



Sonoma County Planning Commission Minutes

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: June 19, 2008
Meeting No.: 08-009

ROLL CALL

Commissioners

Bob Williams
Don Bennett
Sharon Wright
Rue Furch
Dennis Murphy, Chair

Staff Members

Jennifer Barrett
Melinda Grosch
Blake Hillegas
Sue Dahl
David Hurst, Chief Deputy
County Counsel

UNCONTESTED CALENDAR

Call to order: 1:00 p.m.

Approval of Minutes: Minutes from April 3 will be brought back on a future agenda. Commissioner Furch asked that staff check the tape for clarification of a motion that she thought she made.

Public Appearances on Items not on the Agenda: None

Item No. 1 Time: 1:05 p.m. File: CMO07-0011
Applicant: Common Ground Staff: Melinda Grosch
Env. Doc.: Categorical Exemption
Proposal: Request for a Certificate of Modification to relocate the building envelope as shown on Lot II-8 of the George Ranch Subdivision Phase II, and to modify and relocate an equestrian easement established by the George Ranch Subdivision Phase I as shown on Lot I-3.
Location: 3366 White Alder, Sonoma
APN: 142-200-019 Sup. Dist: 1
Zoning: RRDWA (Resources and Rural Development/Agricultural Preserve), B6-200 acre density, SR (Scenic Resource)

Public Hearing Opened and Closed: 1:15 p.m.

Commission Discussion: Commissioner Williams made a motion to approve the staff recommendation.

Changes in draft conditions:

Finding 6(a) Modify to state what the actual changes of circumstances could be.

Action: Approved as recommended with modified findings
Appeal Deadline: ten days
Resolution No:

Williams: M/aye Bennett: S/aye Wright: aye Furch: aye Murphy:
Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

REGULAR CALENDAR

Item No. 2 **Time:** 1:05 p.m. **File:** PLP03-0094
Applicant: North Bay Construction **Staff:** Blake Hillegas
Env. Doc.: Environmental Impact Report
Proposal: The applicant proposes: 1) a Zone Change to add the MR (Mineral Resource) combining district to 198.76 acre site designated LEA (Land Extensive Agriculture) B6 - 160 acre density Z (Second Unit Exclusion), VOH (Valley Oak Habitat); 2) A Use Permit to develop a 70-acre quarry (Roblar Road Quarry); 3) A Reclamation Plan to reclaim the site upon completion of mining to open space use, including a conservation easement and an irrevocable offer of dedication for public use; and 4) Cancellation of the Williamson Act agricultural preserve contract on APN 027-080-009 while simultaneously placing a Williamson Act agricultural preservation easement on a 243-acre agricultural property near Petaluma. The annual aggregate production quantities are proposed to be a maximum of 570,000 cubic yards per year for 20 years.

Location: 7601 Roblar Road, Sebastopol
APN: 027-080-007 **Sup. Dist:** 5
Zoning: LEA (Land Extensive Agriculture) B-6 160 acre density, Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat)
Board of Supervisors Hearing date to be determined.

Blake Hillegas summarized the written staff report which is incorporated herein by reference. **Commissioner Wright** recused herself from the item.

Public Hearing Opened: 1:40

Speakers: **Robert Piazza**, nearby long-term resident, is a Parole Commissioner and is heavily involved in the community. While supporting the need for aggregate, he expressed concern about the location of the quarry in proximity to the old landfill, and said the project was a "disaster waiting to happen." PC-1

Chapter 4 of the EIR left out many properties which should be included. PC-2

Impact A-1 should address compatibility with the adjacent landfill and address the agricultural nature of the area and property values. The closed landfill was undisturbed for years, and the proposal will shock the underground geology. The EIR does not address the toxins and vapors that could be disturbed by blasting and gravel removal from the adjacent site. Piazza said it would be irresponsible for the County to permit the release of hazardous chemicals into the air. PC-3

Piazza questioned the matter of the Williamson Act exchange of grazing land and said it was a sham. The subject property's value to agriculture would be lost forever. PC-4

Impact A-4 did not state how the quarry would be reclaimed, and Piazza said that a bond was called for in case the applicant becomes insolvent. PC-5

Impact C-8-projected groundwater pumping. The two onsite wells could impact neighboring wells and lower the water level. Since he relies on water, to him, the impact is definitely not less than significant. The DEIR does not address possible draw down, which should be included for a two mile radius. The figures are underestimated for summer months. The applicant should have to post a substantial bond to insure a life long water supply for the neighbors if the project deprives them of water. PC-6

Grading activity mentioned in Impact D-2 would harm trees. PC-7

Ed Riska, **Roblar Road**, has a MA in Safety and Risk Management, and is a professional member of the Safety Engineers and a certified Safety Executive. PC-8

Traffic mitigations E-1 through E-9. Riska said it is imperative that these measures occur, and that additional measures might come up as a result of the final EIR. The applicant should be able to accomplish this. PC-9

The traffic study is three years old, and does not include the Lowe's Big Box Store in Cotati at Intersection 2. The PC-10

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- study needs to be updated. The accident rates shown in the DEIR are four years old and also need to be updated. ↑ PC-10
cont. ↓
- Riska said that the traffic volume seemed low and should be measured during school hours. He noted that at Intersection 5, which shows a right turn lane, there is a Historical Landmark which would require significant changes. I PC-11
- Impact E-4 is deficient, and should include reduction of speed limits due to sight distance restrictions on all of the roads. Traffic will be significantly impacted, and increased enforcement will be called for. I PC-12
- Impact E-5. There is inadequate access to the site, and Riska wanted to know how the County would insure that the drivers would actually turn to the west. He suggested requiring barriers and other design features that would restrict trucks from being able to take the wrong route. I PC-13
- The school bus stop times on all the haul routes were not addressed in the DEIR. I PC-14
- The DEIR showed that there would be 322 trips of 32.8 trucks per hour, or one every 1.6 minutes. Even at 40% of the total for the trucks going past the Dunham School, this will be a significant distraction to the students, and at peak hours, a truck will be going by the school every minute. The DEIR did not ask the teachers at the school their opinion. The air quality could have a significant impact on kids on the playground. I PC-15
I PC-16
- Noise mitigation #64 should include more residences than just the two nearest to the quarry and mitigation should be provided for Dunham School. I PC-17
- The applicant anticipated using 3 million gallons of water which will result in a significant drawdown. Recharge should be substantiated, particularly since this is in Zone 4. Monitoring should be required. I PC-18
- The dump site is unlined and contains hazardous materials. The dump located on Meacham Road is also unlined and is leaking. This should have been addressed in the DEIR. I PC-19
- The impacts of the Loma Prieta earthquake on the site should have been included. I PC-20
- The applicant should be required to submit Cal OSHA records, safety records, illness and injury reports, accident reports, DMV records, driver education and patterns, insurance requirements, and the consultant for the DEIR should be informed about their professional liability in case they have to take financial responsibility for events. I PC-21
- Sue Buxton, neighbor**, represents the Citizens Against the Roblar Road Quarry. She asked for an extension of the comment period for the DEIR, as some of the reports had not been made available. The consultants need to be able to review them. I PC-22
- Buxton concurred with the first two speakers. Impacts to Dunham School should be addressed. The area is in the Petaluma Wind Gap, which will significantly increase dust and require large amounts of water to control. The serpentine rock, which was not mentioned in the EIR, contains asbestos. Silica can cause lung cancer, and she is concerned for those down wind from the quarry. The Board of Supervisors would have to use Eminent Domain to condemn private land, which is unprecedented in this county. Sediment and toxins will be released into Americano Creek. Volatile toxins have been found in the well at the quarry, which may be from the landfill. Buxton asked how contaminated groundwater will be contained. I PC-23
I PC-24
I PC-25
I PC-26
- The project will require significant water use, which could affect water flows and wells that the residents get their drinking water from. I PC-27
- The DEIR did not analyze the contents of the landfill and the landfill has never been tested. Buxton was concerned about the impact of nearby blasting. The community already has the Stony Point Quarry, the Llano Road Water Treatment Plant, and the Meacham Road dump, located within three miles. Buxton said that the health and safety of the local residents should not be put in jeopardy to build more roads. I PC-28
I PC-29
I PC-30
- Tom Honrath** said that the Environmental Protection Agency should be consulted regarding blasting next to the landfill and their findings be included in the EIR before the quarry is allowed. I PC-31
- Virgil Miller, long time resident of Blank Road**, said that many chemicals, including solvent, sulfur, leftover diesel, and thousands of chicken hormone tablets were disposed of in the dump. He was concerned about health risks to himself and his neighbors from the quarry activity. I PC-32

