or
5. Other public facilities?

FINDING: NO IMPACT:

The proposed Project would not modify the current production levels, hours of operation, materials to be mined, equipment types, or mining methods. The number of on-site employees would be expected to generally remain the same. As such, the demand for fire and police protection services at the Project site would remain the same upon implementation of the proposed Project. The Coalinga Facility maintains fire extinguishers and an on-site water truck supplied by on-site wells that can be easily mobilized for use in fire suppression.

The proposed Project does not involve the creation of new housing and would not result in population growth in the area. Existing electricity infrastructure and electricity supply at the site is enough to meet the demand for the Project activities. Therefore, existing

services would be adequate to serve the proposed Project, and no impact related to fire, police protection, schools, parks, other public facilities would occur.

XVI. RECREATION

Would the project:

- 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; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

The Project does not involve the creation of new housing and would not result in population growth in the area. Similarly, new recreational facilities are not proposed as part of the Project and the demand for such facilities would not increase with implementation of the Project. Therefore, because the Project would not result in any increase in the use of, or demand for, parks or recreation facilities, no impact related to recreation would occur.

XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The Project's primary purpose is a change (expansion) to the geographic area allowed for mining and reclamation at the Project site. The proposed Project would not change the current production levels, hours of operation, materials to be mined, equipment types, or mining methods. Sand and gravel mined within the Project area will be transported via conveyor and/or internal haul roads to the existing processing plants where it will be processed and/or sold for use in construction materials. All existing operations and mining would continue as currently approved and permitted and an increase in mining production is not proposed. Primary access to the Project area will occur via internal access roads from the existing Coalinga Facility, which itself is accessed via an existing encroachment off of the State Route 198/33 transit corridor. Modifications to the existing roadway network would not occur as a result of the Project.

During the course of application development, The Applicant retained a third-party traffic consultant (VRPA Technologies), who coordinated closely with the County Public Works Department to prepare a Traffic Impact Study (TIS). The TIS included a roadway segment capacity analysis, intersection capacity analysis, and traffic index analysis.

The roadway segment analysis analyzed roadway segment volumes and levels of service with Project traffic. The analysis showed that the roadway segments used by Project traffic will meet acceptable levels of service and no mitigation is required.

The intersection capacity analysis analyzed the number of trips generated by the Project at selected Caltrans' intersections: I-5 NB Off Ramp and Jayne Avenue, SR-33 and Jayne Avenue, SR-33 and Juniper Ridge Boulevard, SR-33 and 5th Street, and SR-33 and 3rd Street. Caltrans identified that these intersections require improvements in order to accommodate future traffic and specified fair-share cost for those improvements.

The Traffic Index (TI) analysis revealed that Project traffic on Phelps Avenue between SR-33 and Calaveras Avenue, Calaveras Avenue between Phelps Avenue and SR-33, and Jayne Avenue between SR-33 and I-5 result in a TI increase of 0.5, which requires a fair-share maintenance contribution per County standards.

Potential impacts associated with transportation would be less than significant with implementation of Mitigation Measures **16** through **18**.

* **Mitigation Measure(s)**

16. *Within one year of project approval, the Applicant shall pay Caltrans the following fair-share cost:*

Fair-Share Cost to Caltrans Facilities

INTERSECTION	ESTIMATED COST	COST / TRIP	PROJECT TRUCK TRIPS	FAIR SHARE COST
I-5 NB Off Ramp at Jayne Avenue	\$1,200,00	\$925	5	\$4,625
SR 33 at Jayne Avenue	\$173,000	\$90	34	\$3,060
SR 33 at Juniper Ridge Boulevard	\$173,000	\$90	17	\$1,530
SR 33 at 5 th Street	\$470,000	\$162	19	\$3,078
SR 33 at 3 rd Street	\$470,000	\$218	19	\$4,142

