CEQA INITIAL STUDY
CONDITIONAL USE PERMIT 4913 (RANCHO SAN CRISTOBAL MINE)
VENTURA COUNTY, CALIFORNIA
February 13, 1997

SECTION "A"

PROJECT HISTORY

The subject property was planted as an avocado and citrus orchard in 1953. In 1988, the movement of an active landslide destroyed the orchard including the roots of the trees and the irrigation facilities. The landslide reportedly moved about 100 feet causing Grimes Canyon Road, a major arterial in this area, to be realigned by the California Department of Transportation (Caltrans). The landslide also disrupted the flow of the Grimes Canyon drainage causing flooding of the westerly adjacent orchard property. The landslide has continuously moved and each year fills the Grimes Canyon drainage channel, flooding the adjacent orchard. This landslide is unstable and is likely to cause further damage to roads and orchards on adjacent properties if not stabilized (source: Fugro West, Inc. geotechnical report dated February 19, 1996, prepared by Craig D. Prentice and Thomas F. Blake).

In 1993, the Santa Clara Valley Agriculture Development Corporation (SCVADC) proposed to the County of Ventura that the slide be stabilized by removing a large portion of the landslide block up slope. The process to prepare a Conditional Use Permit (CUP) was initiated with a geotechnical study and an appeal was made to the County for emergency status for the project due to the continuous movement of the slide. A nine month Grading Permit was approved by the Ventura County Public Works Agency (PWA) in January of 1994 and grading accomplished that provided SCVADC with access the middle portion of the slide from the south side of the property.

A second nine month Grading Permit was approved by the PWA in May of 1995 which allowed SCVADC to work on the northernmost part of the project area. The purpose was twofold: 1) to stabilize the up slope portion of the slide which was threatening the oil field facilities and the Grimes Canyon drainage on the adjacent property to the north; and 2) to clean out the drainage area and alleviate the flooding problem. The latter required additional permitting from the California Department of Fish and Game, US Army Corp of Engineers, and the Los Angeles Regional Water Quality Control Board.

A third nine month Grading Permit was approved by the PWA in April of 1996 to continue excavating material out of the middle portion of the slide to help slow down the movement at the toe near the Elkins Ranch oil field facilities and the Grimes Canyon drainage.

PROJECT DESCRIPTION

Santa Clara Valley Agriculture Development Corporation (SCVADC), is requesting approval of a Conditional Use Permit (CUP) to mine materials from the existing landslide, then transport these materials to various landfills to where it would be used as landfill cover. The landslide has previously been excavated by SCVADC under three Grading Permits, referred to then as the Grimes Canyon

Landslide Project. The project site is located off of Grimes Canyon Road, south of State Route 126, and south of the City of Fillmore in Ventura County (see Figure 1).

The proposed project includes areas disturbed during the implementation of the above-mentioned Grading Permits (i.e. approximately 19 acres) and the proposed Reclamation Plan incorporates the reclamation activities previously required as part of the Grading Permit approvals.

The proposed permit involves portions of three parcels, containing 280.78 acres. The proposed CUP boundary would include 75 acres, of which approximately 59 acres are proposed for mining activities (i.e., 51 acres to be mined and 8 acres in access roads). The Ventura County General Plan designation and current zoning for the proposed project area is as follows:

Assessors Parcel Number	General Plan Designation	Zoning Designation	Total Acres	Acres of Proposed Mining Activity
500-0-050-070	Open Space	O-S-160AC[1]	120.00	16
500-0-050-090	Open Space	O-S-160AC[1]	40.00	<1
500-0-050-460	Agricultural & Open Space	A-E[2]	120.78	43