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- Donna Norton, Petaluma**, was also concerned about the toxins being released into the atmosphere. More thorough studies are called for, and the wind in the area was not considered. The area also gets a lot of fog, which causes problems with traffic. The noise analysis was not accurate with regard to residences east of the quarry. Norton asked the Planning Commission to visit the site to see what the area looks like east of the project, and to consider the impact that widening the road will have on the residents. I PC-33
I PC-34
I PC-35
- Bruce Norwitt, long time resident of Roblar Road**, lives 120 feet from the site. Norwitt stated that there were more than two residences that need to be mitigated in the analysis. He has seen Tiger Salamanders on Roblar Road. The EIR did not address the fact that they have 340 days a year with wind gusts of 25 mph or more. Norwitt said he thought that the particulate from the quarry would reach as far as Cotati and Rohnert Park. I PC-36
I PC-37
I PC-38
- This is the third time in 49 years that the neighbors have had to fight against activity at this site, and Norwitt was disappointed that the County was not protecting its citizens. I PC-39
- Norwitt has a well that only produces 3 gpm, and needs to buy water four to six months of the year. He was concerned at the possible impact that dynamiting might have on his well and wondered how this would be mitigated and who would pay for it. I PC-40
I PC-41
- Christine Colbert, Bicycle Coalition**, said the DEIR did not address the Class II and Class III bike routes. The County is updating its master bike plan, which calls for bike lanes with 5 foot minimum shoulders. The DEIR should be updated consistent with the draft Bikeways Plan. The entire route should be swept up and maintained every week. Signs warning bike traffic should be required, and right turn pockets should include bike lanes. I PC-42
I PC-43
I PC-44
I PC-45
- Corey Merrick, long time resident of Roblar Road**, said the DEIR does not address the 60/40% truck traffic issue. Merrick said this was uncontrollable, and could change. The cumulative impacts were not addressed. The residents already have to deal with trucks coming to the Stony Point Rock Quarry from Bodega, and no one has controlled the route. The EIR contains no controls for private contractors. Mitigation measures for enforcement and control and are called for. I PC-46
I PC-47
I PC-48
I PC-49
- Thick fog around the Dunham School in the fall and winter months was not addressed. Safety at the bus stop should be addressed. His daughter was run off the road by a rock truck. The trucks are disruptive, and this has not been addressed adequately in the DEIR. Noise at the school should be better addressed. I PC-50
I PC-51
I PC-52
- The County is responsible for possible toxins that could be released. The County should have protected the site, and the DEIR should address the effect that blasting will have on the unsealed dump site. I PC-53
- Susan Baritell, Canfield Road resident**, raises dairy goats. The DEIR did not consider the velocity of wind and amount of water needed to control the dust, and the serpentine rock contains asbestos. Baritell asked who would be responsible if wells were contaminated. The area already has water shortages, and runoff will go into the Americano Creek, which is protected. A potential environmental hazard could occur if the landfill leaks. Baritell asked for denial of the project. I PC-54
I PC-55
I PC-56
I PC-57
- Chair Murphy** said that purpose of the EIR is to identify concerns, and that they are a long way from issuing a permit. I PC-58
- Terry Edington, Roblar Road**, was concerned about noise, diesel exhaust, increased traffic and carcinogens. Sight distance is also an issue around the exit area, and safety near the school needs to be addressed. She opposed the project, and said it will have a negative impact on tourism in the County. I PC-59
I PC-60
I PC-61
- Gary Reed, Canfield Road**. The Air Quality section of the DEIR analyzed what would happen when the wind exceeds 25 mph during the construction and requires that construction and mining cease when the winds exceed 25 mph (basically every day). The EIR should address the impact that the wind will have on gravel harvest and dust. I PC-62
I PC-63
I PC-64
- Deep monitoring wells are needed that go to the bottom of the landfill. Testing that occurred did not analyze chemicals. I PC-65
- A upper limit to the number of truck trips per day is called for. I PC-66
- Noise from daily operations such as grinding machines and jackhammers needs to be included in the noise study. I PC-67
- The EPA decided to close the dump, and mitigations were set. The quarry project was not foreseen. The EPA should be notified to comment on the project. I PC-68

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- The Stony Point Rock Quarry, the Roblar dump, the Meacham Road landfill, and the Dunham School should be analyzed for cumulative impacts in relation to the project. Maybe we should consider putting in a nuclear reactor. [PC-69
- Margaret Hanley, Orchard Station Road**, was concerned about every aspect of the project, and since many issues cannot be mitigated, the community will suffer. Echoing former comments, she added that blasting needs to be constantly monitored, and there would be no way to reverse damage. Unwanted fissures could result that pollute existing wells and the aquifer. Explosive residues were not addressed. Toxins could be released into the water from the dump site. Hanley asked for denial of the project. [PC-70
[PC-71
[PC-72
- Tom Warren, Canfield Road**, was concerned about the impact and flow of the aquifer, and echoed concerns about well pollution. Kendall Jackson winery recently planted vines and they are drawing water. Neighbors are concerned about their wells. Decrease in land values should be addressed. [PC-73
[PC-74
[PC-75
- The bike issue also need to be addressed. The area is known as a world-class biking area, and there are no shoulders. [PC-76
- While acknowledging that rock is needed for roads, Warren said that there is no guarantee that the rock will end up in Sonoma County. He questioned the wisdom of needing the quarry when it would not benefit Sonoma County. [PC-77
- Ann Krinard, Roblar Road** lives near the proposed site and is a member of the Citizens Against the Roblar Road Quarry. She said that volatile compounds have been found in the water, and she received a letter from the County telling her that her well should be monitored, as other wells have shown high levels of chromium, aluminum and copper and manganese. While her well tested OK, it made her nervous. [PC-78
[PC-79
- Ken Delpick, Canfield Road**, said people are justifiably concerned about the toxic waste at the dump site, and the quarry is a bad idea. Continual vibrations will cause a release of toxic carcinogens into the air. [PC-80
- Fern Etienne, Canfield Road**, said that light during the nighttime operations had not been addressed. [PC-81
- Beth Wakelee**, teacher at Dunham School for 15 years, was concerned that the PE program could suffer and that the truck traffic would be a distraction to the kids. A soundwall would not be aesthetically possible and would restrict light. The teachers are very concerned. [PC-82
- Nathan Lange, King Road, Petaluma**, said that enforcement of the truck traffic would be a problem. Trucks should be covered to limit dust. He opposed the project. He got off track, and **Commissioner Bennett** said that the purpose of the hearing today was to take testimony on the DEIR so the consultant could respond to all the comments. **Commissioner Furch** added that the Planning Commission will be commenting on the DEIR also and are also concerned. However, the County doesn't choose who applies for what. [PC-83
- Dan McCannan, Roblar Road**, said that noise carries on the road and echoes down the valley. If the quarry operated from 6:00 in the morning to 10:00 at night six days a week, there would be a huge noise impact. He disagreed that the impact would be less than significant. [PC-84
- Donna Spilman, Canfield Road**, said emotions run high on the issue when it can affect your own property and investment. She concurred with the neighbors and was very concerned about water draw down. She also received a notice to get her water tested. [PC-85
[PC-86
- The DEIR did not address the impacts of noise or mitigation on residents to the east of the project. Maintenance of equipment and back up alarms at the landfill are disruptive to her. The impacts of truck traffic every 1.6 minutes and blasting would be very significant. [PC-87
[PC-88
[PC-89
- The impact of road construction on the residents of Roblar Road was not analyzed, and there are no enforcement measures in place for regulation of the truck traffic. Donna felt that there was no way to guarantee that trucks would be built after 2003, and felt powerless. [PC-90
[PC-91
- Bruce McKeffron, Peterson Road** long time resident, said the truck traffic was incompatible with the pristine nature of the area. He suggested that the applicant look at other areas of the County that are less pristine, and said that the County should protect the rural character of the roads. Improving the roads will result in more development in the area. [PC-92

Public Hearing Closed: closed at 3:25 PM

Commission Discussion: Commissioner Bennett said that the testimony had been excellent, and that he wanted the consultant to address the toxicity/water issues with scientific information. There is justifiable concern about the dump and the potential for impact on the groundwater. He also wanted the impacts on the school to be addressed more thoroughly, noting that Alternative 2 would have the least impact on the school. Commissioner Bennett also wanted the bike issue to be addressed for compatibility with other County plans, the issue of winter lighting to be analyzed.

PC-93
PC-94
PC-95

Commissioner Williams agreed that the public testimony was excellent, and asked that the number of residences in proximity to the project be analyzed in an exhibit that shows the 1/4, 1/3 and one mile radius. Commissioner Williams also noted concern about wind and dust, and asked that the characteristics of the material in the quarry be analyzed for potential toxicity from serpentine rocks/silica. He wanted to know exactly what is there and what the applicant intends to extract, and what could happen as a result of changes in strata from blasting and extraction. Commissioner Williams said more information is needed about the aquifer, such as how far it extends under the landfill.

PC-96
PC-97
PC-98
PC-99

Commissioner Furch said the community was well prepared, and the Department of Conservation has not received a reclamation plan. The applicant needs to produce this in a timely manner, and to be clear about the financial assurance costs. Commissioner Furch asked for a graphic that shows projected County demand vs. supply per year for the first five years of the project, to include the type of gravel vs. other projects in the county, and include importation/exportation to help her to understand the need for the quarry.

PC-100

Commissioner Furch asked for further analysis of the two fault lines that traverse the site, as the EIR said it would be "likely" that an earthquake would occur. This could have an impact on groundwater flow, given the potential for toxic leakage and the future use of the site. If the site is reclaimed to agricultural use, water would be needed. She was concerned that the land could not be restored in perpetuity for agriculture.

PC-101
PC-102

The DEIR allows for administrative approval for hours outside the normal hauling and operating hours, and asked whether neighbors will be notified about changes, and what the criteria for changing hours would be.

PC-103

Commissioner Furch was also concerned about the groundwater, and asked if the test that showed 60 gpm was sustainable or just one focused test. She asked whether this would create local draw down, the impact on surrounding wells, and whether there was adequate water for dust control. She was also concerned about the wind impacts on dust control.

PC-104

The EIR talked about flows going toward the dumpside, and Commissioner Furch was concerned that the flows could shift when water was drawn down, and a cone of depression could change subsurface strata, aquifers, and soil types. She asked for more information.

PC-105

Commissioner Furch said that the California Regional Water Quality Control Board controls for groundwater protection with relevance to subsurface water and seasonal water tables need to be analyzed to see how the water flow affects streams. The site is 7 miles upstream from a protected steelhead area, and could negatively impact it. She asked how this would be managed in perpetuity.

PC-106
PC-107

While the wells will be monitored for toxicity, water also exists in the subsurface strata, and the impacts to streams could be formidable. The Tiger Salamander uplands are also in the area and this was not included in the DEIR.

PC-108

The Williamson Act exchange for acreage in southern Sonoma County near Port Sonoma caused Commissioner Furch concern, as the area is not currently zoned or under pressure for development and the exchange presumes that the County will allow a zone change on the parcel to allow development. Commissioner Furch asked for justification of the reason for the exchange.

PC-109

Commissioner Furch noted that the EIR said that wells would be tested, but this would not address subsurface flow. The DEIR must include Tiger Salamander restoration areas in the study. The DEIR did not look at a long term strategy for decreased flows. A plan is called for to replicate pre-project flows for the long term. Commissioner Furch was very concerned about the long term impact on steelhead. Commissioner Furch asked that the long term filtration to creeks be analyzed for the impact of gravel and soil removal from construction and quarry activity.

PC-110
PC-111
PC-112
PC-113

Commissioner Furch asked that noise be analyzed from outside residences and asked for considerations to be made to reduce greenhouse gas emissions. Commissioner Furch asked that the Valley Ford Rd/Bodega Avenue

PC-114
PC-115

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↑ PC-115
| cont.
| PC-116

intersection be evaluated. She also asked for more information regarding noise from blasting and impacts associated with it and with overland haul routes.

Commissioner Murphy asked staff to clarify page 13 of the staff report that talks about a greater than 85% reduction diesel particulates, as it is unclear what "being reduced to less than 15%" means. **Commissioner Murphy** acknowledged the concern of the community about water quality and quantity and asked that this be addressed in the DEIR. He asked about the well test notice the neighbors had received, and was concerned about administrative adjustments for the permit for night operations and suggested incorporating a checklist of concerns into the permit.

| PC-117
| PC-118
| PC-119

The end of comment period was extended until Tuesday, July 22 at 5:00 p.m. The consultant will have the requested reports- a former EIR and a groundwater study - available by next Monday at 12:00 noon.