17. *Prior to any production mining in the project area, the Applicant shall be responsible for completing upgrades to the impacted segments on Phelps Avenue between SR-33 and Calaveras Avenue, Calaveras Avenue between Phelps Avenue and SR-33, and Jayne Avenue between SR-33 and I-5 to their required Traffic Index as detailed in the Traffic Impact Study completed by VRPA dated November of 2019. No less than one (1) year prior to production mining in the project area, the Applicant shall provide plans for review and approval by the County of Fresno Department of Public Works and Planning. Upon receipt of approval of the plans, the Applicant shall immediately obtain all necessary permits and construct the necessary upgrades. The Applicant is responsible for all permits and fees including staff time.*

18. *Within five years of the projected time of initiating mining in the project area, the Applicant shall provide annual written updates to the County regarding the projected timeline of initiation mining in the project area. The annual written updates are due by January 31st of every year.*

B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Project will not result in an increase in vehicle miles traveled. The Project estimates no increase in the number of employees as compared to existing baseline conditions. Except for occasional service and delivery vehicles (e.g., electrical, maintenance, industrial deliveries), the Project does not anticipate customers and/or visitors within the Project area. Most customers and visitors will continue to access defined areas of the

Coalinga Facility, consistent with existing practices. Thus, no increase in employee or vendor trips will result from the Project.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or
- D. Result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Primary access to the Project area will occur via internal access roads from the existing Coalinga Facility (which itself is accessed via an existing encroachment from State Route 198/33). Therefore, the proposed Project would not increase hazards due to a design feature, such as a sharp curve or dangerous intersection, incompatible uses, such as farming equipment, or inadequate emergency access. Thus, the proposed Project would have a less than impact related to emergency access and hazardous design features.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 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:
 - 1. 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 Section 5020.1(k); or
 - 2. 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 Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

During application development, Granite retained a third-party cultural resources consultant (Tom Origer & Associates) to assess the likelihood of the proposed Project to impact cultural resources at the site. Origer's assessment included contact with the Native American Heritage Commission and local tribal organizations. Origer concluded that the possibility of finding surface evidence of cultural resources within the study area is very low. However, Origer determined that a moderate potential exists for finding buried archaeological resources within the study area.

No historic properties (i.e., tribal cultural resources eligible for inclusion on the CRHR) were identified within the area of disturbance in the Project Site; thus, it is unlikely that development of the Proposed Project will have an effect on significant or important archaeological or other tribal cultural resources. Therefore, no further tribal cultural resource investigation is recommended at this time. In the unlikely event that unanticipated buried tribal cultural resources are encountered during Project-related activities, work in the immediate vicinity of the discovery must cease until the finds can be evaluated by a qualified professional.

Potential impacts associated with the tribal cultural resources that may be encountered during Project activities would be less than significant with implementation of Mitigation Measures 1, 2, and 3.

FINDING LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

* **Mitigation Measure(s)**

19. If tribal cultural materials (i.e., flaked stone artifacts, ground stone, historical glass, bone, etc.) or features (e.g., hearths, structural foundations, privies, etc.) are discovered during Project related activities, all work will stop in the area of the find and a professional archeologist shall assess and make any necessary recommendations, including any procedures to further investigate or mitigate impacts to the find as required by law. If the cultural resource is associated with the past lifeways of California Native Americans, evaluation, recommendations for further investigation, and/or mitigation shall be determined in consultation with the most likely descendent.

20. If unanticipated human remains are discovered:

- a. Work will immediately stop at the discovery location and any nearby area reasonably suspected to overlie adjacent human remains. The Fresno County Coroner shall immediately be contacted to determine if the cause of death must be investigated. If the coroner has reason to believe that the remains are of Native American origin, he or she will contact the NAHC by telephone within 24 hours (PRC § 7050.5).*
- b. The NAHC and landowner will follow prescribed steps in PRC Section 5097.98, which include but are not limited to the following: The NAHC will notify those persons it believes to be the most likely descended from the deceased Native American. The most likely descendant may recommend to the landowner the means of treating and disposing of, with appropriate dignity, the human remains and any associated grave goods. The landowner shall ensure the immediate vicinity of the Native American human remains is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations. The Applicant shall work with the NAHC to develop and execute an agreement between*

themselves and the most likely descendant(s) of Native Americans who may be buried in the vicinity by which the human remains and associated burial items will be treated or disposed, with appropriate dignity.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: LESS THAN SIGNIFICANT IMPACT:

All utilities and service systems are within the Fresno County jurisdiction. The sewage systems at the adjacent Coalinga surface mine will be utilized and should be supplemented with serviced portable toilets within the project area. No new or additional wastewater above existing generation levels are anticipated from the proposed Project.