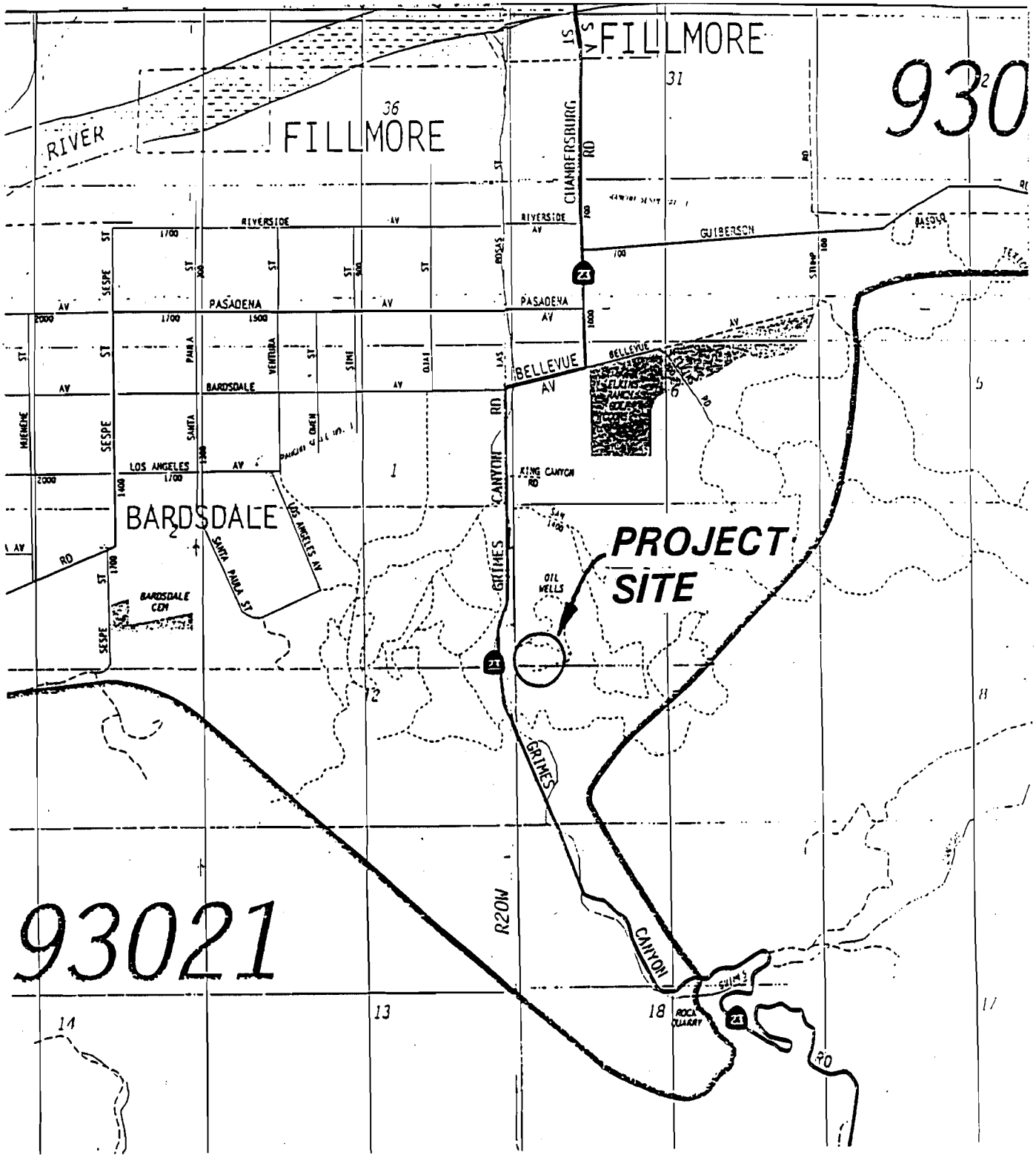
[1] **O-S-160AC (Open Space, 160 Acre)**
[2] **A-E (Agriculture Exclusive)**