Deputy Director Barrett added in closing that comments are taken and staff will work with the consultant to make sure that they are all addressed. If studies are called for, they are done. The consultant will prepare the final EIR with responses to comments and the project then comes back to the Planning Commission in another hearing to discuss the merits of the project in light of the information in the EIR. There is more opportunity for discussion, and then the Planning Commission makes a recommendation, after which the project goes before the Board of Supervisors. The Board also holds a hearing on the project. It usually takes about six to nine months to prepare the responses to technical issues brought up, and each and every comment is evaluated. The County will send out a notice when the Final EIR is available with another hearing date.

Action: Continued off calendar. Staff directed to prepare the final EIR.

Appeal Deadline:

Resolution No:

Williams: **Bennett:** **Wright: recused** **Furch:** **Murphy:**
Ayes: **Noes:** **Absent:** **Abstain:**

There being no further business to come before the Planning Commission/Board of Zoning Adjustments at this time, all items having been handled and all persons having been given an opportunity to be heard on any matter before the Planning Commission/Board of Zoning Adjustments in public hearing or otherwise, the meeting was adjourned.

Minutes adopted July 17, 2008

Responses to Public Hearing Comments

The responses to the comments of each individual commenter are contained below. For ease of reference, each response corresponds to the numeric designators identified in the Planning Commission Minutes.

- Robert Piazza
- Ed Ryska
- Sue Buxton
- Thomas Honrath
- Virgil Miller
- Donna Norton
- Bruce Norwitt
- Christine Colbert, Bicycle Coalition
- Corey Merrick
- Susan Baritell
- Terry Edington
- Gary Reed
- Margaret Hanley
- Tom Warren
- Ann Krinard
- Ken Delpick
- Fern Etienne
- Beth Wakelee
- Nathan Lange
- Dan McCannen
- Donna Spilman
- Bruce McKeffron
- Commissioner Bennett
- Commissioner Williams
- Commissioner Furch
- Commissioner Murphy

Commenter: Robert Piazza

- PC-1 The commenter states he is a long-term resident, his occupation, and that he is heavily involved in the community. The commenter further expresses concerns about the location of the quarry in proximity to the Roblar landfill. These comments do not specifically address the adequacy of the Draft EIR; consequently, no response is required. However, the Draft EIR addresses all potential impacts of the proposed quarry on the landfill, and of the landfill to the proposed quarry.
- PC-2 The commenter suggests that Chapter IV of the Draft EIR left out many properties which should be included, but does not specify which properties have been omitted. However, Chapter IV is the Environmental Setting, Impacts and Mitigation Measures section of the Draft EIR acknowledges the presence of all sensitive receptors on properties that would

be potentially affected by the proposed quarry, including those surrounding the project site, and those along haul routes. This section also addresses all potential environmental effects to these properties, including, but not limited to, air quality and dust, noise and blasting effects, and potential effects on domestic wells, and land use compatibility. See also response to Comment V-4.

- PC-3 The commenter indicates Impact A.1 should address compatibility with the adjacent landfill. As discussed in Impact A.1 in the Draft EIR, with respect to compatibility with the adjacent landfill, given the lack of sensitive receptors on the landfill property, and the historical industrial use and altered landform of the landfill property, the proposed project would be generally compatible with the landfill. The Draft EIR addresses all specific environmental effects of operating the quarry adjacent to the landfill, including geologic effects in Section IV.B, groundwater flows and groundwater quality in Section IV.C, and blasting in Section IV.G.

The commenter indicates Impact A.1 should address the agricultural nature of the area and property values. The commenter is referred to responses to Comments V-4 and V-5.

The commenter also indicates the Draft EIR does not address the toxins and vapors that could be disturbed by blasting and gravel removal from the landfill property. The commenter is referred to responses to Comments V-6 for a response to these issues.

- PC-4 The commenter opposes the proposed Williamson Act exchange for the project. The commenter is referred to response to Comment U-9.
- PC-5 The commenter indicates Impact A.4 in the Draft EIR did not state how the quarry would be reclaimed, and that a bond is needed in case the applicant becomes insolvent. The commenter is referred to response to Comment J-7 for a response to this issue.
- PC-6 The commenter asserts that the two on-site wells could impact neighboring wells and lower the water level; that the Draft EIR does not address possible drawdown, and underestimates estimates for summer months. The commenter is referred to response to Comment V-8.

The commenter also indicates the applicant should post a substantial bond to ensure a lifelong water supply for the neighbors in the project deprives them of water. Based on extensive testing and hydrologic and geologic investigation, the EIR concludes that potential impacts to water supply and water quality would be less than significant. The commenter is referred to Master Response GEN-1 in Chapter II in this Response to Comments Document.

- PC-7 The commenter indicates the discussion of grading activity in Impact D.2 would harm trees. The commenter is referred to response to Comment V-9 for a response to this issue.

Commenter: Ed Ryska

PC-8 The commenter summarizes his educational background and business credentials. No response is required.

PC-9 The commenter indicates Mitigation Measures E.1 through E.9, plus any additional measures identified in the Final EIR, must be complied with prior to the project start. The commenter is referred to response to Comment Y-1.

PC-10 The commenter asserts that the traffic study in the EIR is three years old and does not include the traffic associated with the Lowe's development, and needs to be updated. The commenter is referred to response to Comment Y-2.

The commenter further states that accident rates are four years old and need to be updated. The commenter is referred to response to Comment Y-3.

PC-11 The commenter indicates the traffic volumes appear low and should be measured during school hours. The commenter is referred to response to Comment Y-4.

The commenter also indicates that at Intersection No. 5 (Stony Point Road and Roblar Road), the identified mitigation measure may affect the historic landmark at this location. The commenter is referred to response to Comment V-12.

PC-12 The commenter indicates Impact E.4 is deficient and should include reduction of speed limits due to sight distance restrictions on all of the roads. The commenter is referred to responses to Comments V-11 and Y-5.

The commenter also indicates increased traffic enforcement is needed. The commenter is referred to response to Comment Y-6.

PC-13 The commenter references Impact E.5, and indicates there is inadequate access to the site. The commenter inquires how the County would insure that the drivers would actually turn to the west (on Roblar Road). The commenter suggests requiring barriers and other design features that would restrict trucks from being able to take the wrong route. The commenter is referred to response to Comment Y-7.

PC-14 The commenter indicates the school bus stop times on all haul routes were not addressed in the Draft EIR. The commenter is referred to Master Response T-1 in Chapter II in this Response to Comments Document for information related to school bus stops and school bus schedules, and traffic and pedestrian safety.

PC-15 The commenter indicates truck trip generation and frequency estimates, and indicates that this would be a significant distraction to students. The commenter is referred to response to Comment Y-12 regarding clarification on truck trip generation and frequencies; and response to Comment O-1 regarding project noise effects at Dunham Elementary School.

- The commenter also indicates the Draft EIR did not ask teachers at the school their opinion. The commenter is referred to Master Response T-1, and response to Comment and Y-14.
- PC-16 The commenter also indicates air quality could have a significant impact on the children in the Dunham Elementary School playground. The commenter is referred to response to Comment O-1.
- PC-17 The commenter indicates the noise mitigation should include more residences than just the two nearest the quarry. The commenter is referred to response to Comment Y-16 for a response to this issue.
- PC-18 The commenter indicates the proposed project annual water demand would result in a significant drawdown. The commenter further states recharge should be substantiated, particularly since the project site is located within Zone 3, and monitoring should be required. Please see response to Comment Y-17.
- PC-19 The commenter indicates that the Roblar landfill is unlined and contains hazardous waste. Please see response to Comment Y-18.
- PC-20 The commenter indicates the impacts of the Loma Prieta earthquake should have been included. Please see response to Comment Y-19.
- PC-21 The applicant indicates the applicant should be required to submit CalOSHA records, safety records, illness reports, accident reports, DMV records, driver education patterns, insurance requirements, and the consultant for the Draft EIR should be informed about their professional liability. Please see response to Comment Y-21.

Commenter: Sue Buxton

- PC-22 The commenter indicates her representation on behalf of the Citizens Against Roblar Road Quarry. The commenter requested an extension of the comment period for the Draft EIR, citing some reports were not made available. At the June 19, 2008 public hearing on the Draft EIR, the County Planning Commission extended the public comment period to July 22, 2008. Documents relied upon for analysis in the Draft EIR have been made available to the public.

The commenter indicates impacts to Dunham Elementary School should be addressed. The commenter is referred to responses to Comments O-1 and O-2 regarding potential noise impacts and health risk impacts from diesel particulate matter from project haul trucks at Dunham Elementary Schools.

The commenter indicates the project site is located within the Petaluma Wind Gap, which would significantly increase dust and require large amounts of water to control. The commenter is also referred to Master Response AQ-1 in Chapter II in this Response to Comments Document for additional data on wind conditions in the area, including a five-

year summary of available data from the BAAQMD Valley Ford meteorological station; and expanded mitigation measures to further minimize project generated dust, including wind screening and a wind monitoring program.

The commenter is also referred to Master Response HYD-1 in Chapter II in this Response to Comments Document for a description of a Water Management Plan (WMP) prepared by the applicant that has been incorporated into the project. The WMP expands upon and refines the proposed management of water resources for the quarry project discussed in the Draft EIR (including groundwater seepage, precipitation/runoff, and groundwater from wells) and reduces hydrology and water quality impacts. The WMP characterizes and quantifies the various water demands for the project, and includes highly conservative estimates of water demand required for dust control.

The commenter indicates the project site contain serpentine rock which contains asbestos. The commenter is referred to Master Response AQ-2 in Chapter II in this Response to Comments Document for a discussion of naturally occurring asbestos and why asbestos-containing materials are not likely to be encountered on the project site.