Water usage associated with mining and reclamation activities in the project area will be limited to that needed for dust control and will be supplied by on-site wells, located adjacent to the freshwater pond west of the asphalt plant at the adjacent mining facility. Estimated daily water use is 100,000 gallons/day; this amount will vary depending on the weather.

Because no increase in water demand is associated with the proposed Project, the Project would not require or result in the construction of new or expansion of existing water facilities. Therefore, no impact would occur because of implementation of the Project and the construction of new storm water drainage facilities or expansion of existing facilities would not be required as a result of the proposed Project, resulting in a less than significant impact.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Water usage associated with mining and reclamation activities in the project area will be limited to that needed for dust control and will be supplied by on-site wells, located adjacent to the freshwater pond west of the asphalt plant at the adjacent surface mining operation. Estimated daily water use is 100,000 gallons/day; this amount will vary depending on the weather. No change is expected from baseline conditions.

- C. 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?

FINDING: NO IMPACT:

The sewage systems at the existing Coalinga Facility will be used and may be supplemented with serviced portable toilets within the Project area. The existing sewage systems consist of a city sewer connection at the office building, as well as septic systems at the processing facility, and portable toilets in other locations of the Facility. No new or added wastewater above existing generation levels are expected from the proposed Project. Therefore, the proposed Project would have no impact on wastewater treatment capacity or wastewater treatment requirements.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: LESS THAN SIGNIFICANT IMPACT:

No change to existing solid waste generation quantities or collection procedures is anticipated. The Project would be served by permitted Class I, II and/or III solid waste landfills that have sufficient capacity to meet the Project's needs, and activities at the site would comply with Federal, State, and local solid waste statutes and regulations. Therefore, implementation of the proposed Project would not result in significant changes to solid waste generation or disposal from existing conditions, and a less than significant impact related to solid waste services would result.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: NO IMPACT:

The proposed Project would not modify the access roadways or the existing street system. Therefore, interference with any adopted emergency response plan or emergency evacuation plan would not occur, and no impact would occur.

- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

FINDING: NO IMPACT:

The Project site is disturbed with widespread evidence of historical industrial activity and off-road vehicle use. Vegetation cover ranges from very sparse to almost nonexistent. The proposed mining pits will be setback from the existing floodplain to avoid encroaching in the floodplain. The mining surface will be below grade and surface drainage is designed to be contained internal to the mining area. The proposed Project would not expose project occupants, people, or structures to fire-related pollutants or flooding. Therefore, no impact would occur.

- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

The Project site is disturbed with widespread evidence of historical industrial activity and off-road vehicle use. Vegetation cover ranges from very sparse to almost nonexistent. Project access roads will be dirt or gravel roads, there are no structures proposed (buildings), and the electric conveyor will be maintained according to Mine Safety and Health Administration (MSHA) and California Occupational Health and Safety (Cal-OSHA) rules, regulations, and standards. The Coalinga Facility has fire extinguishers and an on-site water truck supplied by on-site wells that can be easily mobilized for use in fire suppression. Therefore, a less than significant impact would occur related to wildfire risk resulting from installation and maintenance of Project infrastructure.

- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

The project site is un-farmed agricultural land and a portion has been used for oil exploration and surface mined. Areas of the project site not disturbed by existing mining activities are made up of primarily ruderal vegetation. The site is within the Local Responsibility Area with a Hazard Class of Non-wildland/Non-urban. A State Responsibility Area with a Hazard Class of Moderate begins one mile to the west of the project site. Considering that the proposed Project consists of surface mining operations, it should not increase the potential for people or structures to be exposed to risks involving wildland fires from existing conditions resulting in no impact.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially 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, substantially 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?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The Applicant does not anticipate beginning extraction in the project area until their reserves at their adjacent mining operation to the north are depleted, and Project should not modify the current productions levels, materials to be mined, or mining methods. The overall production and processing activities would be consistent with existing conditions.

