

PROJECT DESCRIPTION AND APPLICATION SUPPLEMENT

**AMENDMENT TO USE PERMIT (UP-06; 9-2) TO ALLOW FOR
MODIFIED HOURS OF OPERATION**

**GEORGE REED, INC.
JACKSON VALLEY QUARRY
(CA MINE ID No. 91-03-0020)**

AMADOR COUNTY, CALIFORNIA

Applicant:

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140 Empire Avenue
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Prepared by:

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TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	Project Title.....	1
1.2	Names and Addresses of Applicant’s Representatives.....	1
1.3	Project Location	1
1.4	Assessor Parcels, Ownership, and Land Use Designations.....	1
1.5	Project Description	2
1.5.1	Background	2
1.5.2	Description of Project (Purpose and Need).....	3
1.5.2	Technical Review.....	4
2.0	SUPPLEMENT TO ENVIRONMENTAL INFORMATION FORM.....	6
2.1	Site Size	6
2.2	Square Footage of Existing / Proposed Structures.....	6
2.3	Number of Floors of Construction	6
2.4	Amount of Off-Street Parking Provided.....	7
2.5	Source of Water	7
2.6	Method of Sewage Disposal	7
2.7	Attach Plans	7
2.8	Proposed Scheduling of Project Construction	7
2.9	Phasing.....	7
2.10	Associated Projects.....	7
2.11	Subdivision / Land Division Projects	7
2.12	Residential Projects.....	8
2.13	Commercial Projects.....	8
2.14	Industrial Projects	8
2.15	Institutional Projects.....	8
2.16	Variance, Conditional Use Permit, or Rezoning Application	8
2.17	Additional Information / Environmental Setting.....	8

FIGURES

Figure 1 Plot Plan

APPENDICES

Appendix A Grant Deed
Appendix B Assessor Plat Map
Appendix C Property Owner Consent Letter
Appendix D Noise and Vibration Assessment
Appendix E Light Pollution Prevention Plan
Appendix F Biological Resources Assessment
Appendix G Jurisdictional Waters Assessment
Appendix H Applicant's Draft Initial Study

1.0 INTRODUCTION

Section 1.0 of this document provides an overview and project description, including purpose and need for the proposed amendment to Use Permit (UP-06; 9-2). Section 2.0 is a supplement to the County of Amador’s Environmental Information Form and contains responses to questions that require more text than the space provided on the form would allow.

1.1 Project Title

George Reed, Inc. Jackson Valley Quarry – Amendment to Use Permit (UP-06; 9-2) to Allow for Modified Hours of Operation.

1.2 Names and Addresses of Applicant’s Representatives

Applicant:

Attn: Tom Ferrell
George Reed, Inc.
140 Empire Avenue
Modesto, CA 95354

Agent:

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

1.3 Project Location

The Project site is an existing hard rock quarry located on the south side of State Route 88, approximately ½ mile east of the most westerly junction of Jackson Valley Road and SR 88 in the lone area of Amador County (see **Figure 1, Plot Plan**).

1.4 Assessor Parcels, Ownership, and Land Use Designations

The Project site’s current assessor parcel numbers, acreage, ownership, zoning and General Plan land use designations are as follows (see **Appendix A, Grant Deed**, and **Appendix B, Assessor Plat Map**):

TABLE 1
ASSESSOR PARCELS, ACREAGE, OWNERSHIP, ZONING AND GENERAL PLAN DESIGNATIONS

Current APN	Acreage	Ownership	Zoning	General Plan
005-230-018	159.66 ac.	The Reed Leasing Group, LLC ¹	Special Use (X)	Mineral Resource Zone (MRZ) and Agricultural General (AG)

¹ The Reed Leasing Group, LLC is an affiliate company of George Reed, Inc. See **Appendix C, Property Owner Consent Letter**.

1.5 Project Description

1.5.1 Background

The existing Jackson Valley Quarry (“JVQ”) Use Permit (UP-06; 9-2) was approved by Amador County in 2013 in connection with a project involving a geographic expansion and production increase (“JVQ Expansion Project”). The JVQ Expansion Project underwent environmental review pursuant to the California Environmental Quality Act (“CEQA”), including preparation of an Environmental Impact Report (“EIR”). The EIR assessed potential impacts from project activities, and prescribed mitigations where impacts were found to be potentially significant.