Approval of the proposed project would allow extractions to occur at the site for approximately 8 years. Extractions are expected to total 3.6 million cubic yards (5.4 million tons) over the life of the project. On average, the proposed project would operate 180 days per year and would excavate an estimated 675,000 tons of material per year. Actual yearly excavation quantities will vary in response to market conditions. The proposed project also includes the development of access roads (involving approximately 8 acres) and three desilting basins. In submitting this CUP application SCVADC notes the following project objectives:

1. *Reduce the hazard of an active landslide that has destroyed the existing orchard on the property, filled the major historical channel causing flooding, destroyed a major road and is currently threatening orchards, oil wells, pipelines, tanks and other facilities on adjacent properties and*

2. *Restore a viable agricultural use to the property through improved site drainage, erosion control measures, access and development of a low water requirement crop (Sapphire Dragon) which will reduce future landslide movement potential in this area.*

SCVADC notes further that the excavation of the site would remove the middle portion of the landslide mass, thereby improving slope stability and providing material available to other sites



Grimes Canyon Project
Location Map
Scale 1"=2400'
Figure 1

throughout Ventura and western Los Angeles counties. The earth material would be exported to construction projects and landfills as closure material and clay liner.

SCVADC is requesting approval to operate the mine 180 days per year, over an 8 year period, averaging 300 one-way heavy truck trips per day, removing approximately 3,750 tons of material per day. As proposed, heavy trucks would exit the project site with 80% traveling State Route 23 toward the City of Fillmore and 20% traveling State Route 23 toward the City of Moorpark during off-peak hours. The proposed distribution of heavy truck trips is as follows:

Haul Route from Project Site	% of Total	One-Way Trips
Westerly on State Route 126	**15%**	**45 per day**
Easterly on State Route 126	**65%**	**195 per day**
South on State Route 23	**20%**	**60 per day**

One-way trips are used to evaluate such project related impacts as traffic and noise. Often, one-way trips are confused with round-trips; they are not the same. To derive round-trips, simply divide the number of one-way trips by 2. An analysis based on one-way trips is used because it more accurately reflects how a resident along the haul route may view the impacts of truck traffic. For example, for many residents, the number of trucks per day passing a given point is often more important than the direction of travel. Of course, the direction of travel is also important and is used in the traffic analysis to assess the proposed project's impacts at various intersections, at various times of day.

The proposed project also includes a Reclamation Plan describing reclamation activities and schedules for disturbed areas adjacent to project roads and for the 51 acre excavation area. Planting plans will be submitted in conjunction with reports by the registered Professional Engineer and geotechnical consulting firm as each area reaches final grade. Annual revegetation monitoring will begin in the year following revegetation and continue for a period of three years or until the three year performance standards have been met. The proposed end use for the reclaimed land is twofold: "open space" on those portions of the site that will not be able to support agriculture, and "agriculture" on the remaining areas where an orchard of Sapphire Dragon trees, a low-water requirement crop, will be developed as a woodlot and to reduce the future landslide movement potential in this area.

Structures for the operation would include a temporary project office and portable restroom facilities. The office structure would consist of one temporary trailer/office (8' X 20') used as a scale house and one portable restroom facility. In addition, two 30' temporary equipment storage containers would be needed. These facilities would be located along the access road off Grimes Canyon Road in a four-acre area.

Maximum personnel would consist of 5 workers: one bulldozer operator pushing material from the hillside, one loader operator, a water truck operator, a scale master and a supervisor. All would work during a single day shift. The drivers of the trucks transporting the material are not considered employees of the proposed project. Operation of the excavation equipment will vary with the level of removal. Hours of operation are proposed to be from 7:00 A.M. to 5:00 P.M., six days a week (Mon.-Sat.). The operation would not require nighttime lighting except for the office area.

Access to the proposed project site would be directly from State Highway 23, both from the north and south. To insure no impact to the City of Moorpark, project truck traffic south on Highway 23 would not occur during peak hours.