The Project site is disturbed with widespread evidence of historical industrial activity and off-road vehicle use. Vegetation cover ranges from very sparse to almost nonexistent. Aside from Los Gatos Creek, no evidence of wetlands or other aquatic features exist within the Project site. Further, no special-status species were observed during the reconnaissance level surveys of the Project site.

Mitigation Measures have been incorporated that would reduce potential biological resources impacts to less-than-significant levels. Similarly, although no historic properties were identified within the Project's area of disturbance, Mitigation Measures have been included to ensure the site is adequately preserved if unanticipated buried archaeological deposits are encountered during project-related work. With Mitigation Measures incorporated, the proposed Project would have less-than-significant impacts to the quality of the environment.

- B. 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); or

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The proposed Project would not modify the existing production levels, hours of operation, materials to be mined, equipment types, number of employees, or mining methods. Further, the applicant does not anticipate beginning mineral extraction at the Project site until reserves are depleted at their existing surface mine to the north.

As such, the Project would not cause an increase in the cumulative impacts in the area. With implementation of the Mitigation Measures required in this IS/MND, Project-level impacts would not be cumulatively considerable and the Project's incremental contribution to cumulative impacts would be less-than-significant with Mitigation Measures incorporated.

- C. Have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed Project is for the expansion of an existing surface mining operation. Mining operations will be performed in a manner consistent with current practices at the Applicant's existing surface mining operation to the north of the project site. The Applicant does not anticipate beginning mineral extraction at the Project site until reserves are depleted at the existing Coalinga Facility. Given that the Project will not result in any aggregate production above the existing baseline, the Project would not be expected to result in any new environmental effects, such as significant increases in air pollutant or GHG emissions, risk related to geological hazards, exposure to hazards or hazardous materials, or exposure to excessive noise levels, that would cause adverse effects on human beings. Because adverse effects on human beings, either directly or indirectly, would not occur because of the implementation of the proposed Project, a less-than-significant impact would result.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3512, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Mineral Resources, Population and Housing, Land Use and Planning, Public Services, Recreation, and Wildfire.

Potential impacts related to Aesthetics, Agriculture, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Energy, Hazards and Hazardous Materials, Hydrology and Water Quality, and Utilities and Service Systems have been determined to be less than significant. Potential impacts relating to **Aesthetics**, Biological Resources, Cultural Resources, Noise, Transportation, and Tribal Cultural Resources have determined to be less than significant with compliance with recommended mitigation measures

A Mitigated Negative Declaration/Negative Declaration is recommended and is subject to approval by the decision-making body. IS Application No. 7029 and the draft MND may be viewed at www.co.fresno.ca.us/initialstudies . An electronic copy of the draft MND for the Proposed Project may be obtained from the County of Fresno using contact information provided in the posted Notice of Intent.

MM:CM:cwm
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EXHIBIT 10

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00							
Agency File No: IS 7029		LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-					
Responsible Agency (Name): Fresno County		Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor		City: Fresno		Zip Code: 93721			
Agency Contact Person (Name and Title): Chris Motta Principal Planner				Area Code: 559		Telephone Number: 600-4227		Extension: N/A	
Project Applicant/Sponsor (Name): Candice Longnecker for Granite Construction Company				Project Title: Granite Mine Expansion					
Project Description: Allow the expansion of an existing aggregate mining operation on a 299.11-acre parcel in the AE-20 (Exclusive Agriculture, 20-acre minimum parcel size) Zone District in the unincorporated area of County of Fresno and on a 202.54-acre parcel in the MBL (Light Manufacturing/Business) Zone District in the City of Coalinga.									
Justification for Negative Declaration: Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3512, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Mineral Resources, Population and Housing, Land Use and Planning, Public Services, Recreation, and Wildfire. Potential impacts related to Agriculture, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Energy, Hazards and Hazardous Materials, Hydrology and Water Quality, and Utilities and Service Systems have been determined to be less than significant. Potential impacts relating to Aesthetics, Biological Resources, Cultural Resources, Noise, Transportation, and Tribal Cultural Resources have determined to be less than significant with compliance with recommended mitigation measures. A Mitigated Negative Declaration/Negative Declaration is recommended and is subject to approval by the decision-making body. IS Application No. 7029 and the draft MND may be viewed at www.co.fresno.ca.us/initialstudies . An electronic copy of the draft MND for the Proposed Project may be obtained from the County of Fresno using contact information provided in the posted Notice of Intent.									
FINDING: The proposed project will not have a significant impact on the environment.									
Newspaper and Date of Publication: Fresno Business Journal – July 6, 2020						Review Date Deadline: Planning Commission – August 13			
Date:		Type or Print Signature: Will Kettler Development Services and Capital Projects Division Manager				Submitted by (Signature): Chris Motta Principal Planner			