With respect to hours of operation, the EIR assumed typical quarry operations would occur Monday through Friday from 6:00 a.m. to 6:00 p.m., with sporadic extended hours to meet customer demands. As described below, the EIR limited hours of operation for certain site activities based on potentially significant noise impacts:

EIR Analysis - Site Preparation Activities

The EIR described site preparation activities as those involving removal of vegetation, topsoil, and overburden, as well as grading. The EIR found that site preparation activities would exceed the County’s noise thresholds at the nearest receptor to the north, and therefore, imposed a mitigation limiting site preparation activities to the daytime hours of 8:00 a.m. – 5:00 p.m., Monday through Friday.

EIR Analysis - Operational / Reclamation Activities

The EIR described operational / reclamation activities as those involving excavation, earth movement, and loading operations. The EIR utilized similar assumptions for operational / reclamation activities as those that were utilized for site preparation activities, so the anticipated noise levels at the nearest sensitive receptors were identical, and a similar finding was made that, without mitigation, operational / reclamation activities would exceed the County’s noise thresholds at the nearest receptor to the north. As mitigation, the EIR required that a 7-foot earthen berm be constructed along a portion of the northern edge of the project site to attenuate noise. With installation of the noise control berm, the EIR determined that resulting noise levels would be below the applicable significance thresholds.

Currently Permitted Hours of Operation

Based on the project description and EIR analysis for the JVQ Expansion Project, the Use Permit (UP-06; 9-2) currently restricts hours of operation to the following:

1. Site preparation activities: 8:00 a.m. – 5:00 p.m., Monday through Friday (COA 44.a)
2. Operational / reclamation activities (other than site preparation): 6:00 a.m. – 6:00 p.m., Monday through Friday (COA 15)

3. Maintenance and repair work: no restriction as long as activities do not exceed 45 dBA at the property line (COA 15)
4. Blasting: 11:30 a.m. – 2:30 p.m., Monday through Friday (COA 16)

1.5.2 Description of Project (Purpose and Need)

George Reed, Inc. (“GRI”) proposes to modify Condition of Approval (“COA”) #15 of the JVQ Use Permit (UP-06; 9-2) to allow operational / reclamation activities to occur during modified hours of operation: 6:00 a.m. – 10:00 p.m. Monday through Friday, with limitations for activities allowed between the hours of 6:00 p.m. and 10:00 p.m.² (“Project”). No change to the approved hours of operation for site preparation activities or blasting are requested. See **Table 1**,

Comparison of Existing vs. Proposed Hours of Operation.

The Project will not modify the approved production levels, materials to be mined, area of disturbance, equipment types or mining methods, or otherwise expand or intensify the existing use. Through modification of COA #15, GRI will be able to better serve regional market demands, optimize electrical power supply management, and come closer to achieving parity with its largest local competitor who has similar (but less restrictive) operating hours to those being requested.

² GRI proposes the following text change to COA #15:

Hours of operation, other than maintenance and repair work, shall be limited to the hours of 6:00 a.m. and 10:00 p.m. Days of operation, other than maintenance and repair work, shall be limited to Monday through Friday. Maintenance and repair work of a low noise level may be made outside the foregoing working hours and days of operations. The noise level for maintenance and repair work conducted outside normal working hours and days shall not exceed 45 dBA at the property line. The above limitations on working hours and days may, in case of emergency, be temporarily waived by the Chairman of the Board of Supervisors, or his/her designee, until such time as the matter may be heard by the Board of Supervisors for a final determination.

Notwithstanding the above, the following limitations to hours of operation apply, unless temporarily waived by the County Planning Department in case of emergency:

1. *Mining of the outer areas of the quarry are limited to the hours of 6:00 am – 6:00 pm, Mon – Fri, until mining has progressed to a depth of at least one bench height (~20 ft.) as delineated in the noise report (Bollard; May 2023).*
2. *Use of excavator-mounted hydraulic rock breakers are limited to the hours of 6:00 am – 6:00 pm, Mon – Fri.*
3. *Load out of rip-rap is limited to the hours of 6:00 am – 6:00 pm, Mon – Fri.*

**Table 1
Comparison of Existing vs. Proposed Hours of Operation**

Activity	Existing Approved	Proposed
Site Preparation	Mon – Fri, 8 am – 5 pm	No change
Operational / Reclamation	Mon – Fri, 6 am – 6 pm	Mon – Fri, 6 am – 10 pm ¹
Maintenance & Repair Work	Anytime	No change
Blasting	Mon – Fri, 11:30 am – 2:30 pm	No change