Minor amounts of chemicals/pesticides would be used in compliance with the Agricultural Commissioner and normal agricultural practices. No chemicals will be applied during heavy rainfalls or when rainfall is predicted. Commonly, fertilizers used for vegetation are composed of the constituents of nitrogen, phosphorus, and potassium compounds. The pesticides and herbicides proposed for use on the project site are similar to those being used at other agricultural properties in the County. No chemical or pesticide storage for agricultural purposes would occur on-site.

The operator would utilize one 1000 gallon fuel storage tank for the refueling of excavation equipment. This mobile fuel tank (i.e., portable) would be located above-ground and placed in a secondary steel container near the excavation equipment. The tank would be permitted and maintained in full compliance with all applicable laws. Complete public records would be maintained on the property.

INITIAL STUDY CONTENTS

Following this introductory description of the proposed project (Section "A"), this Initial Study contains the following additional sections:

Section "B" - Initial Study Checklist;
Section "C" - Initial Study Checklist - Discussion of Responses;
Section "D" - Mandatory Findings of Significance; and
Section "E" - Determination of Environmental Document.

SECTION "B"
INITIAL STUDY CHECKLIST

Rancho San Cristobal Mine (CUP-4913)

ISSUE (Responsible Department)			PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
			N	LS	S	U	N	LS	S	U
GENERAL:	1.	General Plan Environmental Goals and Policies (Plng.):	X				X			
LAND USE:	2.	Land Use (Plng.)								
		a. community character:		X			X			
		b. housing:	X				X			
		c. growth inducement:	X				X			
RESOURCES:	3.	Air Quality (APCD)								
		a. regional:			X				X	
		b. local:			X				X	
	4.	Water Resources (PWA)								
		a. groundwater quantity:		X				X		
		b. groundwater quality:		X				X		
		c. surface water quantity:		X				X		
		d. surface water quality:		X				X		
	5.	Mineral Resources (Plng.)								
		a. aggregate:		X				X		
		b. petroleum:		X				X		
	6.	Biological Resources								
		a. endangered, threatened, or rare species:	X				X			
		b. wetland habitat:	X				X			
		c. coastal habitat:	X				X			
		d. migration corridors:	X				X			
		e. locally important species/communities:	X				X			
	7.	Agricultural Resources (Ag. Dept.)								
		a. soils:		X				X		
		b. water:		X				X		
		c. air quality/ micro-climate:		X				X		
		d. pests/diseases:		X				X		
		e. land use incompatibility:		X				X		
	8.	Visual Resources								
		a. scenic highway (Plng.):		X				X		
		b. scenic area/feature:		X				X		
	9.	Paleontological Resources:		X				X		
	10.	Cultural Resources								
		a. archaeological:		X				X		
		b. historical (GSA):	X				X			
		c. ethnic, social or religious:	X				X			
	11.	Energy Resources:		X				X		
	12.	Coastal Beaches & Sand Dunes:	X				X			
HAZARDS:	13.	Seismic Hazards (PWA)								
		a. fault rupture:	X				X			
		b. ground shaking:		X				X		
		c. tsunami:	X				X			
		d. seiche:	X				X			
		e. liquefaction:	X				X			
	14.	Geologic Hazards (PWA)								
		a. subsidence:	X				X			
		b. expansive soils:		X				X		
		c. landslides/mudslides:		X				X		