State 15083, 15085

County Clerk File No.: _____

LOCAL AGENCY MITIGATED NEGATIVE DECLARATION

CM:cwm
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EXHIBIT 10

16)

March 31, 1970

474

1 IN THE MATTER OF UNCLASSIFIED } APPROVED SUBJECT TO CERTAIN
 2 CONDITIONAL USE PERMIT NO. 915 } CONDITIONS
 3 Owl-Folsom Rock Company }
 4 -----

3

4 The hearing on Unclassified Conditional Use Permit No. 915
 5 for extraction of sand and gravel came on regularly before this
 6 Board of Supervisors this 31st day of March, 1970, at the hour of
 7 2:30 P. M.

8 Said property is particularly described as follows:

9 UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 915

Area 1: The S 412.5 ft. of the E $\frac{1}{2}$ of Sec. 20-20/15, according to the United States Government Township Plat approved by the Surveyor General of February 28, 1855

Area 2: Beg. at a pt. 785.95 ft. to the W of the NE cor of Sec. 29-20/15, From there alg a li N 19°46' E to a pt. 2430.0 ft. from the beg., th alg a li N 39°52' W 2,780 ft. then W, 950' turn N 150' turn E 3540' to beg. pt.

Area 3: That por. of Sec. 20-20/15 as established from the M.D.B.&M., in the Co. of Fresno, St. of Calif. as per Off. Maps recorded in the office of the Recorder of sd Co., Property desc. as follows: Beg. at a pt. on the Wly li of sd Sec. 20, dist. Nly 2565' from the SW cor. of sd Sec. 20; th Ely, para. to the S'ly li of sd Sec. 20: 810'; th Sly, para. to the Wly li of sd Sec. 20, 385'; th Ely para to the Sly li of sd Sec. 20, 1000'; th Sly, para. to the Wly li of sd Sec. 20, 670'; th Ely para. to the Sly li of sd Sec. 20, to the Ely li of the SW $\frac{1}{4}$ of sd Sec. 20: th Sly alg. the Ely li of sd SW $\frac{1}{4}$ to the Sly li of sd Sec. 20: th Wly alg sd Sly li to the SW cor of sd Sec. 20; th. Nly alg the Wly li of sd Sec. 20 to the pt. of beg.

Area 4: The Nly 2100' of the NE $\frac{1}{4}$ of Sec. 30-20/15 as established from the M.D.B.&M.

Area 5: Beg. at a pt. 920.00' E. of the NW cor of Sec 29-20/15, th S. 1000.00'; th S. 49°E. 2700' to the N-S midsection li of sd Sec. 29, th N alg sd li 1280.00' to a pt; th N. 39°52'W 1780'; th N. 50°08'E. 440'; th N. 80' to a pt 150' S. of the N sec li of sd Sec. 29; th W. and para to the N. li of sd Sec. 29, 880'; th N. 150' to the pt. of beg.