- PC-23 The commenter indicates the silica can cause lung cancer, and expresses concern for those located downwind of the quarry. The commenter is referred to response to Comment O-12.
- PC-24 The commenter indicates the private land would be required to implement identified roadway improvements. The commenter is referred to response to Comment O-14.
- PC-25 The commenter indicates sediment and toxins will be released into Americano Creek. Please see responses to Comment O-15 to O-17.
- PC-26 The commenter indicates volatile toxins have been found at the quarry, which may be from the landfill. The commenter inquires how contaminated groundwater would be contained. Please see responses to Comment O-15 to O-17.
- PC-27 The commenter indicates the project will require a significant water use, which could affect water flows and wells that nearby residents get their water from. Please see response to Comment O-19.
- PC-28 The commenter indicates the Draft EIR did not analyze the contents of the landfill and the landfill has never been tested. Please see response to Comment O-19.
- PC-29 The commenter inquires about the impact of blasting. The commenter is referred to response to Comment O-16.
- PC-30 The commenter indicates the community has the Stony Point Quarry, Llano Road Water Treatment Plant, and the Mecham Road landfill located within three miles of the project site, and that the health and safety the local residents should not be put in jeopardy to build more roads. The commenter is referred to response to Comment O-28.

Commenter: Tom Honrath

PC-31 The commenter indicates the EPA should be consulted regarding blasting next to the landfill and their findings should be included in the EIR before the quarry is allowed. The Draft EIR was circulated to a number of applicable governmental agencies, including, but not limited to, the California Department of Toxic Substances Control (a department of the CalEPA), Regional Water Quality Control Board (RWQCB), Sonoma County Department of Health Services (SCDHS), and the California Department of Conservation - Office of Mine Reclamation, the latter three of which submitted comment letters on the Draft EIR.

The commenter is also referred to response to Comment L-10, which discusses applicable State regulations governing storage, transportation, handling of explosives, and licensing requirements for blasters. Please see also response to Comment O-16.

All potential impacts of the proposed project from project operations, including from rock extraction and blasting, are adequately addressed in the Draft EIR. The commenter is referred to Impacts B.1 through B.5 in the Geology, Soils and Seismicity section, Impacts C.1 through C.6 in the Hydrology and Water Quality section, and Impact G.3 in the Noise and Vibration section of the Draft EIR.

Commenter: Virgil Miller

PC-32 The commenter indicated many chemicals, including solvent, sulfur, leftover diesel, and chicken hormone tablets were disposed of in the Roblar landfill. The commenter expressed concern of health risks from quarrying activities.

The Draft EIR presents all available sources of information characterizing existing groundwater quality conditions at the project site and adjacent landfill property. Specifically, the Draft EIR reports the findings of the analytical testing for contaminants on the quarry site and landfill property monitoring wells (see pages IV.C-17 to IV.C-20) conducted as part of the applicant's baseline groundwater monitoring program for the quarry, additional monitoring conducted by the County as part of their on-going groundwater monitoring and leachate monitoring programs for the landfill property, and the results of a Solid Waste Water Quality Assessment Test (SWAT).

Collectively, these independent sources of analytical data represent the best available information characterizing existing groundwater quality beneath the landfill and quarry properties. The commenter is also referred to Master Response HYD-2 in Chapter II in this Response to Comments Documents for further detail on existing groundwater quality conditions on the project site and adjacent landfill property including additional groundwater data that has been made available. This information, along with other data presented in the Draft EIR, are of sufficient detail in which potential impacts of the proposed project to surface and groundwater quality could be conservatively analyzed and mitigated.

With respect to the potential for diethylstilbestrol (DES) to be present in the landfill or quarry sites, please refer to response to Comment L-20.

Commenter: Donna Norton

PC-33 The commenter expresses concern about toxins being released into the atmosphere. The commenter added that more thorough studies are called for, and the wind in the area was not considered. Potential air quality impacts from quarrying operations are addressed in Chapter IV.F of the Draft EIR. The commenter does not indicate any deficiencies in the analysis or what additional studies should be conducted; therefore, no further response is possible. See Master Response AQ-1 in Chapter II in this Response to Comments Document for additional information regarding wind data and dust abatement.

PC-34 The commenter indicates the area gets a lot of fog, which causes problems with traffic. The Draft EIR acknowledges in Impact E.4 that the addition of project truck traffic to Roblar Road would be considered a significant impact, and the potential impact could be increased during periods of poor visibility, such as fog, among other factors. The commenter is referred to Mitigation Measure E.4 in the Draft EIR, which would improve Roblar Road to meet current County road design standards, as well as include posting of warning signs at key locations.

The commenter also indicates the noise analysis was not accurate with regard to residences east of the quarry. Please see response to Comment Q-1.

PC-35 The commenter requested that the Planning Commission visit the project area to see what the area looks like east of the project, and consider the impact that widening the road will have on the residents. This comment does not address the adequacy of the Draft EIR. However, Impact E.8 contains an assessment of the likely range of environmental impacts that would be anticipated with the roadway improvements along Roblar Road and Pepper Road, and identifies mitigation measures to reduce environmental impacts. Furthermore, it is not unusual for Commissioners to visit a project site in preparation for their review of a project that will come before them for consideration.

Commenter: Bruce Norwitt

PC-36 The commenter indicates there were more than two residences that need to be mitigated in the analysis. The commenter is referred to response to Comment S-2.

PC-37 The commenter indicates he has seen California tiger salamanders on Roblar Road. The commenter is referred to response to Comment R-4.

PC-38 The commenter indicates the EIR did not address the windy conditions of the project site, and how particulates from the quarry may reach as far as Cotati and Rohnert Park. The commenter is referred to response to Comment R-1.

PC-39 The commenter indicates this is the third quarry proposal that the commenter and his neighbors have had to fight. These comments do not address the adequacy of the EIR; however, the opinions of the commenter will be made available to County decisionmakers for their consideration. Please see also Master Response GEN-1 in

Chapter II in this Response to Comments Document regarding issues related to the approval process for this project.

PC-40 The commenter indicates his well produces only three gallons per minute, and he needs to buy water four to six months of the year. These comments do not specifically address the adequacy of the EIR; however, the commenter is referred to Master Response HYD-3 in Chapter II in this Response to Comments Document regarding water supply for the project and potential effects on neighboring wells.

PC-41 The commenter expresses concern with blasting at the quarry site to his wells. The commenter is referred to response to Comment V-15 for a response to this issue.

Commenter: Christine Colbert, Sonoma County Bicycle Coalition

PC-42 to PC-43 The commenter asserts that Draft EIR does not address Class II and Class III bike routes, and that the County is updating its master bike plan, which calls for bike lanes and 5-foot minimum shoulders. The commenter is referred to pages IV.E-13 and IV.E-1 in the Draft EIR (Pedestrian and Bicycle Traffic), which discusses existing and planned bicycle facilities on study area roadways, and a description of applicable bicycle planning entities and bicycle planning documents in Sonoma County (including the Sonoma County Bikeways Plan and Countywide Bicycle Plan). It should also be noted that in support of the Draft EIR, 24-hour weekday and weekend bicycle volume data was collected on Roblar Road, the results of which are presented in the Draft EIR. In addition, Impact E.3 in the Draft EIR discusses potential impacts to bicycle and pedestrian safety, and identifies mitigation, as feasible, for improving Roblar and Pepper Roads to provide, among other improvements, road widening with shoulders, appropriate signage and striping to meet Class II bike facilities.

PC-44 The commenter indicates the entire route should be swept up and maintained every week. The commenter is referred Mitigation Measure E.3b in the Draft EIR which requires the applicant to ensure that all loaded trucks are covered or maintain a free board to prevent spillage of materials onto haul routes; and Mitigation Measure E.3c, which requires the intersection of the proposed access road and Roblar Road to be kept free of loose gravel and dirt that may accumulate from exiting trucks. In addition to the proposed use of tire wash and tire scraper to loosen dirt from the trucks and their tires, the applicant shall conduct regular sweeping of the intersection of the proposed access road with Roblar Road. (Note the specific freeboard identified in Mitigation Measure E.3c has been increased from six inches to two feet to be consistent with that established in Mitigation Measure F.4 in the Air Quality section of the EIR; please see Errata in Chapter V in this Response to Comments Document.)

PC-45 The commenter indicates signs warning bike traffic should be required, and right-turn pockets should include bike lanes. With respect to warning signs, the commenter is referred to Mitigation Measure E.4c in the Draft EIR, which requires the posting of warning signs on Roblar Road 250 feet ahead of the access driveway that cautions drivers

(and bicyclists) about truck traffic entering and exiting the roadway. With respect to bike lanes in right-turn pockets, as discussed in response to Comment PC-42 to -43 above, Roblar and Pepper Roads would be improved, as feasible, to meet applicable Class II bicycle route standards.

Commenter: Corey Merrick

PC-46 The commenter asserts the Draft EIR did not address the 60%/40% truck traffic issues, indicating it would be uncontrollable, and could change. As described in the Draft EIR Project Description, all hauling conducted directly by the applicant, and all contract sales, would be conditioned such that trucks hauling materials under those contracts would be required to follow the prescribed haul routes. The use of the specified haul routes would be enforced by the applicant, subject to penalties and/or contract termination.

It should also be noted that County has the authority to revoke a quarry's surface mining use permit if the County determines that the quarry operator is not implementing all required project conditions of approval pursuant to the standards outlined in those conditions. Furthermore, the County would conduct annual monitoring and compliance review of quarry mining operations, consistent with the requirements of the Sonoma County Aggregate Resources Management Plan.

PC-47 The commenter indicates that cumulative impacts were not addressed, and that the residents already have to deal with trucks associated with the Stony Point Quarry. The Draft EIR considers the project along with other past, present and reasonably foreseeable future projects in the vicinity in assessing cumulative effects; these cumulative impacts are addressed throughout Chapter IV, and summarized in Chapter VI, Impact Overview, in the Draft EIR.

PC-48 The commenter indicates the EIR contains no controls over the private contractors. It should be noted that the project as proposed assumes up to 40 percent of truck traffic generated by the quarry would be private contractors not subject to control by the applicant; accordingly, this is the scenario (60 percent controlled, 40 percent uncontrolled) that is analyzed in the Draft EIR. However, the commenter is referred to the Draft EIR evaluation of alternatives to the proposed project (Section V in the Draft EIR), including an Alternative Haul Route / Contracted Sales Only Alternative, which was identified as the environmentally superior alternative. Under this alternative, 100 percent of materials produced at the quarry would be either directly used by the applicant or sold under contract. As such, all quarry haul trucks generated at the quarry would be those associated with the applicant's own truck fleet, or private haulers under contract with the applicant, where the specified haul route would be imposed in the contract.

PC-49 The commenter indicates mitigation measures for enforcement and control are called for. The commenter is referred to response to Comment PC-46, above.

PC-50 The commenter indicates thick fog around Dunham School in the fall and winter months was not addressed. The commenter is referred to responses to Comments JJ-22 and JJ-23.