ISSUE (Responsible Department)			PROJECT IMPACT DEGREE OF EFFECT*				CUMULATIVE IMPACT DEGREE OF EFFECT*			
			N	LS	S	U	N	LS	S	U
HAZARDS: (cont.)	15.	Hydraulic Hazards (PWA/FCD)								
		a. erosion/siltation:		X				X		
		b. flooding:	X				X			
	16.	Aviation Hazards (Airports):	X				X			
	17.	Fire Hazards (Fire):		X			X			
	18.	Hazardous Materials/Waste								
		a. above-ground hazardous materials (Fire):		X				X		
		b. below-ground hazardous materials (EH):	X				X			
		c. hazardous waste (EH):		X				X		
	19.	Noise and Vibration:		X				X		
	20.	Light and Glare:		X				X		
PUBLIC FACILITIES/ SERVICES:	21.	Transportation/Circulation								
		a. public roads and highways								
		(1) level of service (PWA):		X				X		
		(2) safety/design (PWA):		X				X		
		(3) tactical access (Fire):	X				X			
		b. private roads and driveways (Fire)								
		(1) safety/design:	X				X			
		(2) tactical access:	X				X			
		c. pedestrian/bicycle								
		(1) public facilities (PWA):		X				X		
		(2) private facilities:	X				X			
		d. parking (Plng.):	X				X			
		e. bus transit:	X				X			
		f. railroads:	X				X			
		g. airports (Airports):	X				X			
		h. harbors (GSA):	X				X			
		i. pipelines:	X				X			
	22.	Water Supply								
		a. quality (EH):	X				X			
		b. quantity (PWA/EH):		X				X		
		c. fire flow (Fire):	X				X			
	23.	Waste Treatment/Disposal								
		a. Individual Sewage Disposal System (EH):	X				X			
		b. sewage collection/ treatment facilities:	X				X			
		c. solid waste facilities (SWMD):		X				X		
	24.	Utilities								
		a. electric:		X				X		
		b. gas:	X				X			
		c. communication:		X				X		
	25.	Flood Control/Drainage								
		a. FCD facility (FCD):		X				X		
		b. other facilities (PWA):		X				X		

ISSUE (Responsible Department)	PROJECT IMPACT DEGREE OF EFFECT* N	LS	S	U	CUMULATIVE IMPACT DEGREE OF EFFECT* N	LS	S	U
26. Law Enforcement/Emergency Svs. (Sheriff)								
a. personnel/equipment:	X				X			
b. facilities:	X				X			
27. Fire Protection (Fire)								
a. distance/response time:	X				X			
b. personnel/equipment/ facilities:	X				X			
28. Education								
a. schools:	X				X			
b. libraries (Lib. Agency):	X				X			
29. Recreation (GSA)								
a. local parks/facilities:	X				X			
b. regional parks/ facilities:	X				X			
c. regional trails/ corridors:	X				X			

*Explanation: Degree of Effect

N = No Effect
LS = Less Than Significant Effect
S = Significant Effect; Mitigated Negative Declaration or EIR Required.
U = Unknown; EIR Required.

Agencies

APCD - Air Pollution Control District
PWA - Public Works Agency
Plng. - Planning Division
GSA - General Services Agency
Ag. Dpt. - Agricultural Department
FCD - Flood Control District
Airports - Department of Airports
Fire - Fire Protection District
Sheriff - Sheriff's Department
EH - Environmental Health Division
SWMD - Solid Waste Management Dept.
Lib. Agency - Library Services Agency

Biological Resources

Goal 1.5.1

Preserve and protect significant biological resources in Ventura County from incompatible land uses and development. Significant biological resources include endangered, threatened, or rare species and their habitats, wetland habitats, coastal habitats, wildlife migration corridors, and locally important species/communities.

The coastal California gnatcatcher (*Polioptila californica californica*) was listed as a threatened species by the U.S. Fish and Wildlife Service on March 30, 1993. This species has been recently found in the Moorpark area but is not expected to occur on the project site since the site is predominantly orchard and not suitable habitat for gnatcatchers. Also, the proposed project site includes a very limited amount of coastal sage scrub (i.e., the preferred habitat of the gnatcatcher), most of which is already disturbed by previously permitted grading. Lastly, based upon the California Natural Diversity Data Base, sensitive species have not been reported within three miles of the proposed project. Accordingly, the proposed project is not expected to adversely impact rare, threatened or endangered species. Therefore, the proposed project is consistent with Goal 1.5.1.

Policy 1.5.2-1

Discretionary development which could potentially impact biological resources shall be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures.