10
11
12
13 (This property is located on the west side of Highway 33 at the
14 north edge of the City of Coalinga)

15 and

16 It appearing to this Board, after due consideration and
17 deliberation of the evidence adduced, that the application, as
18 recommended in the Fresno County Planning Commission's Resolution
19 No. 5109 should be approved;

20 NOW, THEREFORE, upon motion of Supervisor Cassidy, seconded
21 by Supervisor Reich, and carried, IT IS ORDERED that Unclassified
22 Conditional Use Permit No. 915 for extraction of sand and gravel
23 be, and the same hereby is, approved, subject to the following
24 conditions:

- 25 1. Development shall be in accordance with a site plan to be
26 approved by the Department of Planning and subject to all con-
27 ditions established by the Board of Supervisors and all applic-
28 able zoning regulations. The provisions of Section 874 (S.P.R.)
29 shall prevail.
30 2. No extrattion of material or overburden shall be permitted
31 within twenty-five (25) feet of any property boundary nor
32 within fifty (50) feet of a boundary contiguous with a public
road right of way or recorded residential subdivision.
3. No stockpiled soil or material shall be placed closer than
twenty-five (25) feet to a property boundary.

(Continued)

COUNTY OF FRESNO
FRESNO, CALIFORNIA

1 UCUP#915....Continued

- 2 4. No production from an open pit shall create a slope steeper
3 than 2:1 within fifty feet (50') of a property boundary nor
4 steeper than 1½:1 elsewhere on the property, except, (1)
5 steeper slopes may be created in the conduct of extraction for
6 limited periods of time prior to grading the slope to its
7 rehabilitation configuration, and (2) slopes of 1:1 may be
8 maintained five (5) feet below the lowest water table on the
9 property, experienced in the preceding three (3) years.
- 10 5. The first one hundred (100') feet of access road (s) inter-
11 secting with a County maintained road shall be surfaced in a
12 manner approved by the Board and shall not exceed a two per-
13 cent (2%) grade and shall have a width of not less than
14 twenty-four (24') feet.
- 15 6. Where an access road intersects a County Maintained road, it
16 shall be improved with a driveway approach constructed to
17 Fresno County Standards.
- 18 7. All interior roads within the site shall be maintained so as
19 to control the creation of dust.
- 20 8. Traffic control and warning signs shall be installed as re-
21 quired by the Board at the intersection of all private roads
22 with public roads. The Placement, size and working of these
23 signs shall be approved by the Fresno County Department of
24 Public Works, Traffic Division.
- 25 9. Security fencing four (4) feet in height consisting of not less
26 than three (3) strands of barbed wire, or an approved equiva-
27 lent, shall be placed along any property line abutting a public
28 right of way and around any extraction area where slopes
29 steeper than two (2) feet horizontal to one (1) foot vertical
30 are maintained. This fencing shall be installed immediately
31 prior to excavation of each affected area.
- 32 10. Trees of a variety approved by the Tree Board shall be planted
at twenty (20) foot intervals along all property lines adja-
cent to a public road right of way. As an alternative, oleanders
or shrubs of a similar size and density may be planted at ten
(10) foot intervals. The plant species and planting timetable
shall be designated in the permit application. All required
plants shall be maintained in a good horticultural manner. This
planting shall be installed immediately prior to excavation of
each affected area.
11. Extraction operations adjacent to any flowing stream shall be
separated from the stream by closed dikes. No extractions
within the stream will be permitted.
12. All water utilized in the plant operation shall be disposed of
behind a closed dike so that it will not cause impairment of
water in any stream.
13. The operator shall comply with all existing and future laws,
ordinances, regulations, orders and decrees of bodies or
tribunals.

(Continued)

March 31, 1970

476

1 UCUP#915.....Continued

2 14. Except as provided for above, all provisions of the operational
3 statement including the rehabilitation plan and standards sub-
mitted shall apply.

4 ADOPTED by the Fresno County Board of Supervisors this 31st
5 day of March, 1970, by the following vote, to-wit:

6 AYES: Supervisors Cassidy, Reich, Krebs, Ventura, Craven
7 NOES: None
8 ABSENT: None
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COUNTY OF FRESNO
FRESNO, CALIFORNIA

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17
File #8591
January 10, 1989



Agenda Item

Date: January 10, 1989

To: Board of Supervisors

From: Planning Commission

Subject: RESOLUTION NO. 10211 - UNCLASSIFIED CONDITIONAL USE PERMIT
APPLICATION NO. 2320, ENVIRONMENTAL ASSESSMENT NO. 3378

APPLICANT: Granite Construction Co.