- PC-51 The commenter indicates his daughter was run off the road by a rock truck. While no specific details were provided by the commenter on this unfortunate incident, the commenter is referred to Section IV.E in the Draft EIR for a full transportation impact analysis, including traffic safety. The Draft EIR Setting presents a summary of historical collision data for study area roadways (see also response to Comment for Y-3 for additional detail on this issue). The Draft EIR also assesses all potential bicycle, pedestrian and traffic safety issues (see Impacts E.3 through E.5) associated with the proposed project, and mitigates those impacts to the extent feasible.
- PC-52 The commenter indicates trucks are disruptive, and that truck noise effects at the school, have not been adequately addressed in the Draft EIR. The commenter raises no specific issue of how noise effects may have not been adequately addressed. However, the commenter is referred to response to Comment O-2 for additional detail on this issue.
- PC-53 The commenter indicates the County is responsible for possible toxins that could be released, and that the County “should have protected the site.” The Draft EIR identifies potential impacts that could occur with operation of the quarry. This Response to Comments Document provides additional clarification. See Master Responses HYD-1 and HYD-2 for additional information.

The commenter also indicates the Draft EIR should address the effect of blasting on the unsealed landfill. Please see response to Comment O-16.

Commenter: Susan Baritell

- PC-54 The commenter indicates the Draft EIR did not consider the velocity of wind and amount of water needed to control the dust. Please see response to Comment DD-1. With respect to water use, please see response to Comment DD-2.
- PC-55 The commenter indicates that the Draft EIR did not consider that serpentine rock contains asbestos. The commenter is referred to Master Response AQ-2 in Chapter II in this Response to Comments Document for a discussion of naturally occurring asbestos and why asbestos-containing materials are not likely to be encountered on the project site.
- PC-56 The commenter inquires who would be responsible if wells were contaminated. Please see response to Comment DD-4, and Master Responses HYD-1 and HYD-2 and GEN-1.
- The commenter indicates runoff will go into the Americano Creek which is protected. Please see responses to Comment DD-4.
- The commenter indicates a potential environmental hazard could occur if the landfill leaks. Please see also response to Comment DD-4.
- PC-57 The commenter requests denial of the project. The opinions of the commenter will be made available to County decisionmakers for their consideration.

Commenter: Chair Murphy

PC-58 The Chair indicated that the purpose of the EIR is to identify concerns, and that the County is a long way from issuing a permit. No response is needed.

Commenter: Terry Edington

PC-59 The commenter expresses concern about noise, diesel exhaust, increased traffic, and carcinogens. All these potential environmental impacts are addressed in the Draft EIR. Please refer Section IV.G, Noise and Vibration for all potential noise impacts. Please refer to Section IV.F, Air Quality for an assessment of all air quality impacts, including carcinogenic risk from diesel particulate matter, and chronic effects from silica. The commenter is also referred to Master Response AQ-2 in Chapter II in this Response to Comments Document for a discussion of naturally occurring asbestos and why asbestos-containing materials are not likely to be encountered on the project site. Please refer to Section IV.E, Transportation for a full traffic impact analysis.

PC-60 The commenter expresses concern about sight distance in the vicinity of the access road. No sight deficiencies are identified at the proposed location of the new access road, however, Impact E.5 in the Draft EIR addresses issues associated with truck movement in and out of the Roblar Road/proposed access road intersection, and identifies as mitigation the addition of a left-turn lane for project trucks on the westbound approach, and road widening on the eastbound approach to accommodate project trucks. See also Impacts E.3 and E.4 in the Draft EIR which address traffic safety and bicycle/pedestrian safety on Roblar Road and identified roadway improvements to mitigate these potential impacts.

The commenter also expresses concern about safety near the school. The commenter is referred to Master Response T-1 in Chapter II in this Response to Comments Document for information related to specific safety concerns related to the school vicinity.

PC-61 The commenter expresses opposition to the project, and states it would have a negative impact on tourism in the County. The opinions of the commenter will be made available to County decisionmakers for their consideration.

Commenter: Gary Reed

PC-62 to PC-64 The commenter incorrectly assumes the air quality mitigation measure in the Draft EIR related to suspending operations if winds exceed 25 mph (Mitigation Measure F.4) only applies to construction. Please refer to response to Comment CC-5.

PC-65 The commenter indicates that deep monitoring wells are needed that go to the bottom of the landfill. The commenter is referred to response to Comment L-17.

PC-66 The commenter indicates an upper limit to the number of truck trips is called for. The commenter is referred to response to Comment CC-7.

- PC-67 The commenter indicates noise from daily operations at the quarry needs to be included in the noise study. The commenter is referred to response to Comment CC-8 for a response to this issue.
- PC-68 The commenter indicates the EPA decided to close the Roblar landfill, that mitigation measures were identified, and that the quarry project was not foreseen. The commenter further indicates the EPA should be notified to comment on the project. The commenter is referred to response to Comment CC-6.
- PC-69 The commenter indicates the Stony Point Quarry, the Roblar landfill, the Central landfill, and Dunham Elementary School should be analyzed for cumulative impacts in relation to the project. The commenter is referred to responses to Comments CC-1 and CC-2.

Commenter: Margaret Hanley

- PC-70 to PC-72 The commenter indicates that blasting needs to be constantly monitored, and there would be no way to reverse damage. The commenter indicates unwanted fissures could result that could pollute existing wells and the aquifer. The commenter is referred to Impact G.3 on pages IV.G-18 to IV.G-23 of the Draft EIR, and response to Comment O-16.

The commenter also indicates explosive residues were not addressed. As discussed in the Revey assessment, some small amounts of blasting agents, which in quarries is typically ammonium nitrate pellets mixed with fuel oil (ANFO), can be lost to the ground by spillage or wind during loading. The amount of nitrates released to the ground by these losses is typically not toxic to any flora or fauna in an agricultural environment like that near the Roblar Road site. Wind-blown ANFO dust that lands on the ground surface effectively becomes fertilizer for plants that convert it to other natural matter through photosynthesis. With the implementation of best management practices for minimizing spillage and dust generation, concentrations of nitrates or ammonia in soils would not be harmful or even noticeable. Please also refer to Appendix F, page 13 in the Draft EIR Technical Appendix, and Impact H.1 and associated mitigation measures in the Draft EIR.

Commenter: Tom Warren

- PC-73 to PC-74 The commenter expresses concern about the impact and flow of the aquifer, and well pollution. The commenter is referred to responses to Comments D-2.
- PC-75 The commenter expresses concern about decrease in land values. The commenter is referred to response to Comment Q-1.
- PC-76 The commenter indicates issues associated with bicyclists needs to be addressed, including the lack of road shoulders. The commenter is referred to response to Comments PC-42 to PC-43.

PC-77 The commenter indicated that aggregate is needed for roads, but there is no guarantee that the aggregate extracted from the proposed quarry would be used in Sonoma County. This comment does not address the adequacy of the Draft EIR. However, as discussed in the Draft EIR Project Description, the applicant estimates that over 90 percent of the product produced at the proposed quarry would be used in Sonoma County (including the Cities of Cotati, Petaluma, Rohnert Park, Sebastopol, and south Santa Rosa), and the balance used in the Novato area of Marin County. In addition, this issue is one of the many that will be considered by the Board of Supervisors when it weights the merits of the project against environmental effects.

Commenter: Ann Krinard

PC-78 to PC-79 The commenter expresses concern about the August 24, 2007 County Department of Health Services letter that was sent to a number of properties within the vicinity of the project site. Please see response to Comment Q-3 and Master Response HYD-2.

Commenter: Ken Delpit

PC-80 The commenter expressed concern about the landfill contents. The commenter also indicated continual vibrations from the quarry may affect the landfill contents. The commenter is referred to response to Comment U-21 and AA-2 through AA-4.

Commenter: Fern Etienne

PC-81 The commenter indicates that light during nighttime operations has not been addressed. It is important to note, as described in the Draft EIR Project Description, that the anticipated hours of operation of the proposed quarry on weekdays would be 7:00 a.m. to 5:00 p.m., with most plant operations, including loading/weighing of trucks, ceasing by 4:00 p.m., and general maintenance occurring until 5:00 p.m. The anticipated hours of operation of the proposed quarry on Saturdays would be 7:00 a.m. to 4:00 p.m. The applicant indicates the quarry could operate infrequently during permitted evening hours on weekdays, such as when a quarry client requires materials for a nighttime construction project. However, under such circumstance, mining or crushing would not occur in the evening hours; evening operations would be limited to the loading and weighing of material.

The commenter is referred to Impact I.2 in the Draft EIR, which evaluates the potential for the project to result in new sources of light and/or glare. As discussed in Impact I.2, given the infrequent use of proposed evening lighting, and the setback and screening of the project site from view by topography, and distance to nearest receptors, no significant glare or spillover lighting effects are anticipated. However, consistent with County standard conditions of approval, all night lighting associated with the project would be screened to prohibit direct light or glare onto adjacent properties.

Commenter: Beth Wakelee

PC-82 The commenter expresses concern that the Dunham Elementary School's physical education program may be affected by the project, and that truck traffic would be a distraction to the school children. The Draft EIR address all potential project impacts to sensitive receptors in the project vicinity, including the Dunham Elementary School, including potential impacts from diesel particulate matter and noise; the commenter is referred to responses to Comments O-1 and O-2 for additional detail on these issues. The commenter is also referred to Master Response T-1 in Chapter II in this Response to Comments Document for additional discussion of project effects at Dunham Elementary School.

Commenter: Nathan Lange

PC-83 The commenter indicates the enforcement of truck traffic would be a problem. Please see response to Comment O-27 for a response to this issue.

The commenter also indicated trucks should be covered to limit dust. The commenter is referred to Mitigation Measure F.4 in the Draft EIR which requires the applicant to implement a comprehensive dust control program to maintain minimal fugitive dust impacts from the project. One of the measures of the program requires all quarry-operated trucks hauling soil, sand, and other loose materials to be covered, or to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer) or meet CHP standards.

Commenter: Dan McCannan

PC-84 The commenter indicates noise carries on the road and echoes down the valley. This comment does not address the adequacy of the Draft EIR. However, please see Draft EIR Section IV.G for a discussion of project noise impacts response to Comment S-2. See also response to Comment PC-81 concerning hours of operation.

Commenter: Donna Spilman

PC-85 The commenter expressed concern about issues affecting her property, including water draw down. Please see response to Comment Q-2.