A qualified biologist (Mr. Matt Ingamells) has performed an initial study of the impacts of the proposed development and has determined the proposed project will result in no impacts. Therefore, the proposed project will be consistent with this policy.

Policy 1.5.2-2

Discretionary development shall be sited and designed to incorporate all feasible measures to mitigate any significant impacts to biological resources. If the impacts cannot be reduced to a less than significant level, findings of overriding consideration must be made by the decision-making body.

The proposed project is located on an active landslide that is already resulting in the incremental disturbance of native vegetation, including some coastal sage scrub, and other habitat. The proposed project, which is designed to achieved slope stability, includes a reclamation plan that provides for site restoration, including revegetation to orchards on more level lands and to native vegetation on lands not stable enough to be reclaimed to agriculture. The proposed project is not expected to result in a net loss of habitat. Therefore, the proposed project is considered consistent with this policy.

Policy 1.5.2-3

Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream (as identified on the latest USGS 7½ minute quad map), shall be evaluated by a County

approved biologist for potential impacts on wetland habitats. Discretionary development that would have a significant impact on significant wetland habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level; or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.

Wetlands of the Grimes Canyon drainage (if any) have been excavated under approved County Grading Permits, US Army Corps of Engineers Permit No. 94-50842-TS, and California Department of Fish and Game Streambed Alteration Agreement No. 5-268-94. Landslides have created a small depression in the central portion of the grading area. This depression is not dominated by wetland plant species (faculative or obligate) and does not support wetlands. This area is planned as a desilting basin under the approved County Grading permit. The project is not expected to result in additional adverse impacts to wetlands. Therefore, the proposed project is considered consistent with this policy.

Policy 1.5.2-5

The California Department of Fish and Game, the U.S. Fish and Wildlife Service, National Audubon Society and the California Native Plant Society shall be consulted when discretionary development may affect significant biological resources. ...

The Notice of Preparation of a EIR and this Initial Study will be submitted to the California State Clearinghouse with a recommendation that the Department of Fish and Game, among other agencies, be included in the distribution list. Based upon the initial study review, it was determined that significant biological resources will not be affected by the proposed project. Accordingly, the U.S. Fish and Wildlife Service, National Audubon Society and the California Native Plant Society have not been consulted. However, the distribution list for the Draft EIR to be prepared for the proposed project has yet to be developed and may include these other agencies if the need arises. Draft EIR review comments will be incorporated into revisions of the EIR. Therefore, the proposed project is consistent with this policy.

Visual Resources

Goal 1.7.1-1

Preserve and protect the significant open views and visual resources of the County.

Policy 1.7.2-4

Discretionary development which would significantly degrade visual resources or significantly alter or obscure public views of visual resources shall be prohibited unless no feasible mitigation measures are available and the decision-making body determines there are overriding considerations.

The proposed project site is located adjacent to State Route 23 (Grimes Canyon Road), which is eligible for designation as a County scenic highway. The entrance to the site is visible from the

highway but the majority of the site is obscured from view by a natural drainage (Grimes Canyon wash), a vegetated slope, and a new orchard of Sapphire Dragon trees. The proposed end use for the reclaimed land is twofold: "open space" on those portions of the site that will not be able to support agriculture, and "agriculture" on the remaining areas where an orchard of Sapphire Dragon trees, a low-water requirement crop, will be developed as a woodlot and to reduce the future landslide movement potential in this area. As such, the proposed project will have less than significant impacts. Therefore, the proposed project is considered consistent with this goal and policy.

Air Quality

Goal 1.2.1-1

Diligently seek and promote a level of air quality that protects public health, safety, and welfare, and seek to attain and maintain the State and Federal Ambient Air Quality standards.

Goal 1.2.1-2

Ensure that any adverse air quality impacts, both long-term and short-term, resulting from discretionary development are mitigated to the maximum extent feasible.