REQUEST: Allow expansion of an existing rock, sand, and gravel
extraction and processing operation, including an
asphalt plant and concrete plant, on a 472-acre parcel
of land in the AE-20 (Exclusive Agricultural, 20-acre
minimum parcel size) District.

LOCATION: South side of W. Gale Avenue between S. Kinross Avenue
and State Highway 33, approximately three-quarters of
a mile north of the City of Coalinga (38940 Highway
33). (SUP. DIST.: 1) [APN 070-040-33s and 43s;
070-060-22s (portion of)]

PLANNING COMMISSION ACTION:

At its hearing of November 17, 1988, the Commission considered the Staff Report and testimony (summarized on Exhibit "A"), approved the Negative Declaration based upon a determination that there was no substantial evidence to demonstrate that the project would have a significant effect on the environment, adopted the recommended findings of fact in the Staff Report, and approved Unclassified Conditional Use Permit Application No. 2320, subject to the following conditions:

1. Development and operation shall be in accordance with the site plan, cross sections, operational statement and rehabilitation plan approved by the Commission, except as modified by other conditions of this permit. The cross sections shown on the excavation and rehabilitation plans shall note that they represent all phases of development.

ADMINISTRATIVE OFFICE REVIEW Spencer J. Paulsen Page 1 of 4
BOARD ACTION: DATE January 10, 1989 APPROVED AS RECOMMENDED OTHER X



Official Seal of
Board of Supervisors

DENIED APPEAL; ADOPTED FINDINGS AND APPROVED NEGATIVE DECLARATION AND
UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 2320 WITH CONDITIONS
AS RECOMMENDED BY PLANNING COMMISSION AND ADDITIONAL CONDITION REQUIRING
THE AREA WHERE AN EXISTING 3/4 SLOPE EXISTS BE FENCED WITH MESH FENCING.
(SEE ATTACHMENT "A" FOR CONDITIONS; SEE ATTACHMENT "B" FOR STANDARDS AND
CONDITIONS OF ZONING ORDINANCE SECTION 853-C AND E)

UNANIMOUS X ANDREEN _____ CONRAD _____ KOLIGIAN _____ LEVY _____ VACIM _____

2. A Site Plan Review Application shall be submitted for approval to the Director of the Public Works and Development Services Department in accordance with Section 874 of the Fresno County Zoning Ordinance within 90 days of the effective date of this approval.

All conditions of approval of the Conditional Use Permit and Site Plan Review shall be met within six months from the date of approval of the Site Plan Review.

3. A detailed rehabilitation plan shall be submitted as part of the Site Plan Review Application. The plan shall show the proposed final slopes and contours of the site. Rehabilitation work in any phase shall proceed in such a manner that no excavated area is allowed to remain in an unrehabilitated state for more than three years. Rehabilitation of any phase shall be completed within one year of commencing operation in a subsequent phase.
4. The extraction operation shall consist of not less than 11 separate phases. Each phase shall be numbered and shown on the approved Site Plan.
5. A dust palliative shall be applied to all haul roads as frequently as necessary to control dust. Dust palliatives may include road oil, water, magnesium chloride, or other proven materials.
6. Operating hours shall be limited to the hours of 6:00 a.m. to 5:00 p.m. weekdays except that these hours may be extended to weekends and nights when required to meet the demands of clients and/or projects.
7. The use shall be operated in such a manner as to avoid creating a dust or noise nuisance.
8. The applicant shall allow Fresno County staff to monitor the proposed use to assure that all applicable Standards of the General Plan Noise Element and Noise Ordinance are being met. A recordable agreement between the applicant and the County allowing for said monitoring shall be executed within 90 days of approval of the Conditional Use Permit. Cost of said monitoring shall be at the expense of the applicant.
9. No slopes steeper than 1:1 within 50 feet of a property or elsewhere on the property shall be permitted. For those areas where excavation has already occurred, slopes of 3/4:1 may be allowed to remain provided a soil investigation by a qualified geologist or soil engineer determines to the satisfaction of the Director of Public Works and Development Services Department that a steeper slope will stand. Said reports shall be submitted within 90 days of approval. If certification for slopes of 3/4:1 for the existing excavated areas cannot be obtained, then the operation shall be required to submit for approval by the Director a slope stabilization plan prepared by a certified engineer showing how the slopes can be stabilized. The operation shall be required to stabilize the slopes as recommended by the Director.
10. No channel modifications shall be made on the south leg of Los Gatos Creek.