PC-86 The commenter inquires about the August 24, 2007 County Department of Health Services letter that was sent to a number of properties within the vicinity of the project site and expresses her concern regarding water quality. Please see response to Comment Q-3.

PC-87 The commenter indicates the Draft EIR did not address noise impacts or mitigation for residents to the east of the project site. Please refer to response to Comment Q-1 for a response to this issue.

PC-88 The commenter indicates that maintenance of equipment and backup alarms at the Roblar landfill are disruptive. This comments are related to the landfill and do not specifically

address the adequacy of the Draft EIR. However, it is anticipated that regular maintenance of equipment at the quarry would be needed, typical of any industrial operation. As discussed in the EIR Project Description, general maintenance at the quarry would not typically occur past 5:00 p.m. and therefore not occur in the most noise-sensitive times of the day.

With respect to backup alarms, mobile industrial equipment at the quarry would utilize backup alarms, as required by OSHA. The noise from backup alarms are short in duration and contain distinctive tonal characteristics. While they are intended to be noticeable for safety purposes, given their duration of use would be limited throughout the work day, they would contribute little to the overall noise levels measured relative to County General Plan noise standards.

PC-89 The commenter indicates the impacts of truck traffic every 1.6 minutes would be significant. Please refer to response to Comment Q-4a.

The commenter also indicates the impacts of blasting would be significant. All potential impacts of the proposed project from blasting are adequately addressed in the Draft EIR. The commenter is referred to Impact G.3 in the Noise and Vibration section of the Draft EIR. Please also refer to responses to Comments L-10 and O-16.

PC-90 The commenter asserts that the impact of road construction on the residents of Roblar Road was not analyzed. The commenter is referred to pages IV.E-41 through IV.E-49 of the Draft EIR and response to Comment Q-5.

PC-91 The commenter indicates that there are no enforcement measures in place for regulation of truck traffic. The commenter also indicates there is no way to guarantee that trucks would be built after 2003. The commenter is referred to response to Comment O-27.

Commenter: Bruce McKeffron

PC-92 The commenter indicates the truck traffic was incompatible with the pristine nature of the area. The Draft EIR addresses the compatibility of the project with surrounding uses in Impact A.1 in the Draft EIR and finds that the effect of introducing active mining operations at the project site to land use on compatibility with residential land uses in the project vicinity would be a significant impact. The Draft EIR also addresses all other impacts associated with the project trucks, including effects on traffic level of service, traffic safety, bicycle/pedestrian safety, air quality and noise.

The commenter suggests the applicant look at other areas of the County that are less pristine. This comment does not address the adequacy of the Draft EIR. However, the commenter is referred to Chapter V in the Draft EIR which discusses the potential for alternative locations for the proposed quarry in Chapter V. It should be noted that the proposed quarry site has been designated since 1994 in the Sonoma County Aggregate Resources Management Plan as a mineral resource area for rock.

The commenter indicates the County should protect the rural character of the roads, and that improving the roads would result in more development in the area. The commenter is referred to Chapter VI in the Draft EIR which addresses potential growth inducement effects associated with the proposed project, including the identified roadway improvements.

Commenter: Commissioner Bennett

PC-93 The Commissioner requests that toxicity/water issues be addressed with scientific information. The Commissioner is referred to Master Response HYD-1. The applicant has prepared a comprehensive Water Management Plan (WMP) that expands upon and refines the proposed management of water resources for the quarry project discussed in the Draft EIR (including groundwater seepage, precipitation/ runoff, and groundwater from wells) and reduces hydrology and water quality impacts.

The Commissioner is also referred to Master Response HYD-2 in Chapter II in this Response to Comments Documents for further detail on existing groundwater quality conditions on the project site and adjacent landfill property including additional groundwater data that has been made available. Specifically, this master response includes greater detail of the analytical results of applicant's baseline groundwater monitoring program, presents additional groundwater data that has been made available, and compares the detected contaminant levels to pertinent regulatory thresholds established for groundwater quality and the relevance of these comparisons.

See also Master Response HYD-3 for the results of a pump test that was conducted for Well DW-2 in support of the WMP. The pump test confirms that under the applicant's proposed groundwater pumping scenario, Well DW-2 can sustain the predicted pumping discharge rate in conjunction with the use of on-site water storage tanks, without adverse effects on other wells. The WMP also includes a groundwater level monitoring and adaptive management program to be implemented during project operation to ensure that Well DW-2 will continue to supply long-term supplementary water for the project when necessary, without adverse effects on other wells.

PC-94 The Commissioner requested impacts on the school to be addressed more thoroughly, but did not indicate any specific deficiencies. The Draft EIR addresses all potential environmental impacts from the project on, and in the vicinity of, Dunham Elementary School, including noise (Impacts G.2 and G.4), diesel particulate matter from trucks (Impact F.3), airborne silica from quarrying operations (Impact F.5), bicycle/pedestrian safety (Impact E.3), and traffic safety (Impact E.4). The Commissioner is also referred to Master Response T-1 in Chapter II in this Response to Comments Document for information related to school bus stops and school bus schedules, and traffic and pedestrian safety.

PC-95 The Commissioner indicates that the bike issue needs to be addressed as it relates to compatibility with other County plans. The Commissioner is referred to response to Comments PC-42 to PC-43.

The Commissioner also indicates the issue of winter lighting should be analyzed. The Commissioner is referred to response to Comment PC-81.

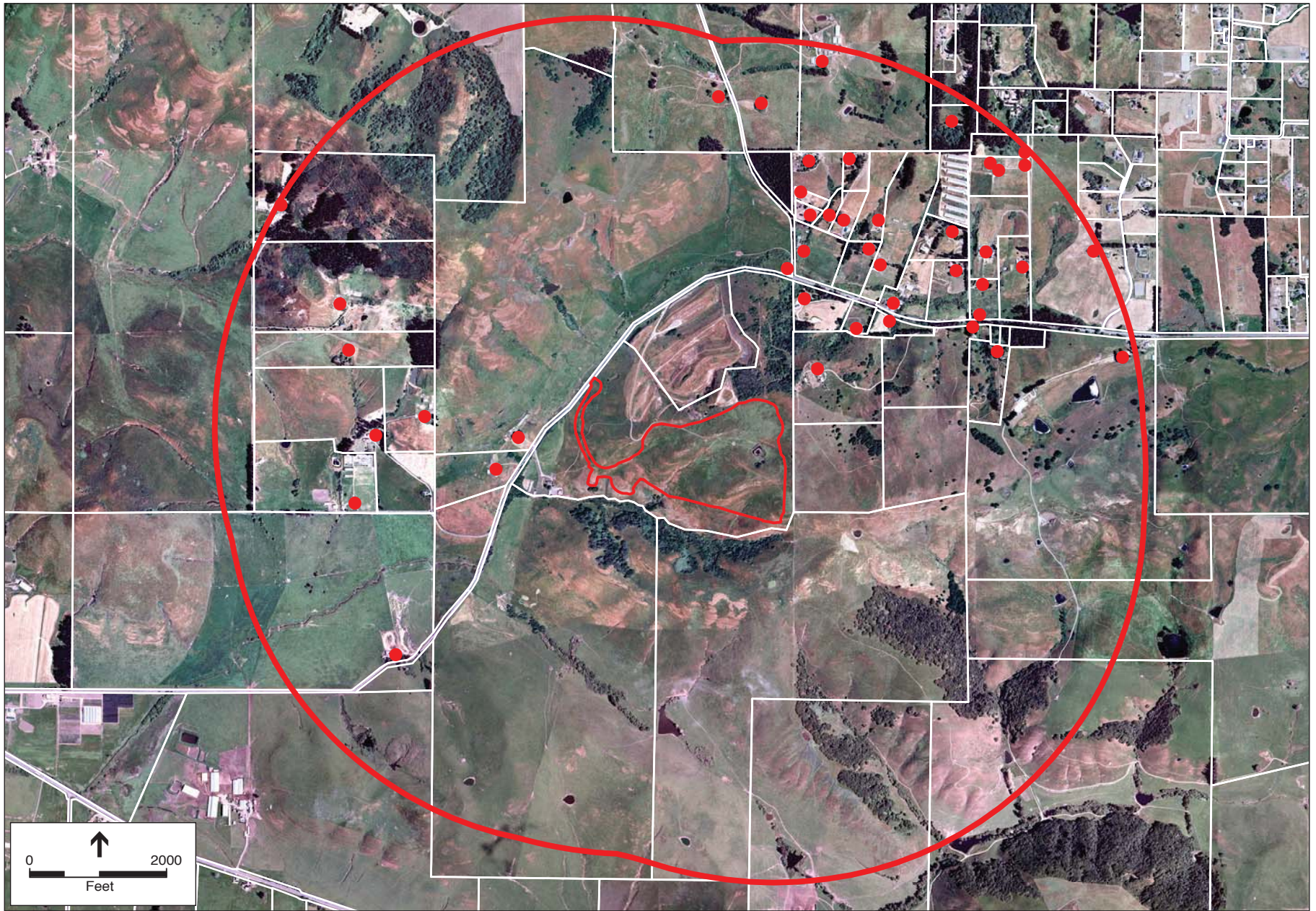
Commenter: Commissioner Williams

PC-96 The Commissioner requests that the number of residences be shown in an exhibit that shows the ¼, 1/3, and one-mile radius. Existing residences located within proximity to the proposed mining area have been identified through the use of aerial photography and field observation (see Figure PC-1 on the following page). Approximately 43 single family residences are located within a mile radius of the proposed mining area. The majority of these residences are situated to the northeast and over a hill from the proposed mining area (see attached aerial photo). Ten of these residences are situated across Roblar Road to the west.

Within a two-thirds mile radius of the proposed mining area, there are approximately 29 existing residences; 23 of which are situated to the northeast and five of which are situated across Roblar Road to the west. There are five residences within a one-third mile radius of the mining area and one residence within one-quarter mile radius of the mining area.

PC-97 The Commissioner expresses concern over wind and dust. The Commissioner is referred to Section IV.F, Air Quality, in the Draft EIR, for a discussion of potential effects regarding the generation of fugitive dust during the construction and operational phases of the project, and design features and on-going practices proposed by the applicant and/or required by the SMARO mining and reclamation standards to minimize erosion of exposed surfaces and generation of dust. The Draft EIR establishes a formal comprehensive dust control program for implementation during initial construction and on-going operation to ensure all potential dust emissions would remain less than significant. The Commissioner is also referred to Master Response AQ-1 in Chapter II this Response to Comments Document for additional data on wind conditions in the area, and expanded mitigation measures to further minimize project generated dust, including wind screening and a wind monitoring program.