¹ *Proposed Limitations to Updated Hours*

- *Mining of the outer areas of the quarry will remain limited to the hours of 6:00 am – 6:00 pm, Mon – Fri, until mining has progressed to a depth of at least one bench height (~20 ft.) as delineated in the noise report (Bollard; May 2023).*
- *Use of excavator-mounted hydraulic rock breakers will remain limited to the hours of 6:00 am – 6:00 pm, Mon – Fri.*
- *Load out of rip-rap will be limited to the hours of 6:00 am – 6:00 pm, Mon – Fri.*

1.5.2 Technical Review

Impacts from operational / reclamation activities were fully analyzed in the 2013 EIR, and mitigation measures were adopted as conditions of approval by the County Board of Supervisors to adequately mitigate potential impacts from site activities. Relevant to the proposed Project, the existing Use Permit (UP-06; 9-2) contains conditions of approval for noise (COAs #44-#49), lighting (COA #23), and biological resources (COAs #50-#53) that will be maintained and adhered to. In order to analyze potential impacts from the proposed Project, updated technical analyses related to noise and vibration, lighting, and biological impacts were prepared, and new avoidance, minimization, and mitigation measures have been integrated into the proposed Project.

Noise and Vibration

A noise and vibration assessment has been prepared for the proposed Project to evaluate potential impacts to nearby receptors and compliance with current Amador County noise standards during modified hours of operation. The noise and vibration assessment evaluated 24-hour unmitigated (worst-case) conditions, then determined appropriate mitigation measures to ensure that the modified hours of operations do not adversely affect sensitive receptors located in the Project vicinity.

No adverse vibration impacts were identified for the proposed Project; however, the assessment reveals that, without implementation of mitigation measures, noise generated during nighttime activities could exceed acceptable levels at certain discrete sensitive receptors in the Project vicinity. Following preparation of the noise study, the project description was revised to remove nighttime activities (i.e., after 10:00 p.m.). Notwithstanding, the noise consultant developed, and GRI incorporated as project elements, noise reduction measures that could be implemented to reduce the potential for adverse public reaction to extended hours of operation at the quarry.

1. Replacement of traditional, tonal, backup warning devices with advanced, broad-band, backup warning devices on mobile mining equipment.
2. Full treatment of processing-area crushers and screen-decks with suspended noise-attenuation curtains.
3. Limitations on use of excavator-mounted hydraulic rock breakers and load-out of rip-rap³.

Following “proof of concept” testing, the analysis concludes that implementation of the additional (voluntary) noise mitigation measures would not only ensure compliance with applicable County noise standards but would also significantly reduce the potential for adverse public reaction to modified hours of operation at the quarry.

See ***Appendix D, Noise and Vibration Assessment.***

Lighting

A Light Pollution Prevention Plan has been prepared to identify the location of existing and proposed lighting fixtures that will illuminate operational areas during extended hours of operation while minimizing off-site effects. Area and task lighting is currently in-place at the Project site for safety purposes and to operate during periods of low visibility. In order to facilitate extended hours of operation, it is anticipated that additional lighting will be necessary in select operational areas. In addition to the approximate ten existing light fixtures associated with the processing plant, it is anticipated that approximately four new lighting fixtures will be needed in the processing and load-out area. Consistent with existing practices, in locations where lighting does not exist or where stationary lighting is not feasible, industry-standard portable light towers will be employed. The locations of the portable light towers will vary as mining progresses throughout the site. The existing Use Permit addresses requirements for site lighting by stipulating that “artificial illumination of any area within Quarry site shall be of a non-glare nature and shall be shielded to extent feasible to prevent glare from affecting neighboring parcels of land with direct line of site of the Quarry...” (COA #23). Consistent with this requirement, existing and proposed lighting fixtures will be equipped with shields / hoods that concentrate illumination downward such that no direct lighting is cast offsite. Given setbacks from nearby public streets and residences, as well as the fact that mining will predominantly occur below grade, site lighting

³ Rip-rap is considered rock greater than 4 inches in diameter

is not anticipated to affect neighboring parcels of land. In addition, the site's rolling topography and perimeter vegetation will also provide natural screening from potential lighting impacts.