Policy 1.2.2-1

Discretionary development that is inconsistent with the Air Quality Management Plan (AQMP) shall be prohibited, unless overriding considerations are cited by the decision-making body.

Policy 1.2.2-3

Discretionary development that would have a significant adverse air quality impact shall only be approved if it is conditioned with all reasonable mitigation measures to avoid, minimize or compensate (offset) for the air quality impact. Developers shall be encouraged to employ innovative methods and technologies to minimize air pollution impacts.

Policy 1.2.2-5

Development subject to APCD permit authority shall comply with all applicable APCD rules and permit requirements, including the use of best available control technology (BACT) as determined by the APCD.

The proposed project would result in significant impacts to air quality. Accordingly, it is recommended an EIR be prepared in order to identify mitigation measures. In addition, project approval would be conditioned to require the mitigation measures, maintain consistency with the AQMP, comply with APCD requirements, and employ best available control technology (BACT). As such, the proposed project is considered consistent with the above stated goals and policies, except for Policy 1.2.2-1, which can be found consistent only if a statement of overriding considerations is adopted by the decision-making body.

In general, liability for oil well abandonment goes back to the holder of the mineral rights if the operator defaults on his agreement. The surface owner of a property is only held liable for abandonment if a building or other permanent structure is to be placed over the well location. SCVADC does not own the mineral rights to this property and has no plans to build or excavate in the location of the Hellman-Bardsdale well.

6. BIOLOGICAL RESOURCES

A field survey of the proposed permit area and access road was conducted on August 25, 1995. Excavation, under an approved Grading Permit, was in progress along the northern boundary of the grading area and along Old Grimes Canyon Road. Most of Grimes Canyon drainage within the grading area had been recently excavated. Most of the grading area consists of an old orchard with mostly dead avocado trees, but coyote brush (*Baccharis pilularis*) appears to be colonizing disturbed slopes. Other native plants occur on slopes which have not been substantially disturbed, including giant wild-ye (*Leymus condensatus*), purple sage (*Salvia leucophylla*), and California sagebrush (*Artemisia californica*).

a. Endangered, Threatened Or Rare Species:

The coastal California gnatcatcher (*Polioptila californica californica*) was listed as a threatened species by the U.S. Fish and Wildlife Service on March 30, 1993. This species has been recently found in the Moorpark area but is not expected to occur on the project site since the site is predominantly orchard and not suitable habitat for gnatcatchers. Also, the proposed project site includes a very limited amount of coastal sage scrub (i.e., the preferred habitat of the gnatcatcher), most of which is already disturbed by previously permitted grading. Lastly, based upon the California Natural Diversity Data Base, sensitive species have not been reported within three miles of the proposed project. Accordingly, the proposed project is not expected to adversely impact rare, threatened or endangered species.

b. Wetland Habitat:

Wetlands of the Grimes Canyon drainage (if any) have been excavated under approved County Grading Permits, US Army Corps of Engineers Permit No. 94-50842-TS, and California Department of Fish and Game Streambed Alteration Agreement No. 5-268-94. Landslides have created a small depression in the central portion of the grading area. This depression is not dominated by wetland plant species (faculative or obligate) and does not support wetlands. This area is planned as a desilting basin under the approved County Grading permit. Therefore, the proposed project is not expected to result in additional adverse impacts to wetlands.

c. Coastal Habitat:

Coastal resources do not occur in the vicinity of the project site. Project implementation is not expected to adversely impact coastal resources.

d. Migration Corridors:

Regional wildlife movement is expected to occur along the Santa Clara River. The proposed project is not expected to impact this regional wildlife migration corridor. Local wildlife movement may occur along the Grimes Canyon drainage. Currently, this drainage has been excavated in most areas within the proposed project area, but has been filled in two locations to provide roadway crossings. The project is not expected to further degrade this potential wildlife migration corridor.

e. Locally Important Species/Communities:

Coast live oak (*Quercus agrifolia*) occurs within and immediately west of the proposed project area. The coast live oak is considered a protected tree under Section 8107-25 of the Ventura County Non-Coastal Zoning Ordinance. Only one coast live oak is located within the proposed CUP boundary and this tree is located outside of the area proposed for excavation (i.e., will be preserved). Therefore, the proposed project will not impact locally important species/communities.