The Commissioner inquires if the characteristics in the materials in the quarry can be analyzed for potential toxicity of serpentine rock and silica. The Commissioner is referred to Master Response AQ-2 in Chapter II in this Response to Comments Document for a discussion of naturally occurring asbestos and why asbestos-containing materials are not likely to be encountered on the project site. With respect potential for the project to result in release of airborne release of crystalline silica from project operations, the Commissioner is referred to response to Comment O-10.



SOURCE: Sonoma County PRMD, 2009

Roblar Road Quarry . 204334

Figure PC-1
Existing Parcels and Residences - 1 Mile Radius of Proposed Mining Area

PC-98 The Commissioner inquires what could happen as a result of changes in strata from blasting and extraction. The commenter is referred to Section IV.G, Noise and Vibration in the Draft EIR which addresses all potential blasting impacts in detail. This section relies as appropriate on a assessment of potential blasting impacts and recommended practices for the proposed quarry that was conducted in support of the EIR by Revey Associates, Inc. (see Appendix F-1 in the Draft EIR). Revey Associates, Inc. have extensive and direct explosive-work experience in hardrock mining, mine planning, blasting research, and blasting explosives management.

Please also refer to response to Comment L-10 for additional mitigation measures identified for blasting, and response to Comment O-16 as it relates to potential blasting impacts to the adjacent Roblar landfill.

PC-99 The Commissioner indicates additional information is needed about the aquifer, such as how far it extends under the landfill. The Draft EIR provided a detailed description of the groundwater hydrology beneath the site and the Roblar Landfill Draft EIR, Section IV.C *Hydrology and Water Quality* pages IV.C-11 through 20). On the project site, groundwater is present in three defined zones: the Wilson Grove Formation, within fractures of the basaltic resource rock (Tolay Volcanics), and in shears and fractures of the underlying Franciscan Formation. On the landfill property, groundwater flows through a shallow sandy deposit thought to be an ancient stream channel through the Wilson Grove Formation and through bedrock (Tolay Volcanics). The groundwater bearing zones extend under the entire landfill. Please also see Master Response HYD-3, and comment responses K-7 and L-16 for additional information.

Commenter: Commissioner Furch

PC-100 The Commissioner requests a graphic that shows county demand versus supply for the first five years of the project, including type of gravel versus other projects in the County, and including importation/exportation.

It is not possible to provide the requested level of detail regarding projected demand versus supply for the first five years of the project, given the many variables that exist that could influence such scenario. This includes unknowns regarding the specific breakdown in volumes of different aggregate grades that would be available from the Roblar Road quarry during the first five years, unknowns regarding potential approvals of other aggregate projects currently underway in the County, and the specific level of future out-of-county importation that may occur. However, Chapter V, Alternatives, in the Draft EIR presents the latest information available on the aggregate reserves within the quarry site, and historic and existing aggregate demand and supply in Sonoma County.

As discussed on pages V-24 to V-25 in the Draft EIR, in 2006, a total of 3.38 million tons of aggregate were sold in the County, of which 75 percent was supplied by quarries, 20 percent from terrace sources, and five percent from instream sources. Adjusting for an

estimated 750,000 tons of imported aggregate, total demand in 2006 is estimated at 4.01 million tons. With respect to PCC-grade aggregate, in 2006, approximately 82 percent was produced by terrace operations, about 12 percent was produced by instream sources, and six percent was produced by hard rock quarries. With respect to AC-grade aggregate, hard rock quarries met 80 percent of this demand, and terrace mines produced the remaining 20 percent. With respect to Class II Base-grade aggregate, hard rock quarries met 98 percent of this demand, and instream mines produced two percent.

The existing permitted mining operations in Sonoma County producing PCC-, AC-, and/or Class II Base-grade aggregate are limited to hard rock quarries and instream mining. Since the ARM Plan imposed deadline for terrace mining on April 15, 2006, no terrace mining within Sonoma County has occurred. However, the Board of Supervisors approved a one-time-only three-year time extension for mining the remaining aggregate materials in Syar's Phase VI terrace pit. That decision is the subject of a lawsuit which has not yet been resolved.

The most recent published Sonoma County PRMD estimate of permitted reserves, based in part on California Geological Survey information (PRMD, June 2006), estimated that in 2005 permitted PCC reserves in Sonoma County were between 385,000 tons and 1,985,000 tons, permitted AC reserves were approximately 1,300,000 tons, and permitted Class II Base grade reserves were approximately 4,430,000 tons. In the absence of implementing potential feasible options for meeting future demand for aggregate, and assuming aggregate is continued to be used at rates similar to that of 2006, PRMD estimate in 2008 (PRMD, February 2008) that the remaining permitted local reserves for PCC -grade aggregate would fall short of the local demand between 2007 and 2008, remaining local AC-grade reserves would fall short between 2008 and 2010, and remaining local road base reserves would fall short in about between 2009 and 2010. To date, however, these predicted shortages have not occurred due to an overall drop in aggregate demand as a result of the economic recession, and in the case of PCC-grade aggregate, unanticipated production of some PCC-grade materials at a number of permitted hard-rock quarries

The proposed quarry project would produce up to 570,000 CY (or about 855,000 tons) of aggregate (including PCC-, AC- and Class II-Base-grade) annually, which could accommodate over 20 percent of the total existing annual demand for aggregate in Sonoma County.

PC-101 The Commissioner requests further analysis of the two fault lines that traverse the site. The Commissioner should note that are not two faults that traverse the site, but rather, there is one ancient inactive fault on the project site (referred to as the Dunham fault). The Draft EIR Section B, Geology, Soil and Seismicity; and Section C, Hydrology and Water Quality, addresses information related to the Dunham fault, including potential project impacts, in detail. The commenter is also referred to responses to Comments K-4, K-6, K-9, K-11, K-14 and K-15.

PC-102 The Commissioner indicates if the site is reclaimed to agricultural use, water would be needed. The end use of the project site upon reclamation would be rangeland, similar to the existing land use. This final land use would require substantially less water than would be required compared to when the quarry is operating, as no water would be required for any quarry operations. Furthermore, as specified in the Draft EIR, all mitigation measures associated with the operation of the site's drainage plan, and implementation of the water quality protection program, including monitoring, and potential containment and treatment facilities, would be in place prior to the start of mining and would remain in place through post reclamation as needed.

The Commissioner further expressed concern that the land could not be restored in perpetuity for agriculture. The Commissioner is referred to Section IV.A, Land Use and Agricultural Resources which discusses in detail all potential impacts to agricultural resources on the project as a result of the proposed project, including permanent conversion of a portion of farmland on the project site to non-agricultural use, and conflicts with a Williamson Act Contract governing the project site. As discussed in the Draft EIR, the project would result in the direct temporary and permanent loss of a portion of agricultural land on the project site currently used for grazing, but would return the majority of the project site to agricultural use following reclamation. Furthermore, the project would establish a permanent agricultural conservation easement on a 244-acre property near Lakeville Road as part of an easement exchange to ensure that site would permanently remain in farming use.

In addition, the SMARO requires that prior to final approval of the Reclamation Plan, Sonoma County PRMD shall certify to the State Department of Conservation (Department) that the Reclamation Plan and financial assurances comply with the applicable requirements of State laws, and must submit the plan and financial assurances to the Department for review. Where the reclamation plan and financial assurances are associated with a surface mining use permit, the County may conditionally approve the use permit with the condition that the approval for mining operations shall not be issued until cost estimates for financial assurances have been reviewed by the Department and final action has been taken on the reclamation plan and financial assurances. The specific requirements for financial assurance, including approval process, are outlined in detail in Section 26A-11-050 of SMARO.

PC-103 The Commissioner inquires about administrative approval for the project to operate outside the normal hauling and operating hours. Specifically, the Commissioner inquires whether neighbors would be notified about changes, and what the criteria would be for changing the hours.

As discussed in the Draft EIR Project Description, the County mining regulations (Ordinance No. 3437) allow the hours of operation for quarries as follows: Monday through Friday 6:00 a.m. to 10:00 p.m.; Saturday, 6:00 a.m. to 4:30 p.m.; and on Sunday, no mining or processing except as authorized. The applicant states that anticipated typical hours of operation of the proposed quarry on weekdays would be 7:00 a.m. to

5:00 p.m., with most plant operations, including loading/weighing of trucks, ceasing by 4:00 p.m., and general maintenance occurring until 5:00 p.m. The anticipated typical hours of operation of the proposed quarry on Saturdays would be 7:00 a.m. to 4:00 p.m.

The applicant indicates the quarry could operate infrequently during permitted evening hours on weekdays, such as when a quarry client requires materials for a nighttime construction project. However, under such circumstance, mining or crushing would not occur in the evening hours; evening operations would be limited to the loading and weighing of material. If it were necessary to operate outside of the hours identified in the Zoning Ordinance, written approval would be required from Sonoma County PRMD in advance. Historically, requests to operate outside the hours of operation allowed by County mining regulations have been rare. Those instances where requests have been received have been associated with Caltrans projects calling for nighttime operations. In these instances, requests have been directed in advance to the PRMD staff who monitor mining operations, and approvals for short-term schedule modifications have been granted.

The applicant has indicated its willingness to notify interested neighbors of such schedule changes. Please note a public notification process has been developed for proposed blasting (see new Mitigation Measure G.3i in Chapter V, Errata). As a Condition of Approval, the public notification process shall also include a procedure, acceptable to PRMD, for notifying nearby residents who have requested to be notified when substantial modifications to standard hours of operation have been approved by PRMD which exceed hours consistent with the County's mining ordinance. The commenter is also referred to response to Comment PC-81.

PC-104 The Commissioner inquires if the test showed that 60 gpm pump rate was sustainable or was determined on the basis of one focused test. The Commissioner further inquires if project groundwater pumping would cause local drawdown and the effect on local wells. The Draft EIR analyzed the effect of groundwater pumping on periodic drawdown and lowering local groundwater levels, and determined this impact to be less than significant. The applicant has also prepared a comprehensive Water Management Plan (WMP) that expands upon and refines the proposed management of water resources for the quarry project discussed in the Draft EIR (including groundwater seepage, precipitation/ runoff, and groundwater from wells) and reduces hydrology and water quality impacts; Master Response HYD-1. Under the WMP, only Well DW-2 would be used to supply supplemental groundwater for quarry operations (i.e., no use of Well DW-1). Furthermore, as discussed in Master Responses HYD-1 and HYD-3, the applicant's WMP would include a strategy to monitor changes to groundwater levels and employ adaptive management of the project production well to ensure a sustainable supplementary groundwater supply for the project with no adverse impacts from well pumping. These project refinements would not change any of the conclusions previously reached in the Draft EIR with respect to the effect of project groundwater pumping to neighboring wells.