See **Appendix E, Light Pollution Prevention Plan**.

Biological Resources

An updated biological resources and jurisdictional waters assessment was conducted for the proposed Project to evaluate whether there have been any changes to the biological setting since the prior environmental review, and whether the proposed Project may impact nocturnal wildlife species as a result of extended operating hours. The updated biological assessment determined that there have been no significant changes in the biological setting at the Project site since the 2013 EIR was prepared and that no new jurisdictional features, beyond those previously mapped and permitted, are present. Further, the updated biological assessment concludes that with implementation of the Light Pollution Prevention Plan and adherence to existing and proposed noise mitigation measures, potential impacts to nocturnal wildlife species associated with modified hours of operation will be less than significant.

See **Appendix F, Biological Resources Assessment**, and **Appendix G, Jurisdictional Waters Assessment**.

2.0 SUPPLEMENT TO ENVIRONMENTAL INFORMATION FORM

Section 2.0 is a supplement to the County of Amador's Environmental Information Form and contains responses to questions that require more text than the space provided on the form would allow.

2.1 Site Size

The Project Site is comprised of Assessor's Parcel Number ("APN") 005-230-018-000 (formerly 005-230-007-000 and 005-230-016-000), which is 159.66 acres in size. No change from existing conditions.

2.2 Square Footage of Existing / Proposed Structures

The Project involves a request to modify the approved hours of operation for operational / reclamation activities with an existing conditional use permit (UP-06; 9-2) and will not modify square footage of existing / proposed structures already approved. No change from existing conditions.

2.3 Number of Floors of Construction

The Project involves a request to modify the approved hours of operation for operational / reclamation activities with an existing conditional use permit (UP-06; 9-2) and will not modify number of floors of construction already approved. No change from existing conditions.

2.4 Amount of Off-Street Parking Provided

The Project involves a request to modify the approved hours of operation for operational / reclamation activities with an existing conditional use permit (UP-06; 9-2) and will not modify amount of off-street parking already approved. No change from existing conditions.

2.5 Source of Water

The Project involves a request to modify the approved hours of operation for operational / reclamation activities with an existing conditional use permit (UP-06; 9-2) and will not modify the source of water already approved. No change from existing conditions.

2.6 Method of Sewage Disposal

The Project involves a request to modify the approved hours of operation for operational / reclamation activities with an existing conditional use permit (UP-06; 9-2) and will not modify the method of sewage disposal already approved. No change from existing conditions.

2.7 Attach Plans

The Project involves a request to modify the approved hours of operation for operational / reclamation activities with an existing conditional use permit (UP-06; 9-2) and will not modify the approved mining and reclamation plans. No change from existing conditions.

2.8 Proposed Scheduling of Project Construction

The Project involves a request to modify the approved hours of operation for operational / reclamation activities with an existing conditional use permit (UP-06; 9-2) and will not modify the approved mining and reclamation schedule or term. No change from existing conditions.

2.9 Phasing

The Project involves a request to modify the approved hours of operation for operational / reclamation activities with an existing conditional use permit (UP-06; 9-2) and will not modify the approved mining and reclamation phasing. No change from existing conditions.

2.10 Associated Projects

The Project involves a request to modify the approved hours of operation for operational / reclamation activities with an existing conditional use permit (UP-06; 9-2).

2.11 Subdivision / Land Division Projects

N/A – the Project does not include a request for subdivision / land division.

2.12 Residential Projects

N/A – the Project does not include a residential component.

2.13 Commercial Projects

N/A – the Project is not classified as a commercial project.

2.14 Industrial Projects

The Project involves a request to modify the approved hours of operation for operational / reclamation activities with an existing conditional use permit (UP-06; 9-2) and will not modify the type, estimated employment per shift, or loading facilities. No change from existing conditions.

2.15 Institutional Projects

N/A – the Project does not include an institutional component.

2.16 Variance, Conditional Use Permit, or Rezoning Application

The Project involves a request to modify the approved hours of operation for operational / reclamation activities with an existing conditional use permit (UP-06; 9-2).

2.17 Additional Information / Environmental Setting

An Applicant's Draft Initial Study has been prepared to analyze the proposed Project's potential impacts using the Environmental Checklist Form presented in Appendix G of the CEQA Guidelines.

See *Appendix H, Applicant's Draft Initial Study*.