11. No man-made obstruction shall be permitted within the north leg of Los Gatos Creek and any existing man-made barriers within the project site shall be removed.
12. Any alteration or diversion of the north leg of Los Gatos Creek shall be approved by the Public Works and Development Services Department. Engineered plans shall be required at the time the modifications are proposed and shall be approved by the Director of the Public Works & Development Services Department.
13. Engineered plans to control off-site erosion shall be submitted and approved by the Public Works and Development Services Department before ground extraction is started in the most westerly phases.
14. The rock crushing plant, asphalt batch plant, and concrete batch plant shall cease operation upon completion of mineral extraction activities on the site, or upon expiration of this conditional use permit, which ever occurs first.
15. Security, as herein specified, shall be deposited during the Site Plan Review process. Said security shall be in the form of cash deposited by the operator with the County or in an approved irrevocable escrow or its equivalent and shall be in an amount determined by the Director equal to 100 percent of the total cost of completing the subject phase of rehabilitation. Said security may be partially released during the progress of rehabilitation as long as the same ratio of security is maintained on deposit for all incomplete work.
16. The conditions of this permit shall supersede the conditions of prior Conditional Use Permit Nos. 650 and 915 in any areas where the three permits overlap.

VOTING: Yes: Commissioners McCrummen, Furgurson, Comstock, Quist, Stephens, Radics

No: None

Absent: Commissioners Cruff, Lingo, Orosco


RICHARD D. WELTON, Director
Public Works & Development Services Department
Secretary-Fresno County Planning Commission

- NOTES: 1. The Planning Commission action is final unless appealed to the Board of Supervisors within 15 days of the Commission's action.
2. The approval of this project will expire if there is a cessation in the occupancy or use of the land or structures authorized by this Conditional Use Permit for a period in excess of two years.

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#8591

3. The proposed use is also subject to the certain mandatory conditions of Sections 858 C and E of the Zoning Ordinance as specified on Attachment "A".
4. All operations are subject to the requirements of the Fresno County Noise, Ordinance and the Fresno County Air Pollution Control District.

DC:mer
7496K

EXHIBIT 12



Terry Johnson Trucking, Inc.

31186 W Gale Ave
Coalinga, CA 93210

Ph: 559-935-0371
Fax: 559-935-5803

8270 E. Lacey Blvd.; Hanford, CA (559) 584-2622 * 5942 Old Stage Rd.; Fountain Springs, CA (559) 534-2491
1860 W Betteravia Rd, Santa Maria, CA (805)928-2202

July 14th, 2020

Chris Motta
Principal Planner
Fresno County, Department of Public Works and Planning
2220 Tulare Street, Sixth Floor
Fresno, CA 93721

RECEIVED
JUL 21 2020

RE: UCUP 3512 Coalinga Mine Expansion – Letter of Support

FRESNO COUNTY
DEPT. OF
PUBLIC WORKS & PLANNING

Dear Mr. Motta,

On behalf of Terry Johnson Trucking, Inc , please accept this letter of support to Granite Construction Company in their application for the Coalinga Mine Expansion.

Terry Johnson Trucking, Inc is a Construction Trucking Company in Coalinga , since 1978. Hauling rock, sand & gravel for various large projects around the west side of the valley, for over 40 years.

With the expansion of the mine, it would let us continue to supply all of our customers, with all of their construction materials need's in the future. If Terry Johnson Trucking, Inc had to go to Fresno to supply materials to the west side of the valley, it costs double, for both the customer & for the product.

Please consider this expansion on behalf of Terry Johnson Trucking, Inc & all of our employee's & if you have any questions, please reach out to me, as I am happy assist in any way that I can.

Sincerely,

Terry Johnson
Terry Johnson
President
Terry Johnson Trucking, Inc.