It should also be noted, as discussed in Master Response HYD-1, the applicant's proposed WMP calls for pumping groundwater at a constant rate of approximately 18 gpm per day, or pumped on a sustainable cyclic basis [e.g., pumping at 35 gpm for a four hour period followed by a recharge (non-pumping) period of four hours] in conjunction with temporary storage in water tanks. Please see Master Response HYD-3, below, for additional information on the step-drawdown test that was conducted by the applicant.

The Commissioner also inquired if there was adequate water for dust control. The Commissioner is referred to Master Response HYD-1 in Chapter II in this Response to Comments Document for a description of a Water Management Plan (WMP) prepared by the applicant that has been incorporated into the project. The WMP characterizes and quantifies the various water demands for the project, including for quarry operations.

The Commissioner inquires about wind impacts on dust control. The Commissioner is referred to Section IV.F, Air Quality, in the Draft EIR, for a discussion of potential effects regarding the generation of fugitive dust during the construction and operational phases of the project, and design features and on-going practices proposed by the applicant and/or required by the SMARO mining and reclamation standards to minimize erosion of exposed surfaces and generation of dust. The Draft EIR establishes a formal comprehensive dust control program for implementation during initial construction and on-going operation to ensure all potential dust emissions would remain less than significant. The Commissioner is also referred to Master Response AQ-1 in Chapter II of this Response to Comments Document for additional data on wind conditions in the area, and expanded mitigation measures to further minimize project generated dust, including wind screening and a wind monitoring program. Please also refer to the climate discussion on page IV.F-1 in the Draft EIR.

PC-105 The Commissioner expressed concern about groundwater, indicating that existing groundwater gradients could shift when the water is drawn down, and a cone of depression could change subsurface strata, aquifers, and soil types. The Commissioner is referred to response to Comment L-25 and PC-104, above.

PC-106 The Commissioner indicates the California Regional Water Quality Board controls for groundwater protection with relevance to subsurface water and seasonal water tables needs to be analyzed to see how the water flow affects streams. The Commissioner appears to express concern for how changes in the groundwater table could affect surface flow in streams. This potential impact is discussed in detail in the Draft EIR (Section IV.C, Hydrology and Water Quality) as Impact C-5. The Draft EIR concludes that the largest effect on groundwater would occur at the completion of Phase 3 of mining, when the quarry excavation would have encroached into and removed the Wilson Grove Formation and Tolay Volcanic material. This would cause groundwater flow pathways to change thus reducing the area available for recharge (Figure IV.C-5). Reduced recharge would result in diminished baseflow delivered to the streams. The degree to which the proposed project would directly affect the baseflow is not certain due to the varying geology, groundwater conditions, and annual climatic conditions.

Implementation of Mitigation Measure C.5a-b would ensure that existing baseflows would be maintained.

PC-107 The Commissioner indicates the project site is seven miles upstream from a protected steelhead area, and could negatively impact it. The Commissioner is referred to response to Comment J-25 for a response to this issue.

The Commissioner also inquires how water resources would be managed in perpetuity. As specified in the Draft EIR, all mitigation measures associated with the operation of the site's drainage plan, and implementation of the water quality protection program, including monitoring, and potential containment and treatment facilities, would be in place prior to the start of mining and would remain in place through post reclamation as needed. Please see also response to Comment PC-102, above.

PC-108 The Commissioner indicates that while the wells would be monitored for toxicity, water also exists in the subsurface strata and the impacts to streams could be formidable. The Commissioner is referred to response to Comment J-21 and L-25.

The Commissioner also indicates that uplands for the California tiger salamander were not included in the Draft EIR. The Commissioner is referred to response to Comment J-23.

PC-109 The Commissioner expressed concern about the proposed easement exchange, stating that since the area is not currently zoned or under pressure from development and the exchange presumes that the County will allow a zone change on the parcel to allow development.

The Draft EIR presents the regulatory framework for all applicable regulations governing the proposed project, including the Williamson Act. The Draft EIR explains that, the placement of an agricultural conservation easement on the easement exchange site is required to rescind the Williamson Act contract on the project site.

With respect to development pressure, the Farmland Conversion Study (Appendix C of the Draft EIR) contains an extensive discussion of site suitability of the easement exchange site, including a discussion of development pressure in the site vicinity. The study acknowledges that the development threat to the easement exchange property has decreased following Sonoma Land Trust's conservation easement creation of the adjacent Lower Ranch, purchase of the nearby North Parcel/Leonard Ranch properties, recent purchase of the North Point Joint Venture and Dickson Ranch properties, and subsequent establishment of the Sears Point Restoration Project. On the other hand, the Farmland Conversion Study acknowledges there is the potential for nearby development associated with future ferry service at the Port Sonoma property. Future development pressure on the site may also exist from future residential ranchette development, and associated subdivision of larger agricultural properties into minimum required parcels.

The Commissioner requests justification for the proposed exchange. The Commissioner is referred to responses to Comments G-3a and U-9.

PC-110 The Commissioner indicates that testing of wells would not address subsurface flows. The Commissioner is referred to responses to Comments D-2, J-21 and L-25.

PC-111 The Commissioner indicates the Draft EIR must address tiger salamander restoration areas. The Commissioner is referred to response to Comment J-23.

PC-112 The Commissioner indicates the Draft EIR did not look at a long-term strategy for decreased flows; and the impact to steelhead. The Commissioner is referred to response to Comment J-25.

PC-113 The Commissioner indicates that the impact from removal of gravel and soil on long-term filtration to creeks be analyzed. The Commissioner is referred to response to Comment L-25.

PC-114 The Commissioner requests that noise be analyzed from outside residences. The Commissioner is referred to Section IV.G in the Draft EIR which includes a detailed evaluation of potential impacts of all quarry-generated noise, including onsite mobile and stationary sources and off-site truck traffic. The Draft EIR uses the applicable County General Plan exterior noise standards for judging significance of potential operational noise impacts from both quarrying operations and transportational noise. As feasible, the Draft EIR identifies mitigation measures to reduce project noise; see Mitigation Measures G.1, G.2 and G.3 in the Draft EIR for mitigation related to project operational quarry noise, quarry truck traffic, and blasting effects.

It should be noted that the Sonoma County Aggregate Resources Management Plan (ARM Plan) and EIR identified cumulative noise to be potentially significant where residences, schools, or other noise-sensitive uses are close by to busy haul routes in rural areas. When the ARM Plan was adopted, the Board of Supervisors made a Statement of Overriding Considerations for this significant and unavoidable impact.

The Commissioner also requests that considerations be made to reduce greenhouse gas (GHG) emissions. As discussed in the Draft EIR, the project GHG emissions would approximately 75 percent below the lower mandatory reporting limit being developed by CARB. In addition, Mitigation Measures F.1a-c would further reduce project GHG emissions by approximately 20 percent. The project is inherently energy efficient because it is a local source of PCC-grade aggregate that will be used in for construction projects in Sonoma County. Furthermore, the project shall be required to comply (as a condition of approval) with any applicable GHG strategies adopted by CARB through promulgated regulations. Thus the project would not conflict with the state goal of reducing greenhouse gas emissions in California to 1990 levels by 2020, as set forth by the timetable established in AB 32, California Global Warming Solutions Act of 2006

and the project would have a less than significant impact related to GHG emissions. See also response to Comment H-8.

PC-115 The Commissioner requests the Valley Ford Road/Bodega Avenue intersection be analyzed. Valley Ford Road transitions into Bodega Avenue east of Tomales Road. Tomales Road is the minor street at this T-intersection, and is controlled by a stop sign. Virtually all project traffic on Valley Ford Road would be anticipated to continue to/from Bodega Avenue, rather than turn onto Bodega Avenue. When considering the volume of peak-hour project traffic, and the contribution of this traffic to the major through movement (and not critical minor street turning movements), project is not expected to adversely affect traffic operations at this intersection.

PC-116 The Commissioner inquires about potential noise and impacts associated with blasting and with the overland haul route.

With respect to a detailed evaluation of blasting and associated noise effects to people, structures and utilities on nearby properties, the Commissioner is referred to Section IV.G, Noise and Vibration in the Draft EIR. This section relies as appropriate on an assessment of potential blasting impacts and recommended practices for the proposed quarry that was conducted in support of the EIR by Revey Associates, Inc. (see Appendix F-1 in the Draft EIR). Revey Associates, Inc. have extensive and direct explosive-work experience in hardrock mining, mine planning, blasting research, and blasting explosives management.

As discussed in the Draft EIR, with mitigation, the effects of proposed blasting on nearby properties, including residences, the landfill, the ground around them, or pipes and wells on those properties would be less than significant. See also responses to Comments U-21 and L-10.

With respect to the overland haul route, potential short-term and long-term environmental impacts associated with the construction and operation of such route are addressed in Chapter V, Alternatives in the Draft EIR.

Commenter: Commissioner Murphy

PC-117 The Commissioner inquired about a reference to EPA regulations in the June 19, 2008 County staff report for the public hearing on the Draft EIR. Specifically, the commenter indicated a reference to EPA promulgated regulations requiring the sulfur content of on-road vehicle diesel fuel be reduced to less than 15% by June 1, 2006 appeared unclear.

The comment is noted. The County staff report was in error; the EPA regulations required sulfur content in motor on-road vehicle diesel fuel be reduced to less than 15 ppm (not 15%) as of June 1, 2006. Please note that the reference to these regulations in the Draft EIR is correct.

PC-118 The Commissioner acknowledged the concern of the community about water quality and quantity and requested that these issues be addressed in the Draft EIR. The Commissioner refers to other commenters comments; and accordingly, is referred to the specific responses that have been provided, above. For an overview of water quality and quantity issues, however, the Commissioner is referred to Master Responses HYD-1, -2 and -3 in Chapter II in this Response to Comments Document.

PC-119 The Commissioner inquired about the well test notice that neighbors had received. The Commissioner is referred to response to Comment Q-3 and Master Response HYD-2.

The Commissioner expressed concern about administrative adjustments for the permit for night operations. Please see response to Comment PC-103 for a response to this issue.