7. AGRICULTURAL RESOURCES

The proposed project site is located on land zoned "O-S-160 AC" (Open Space, 160 acre minimum) and "A-E" (Agriculture Exclusive). Both the "O-S" and "A-E" zones allow mineral extraction after Planning Commission approval of a Conditional Use Permit.

The purpose of the "A-E" zone, as stated in Article 4 of the Ventura County Non-Coastal Zoning Ordinance, is "*to preserve and protect commercial agriculture lands as a limited and irreplaceable resource, to preserve and maintain agriculture as a major industry in Ventura County and to protect these areas from the encroachment of nonrelated uses which, by their nature, would have a detrimental effect on the agriculture industry.*"

The purpose of the "O-S" zone, as stated in Article 4 of the Ventura County Non-Coastal Zoning Ordinance, is "*to provide for the conservation of renewable and nonrenewable resources, to preserve and enhance environmental quality and to provide for the retention of the maximum number of future land use options while allowing reasonable and compatible uses on open lands in the County which have not been altered to any great extent by human activities.*"

a. Soils:

The proposed project is not subject to any Land Conservation Act (LCA) contracts and the Ventura County Unified Mapping System's, Important Farmland Inventory (Map #1) identifies the excavation site as having "unique" farmlands (i.e., largely hillside orchards). Other lands within the proposed CUP boundary are identified as "grazing" or "statewide". The proposed project site has been rendered unusable for agriculture due to the land movement. The proposed

SECTION "D"
MANDATORY FINDINGS OF SIGNIFICANCE

Rancho San Cristobal Mine (CUP-4913)

Based on the information contained within Sections B and C:	YES/MAYBE	NO
1. Does the project have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important Initial Study Checklist examples of the major periods of California history or prehistory?	X	___
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).	___	X
3. Does the project have impacts which are individually limited, but cumulatively considerable? (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant).	X	___
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	___	X

SECTION "E"
DETERMINATION OF ENVIRONMENTAL DOCUMENT

Rancho San Cristobal Mine (CUP-4913)

On the basis of this initial evaluation:

☐ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

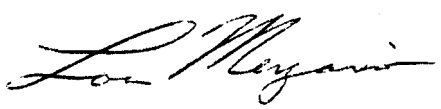
☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described below will be applied to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

☒ I find the proposed project, individually and/or cumulatively MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.

General Plan Environmental Goals and Policies - Based upon the analysis of the impacts described below, where these impacts are found to be significant, unmitigable, it will be necessary for the decision-making body to adopt statement(s) of overriding considerations in order to find the project consistent with the General Plan goals and policies. The EIR will evaluate the goals and policies in light of the described impacts and identify where there is a need for one or more statements of overriding considerations.

Air Quality - The EIR should focus on identifying and mitigating project-specific impacts resulting from project-related emissions of nitrogen oxides (NOx) and reactive organic compound (ROC). In this regard, the EIR should focus on identifying and mitigating mobile sources of air emissions, primarily those related to heavy truck trips. The air quality section of the EIR should contain estimates of project-related NOx and ROC emissions from all on-site motor vehicles, all motor vehicles, including employee vehicles, that will be coming to and from the facility, and any on-site fuel-burning equipment not required to have an APCD permit. In addition, the EIR should focus on identifying and mitigating project-specific impacts resulting from project-related fugitive dust, specifically PM_{10}. The local air quality impact of project-related fugitive dust should be analyzed using an appropriate air quality dispersion model. One such model is the Industrial Source Complex Short-Term Model.

Signature of Preparer:



LOU MERZARIO, Planner Date: February 13, 1997

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