



**PLANNING COMMISSION
STAFF REPORT- RECLAMATION PLAN MOD.**

**JUNE 5, 2025
REC_2024-0003**

PROJECT PLANNER CONTACT

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PROJECT SUMMARY

OWNER/APPLICANT:

Geo Aggregates
1221 N. Main St
Fort Bragg, CA 95437

AGENT:

Compass Land Group

REQUEST:

Reclamation Plan Renewal and Modification to extend existing hillside quarry mining operation for an additional 5 years. The proposed modification is to modify the approved Reclamation Plan and the reclaimed slope configuration to achieve a more natural final contour. Specifically, the proposed slope modification includes removing a steep bench (Bench 1) at the base of the existing slope and backfilling the cut slope with fill material to create a terraced slope gradient of 2H:1V with a 15-foot wide access bench. The operation, for which a vested right has been granted; includes the extraction of up to 40,000 cubic yards of material per year, and the processing (screening and washing) of approximately 51,000 cubic yards per year.

LOCATION:

In the Coastal Zone, 8± miles north of Fort Bragg and 3.5± miles east of State Route 1 (SR 1), accessed via a private logging road located 2.5± miles east of the State Route 1 intersection with Camp 2 Ten Mile Road (CR 428), lying on the south and east sides of the Ten Mile River (APNs: 015-140-51, 015-140-75, 015-140-78, & 015-140-87). AKA Ten Mile Second Crossing Quarry (CA MINE ID# 91-23-0020).

TOTAL ACREAGE:

622.5± acre property

GENERAL PLAN:

Forest Lands 160-acre minimum parcel size (FL:160)
General Plan (Chapter 4.13 – Coastal Element)

ZONING:

Timberland Production 160-acre minimum parcel size (TP-160)
Mendocino County Code Title 20, Division II

CODE REFERENCE:

Mining and Processing
Mendocino County Code (MCC) Section 20.344.010

APPEALABLE

Yes

SUPERVISORIAL DISTRICT:

District 4 (Norvell)

ENVIRONMENTAL DETERMINATION: Negative Declaration

RECOMMENDATION: By resolution, the Planning Commission adopt a Negative Declaration and grant Reclamation Plan Renewal and Modification REC_2024-0003 for the Project as proposed by the applicant, based on the facts and findings and subject to the conditions of approval contained in the attached resolution.

PROJECT BACKGROUND & INFORMATION

PROJECT DESCRIPTION: The applicant requests a modification and renewal to their existing Reclamation Plan in order to extend the existing quarry mining operation for an additional five (5) years and propose a minor modification of the approved reclamation plan and the reclaimed slope configuration to achieve a more natural final contour. The operation, for which a “Vested Right” has been granted, includes the extraction of up to 40,000 cubic yards of material annually, and the processing of 51,000 cubic yards per year. The proposed project would not change extraction volumes already approved under the present reclamation plan. The proposed slope modification includes removing a steep bench (Bench 1) at the base of the existing slope and backfilling the cut slope with fill material to create a terraced slope at a gradient of 2H:1V with a 15-foot-wide access bench. The fill material will be placed using mobile equipment that will provide an appropriate level of compaction for the planned open space end use. The approved reclaimed end use of the site is open space, which will not be affected by the proposed modification. The quarry’s existing slope and floor have been fully disturbed by ongoing site operations and will not be reclaimed as wildlife habitat. While the intent of reclamation at the site is to create safe, stable slopes and open meadow area that can support herbaceous plant growth, revegetated open space at the site will provide ancillary wildlife habitat. Drainage and runoff controls have been incorporated into the proposed fill slope area. Drainage swales will run along the edge of each bench access road (“bench swales”) and convey overland flow from the fill slope to the central drainage channel. The central drainage channel flows into a sediment basin at the bottom of the slope.

SITE CHARACTERISTICS: The Ten Mile site (quarry and wash plant) is located within the Coastal Zone, 8± miles north of Fort Bragg, lying 2± miles east of State Route 1 (SR1), and is not visible from SR1. The project boundaries encompass 14.9± acres of a larger 622.5± acre property. The site is accessed through Camp 2 Ten Mile Road (CR 428) which, after 1± mile, converts into a private road of the same name. The road is shared with about five (5) other different properties. The quarry occupies portions of APNs: 015-140-51 and 015-140-87 and is almost entirely graded to the approved final slope. There are no structures, and no equipment is stored at the quarry location. The wash plant is located about one (1) mile from the quarry site and is located entirely on APN: 015-140-75. A vast amount of equipment (all mobile) is currently stored at the wash plant site and is being slowly taken out by a combination of selling and recycling. No designated parking areas exist, and all transactions of material excavated from the quarry are conducted off site via deliveries in commercial trucks.

Surrounding topography consists of relatively steep, mountainous terrain to all sides around the Ten Mile River situated as close as 40 feet from the reclamation boundaries on both the quarry and wash plant sites. The quarry floor’s sediment pond, to be part of the final stage of reclamation, is slowly taking shape as it was lastly observed to hold stormwater in the last months. There is only one sediment pond still remaining in the wash plant area, which is to be filled-in for the final reclamation stage. Vegetation in the reclamation boundaries is noticeable mainly in the upper quarry face, with some redwood trees rapidly populating the upper benches.

Public Services:

Access: State Route 1 (SR 1) to Camp 2 Ten Mile Road (CR 428) to Camp 2 Ten Mile Road (private)
Water District: None
Sewer District: None
Fire District: California Department of Forestry and Fire Protection (CAL FIRE)
School District: None

RELATED APPLICATIONS: The following applications have occurred on the subject parcel and are relevant to the proposed project. All projects listed below have already been approved, unless otherwise stated.

- **CC 14-88:** Certificate of Compliance CC 14-88 was recorded recognizing portions of the property subject to this project.
- **CDU 8-92:** Coastal Development Use Permit was approved by the Planning Commission allowing the extraction and processing of up to 50,000 cubic yards of material per year over a 5-year period from a hillside quarry Approved **09/02/1993**.
- **VR 1-94:** Vested Rights Request for the subject operation was denied by the Planning Staff on April 18, 1994, based on the fact that a use permit was never obtained for the quarry prior to January 1, 1976, as required by Section 22.16.060 of the Mendocino County Code.
- **AA 3-94:** Administrative Appeal was denied by the Planning Commission upholding Planning staff's decision on **09/01/1994**. The Board of Supervisors denied the request from the applicant appealing the previous Planning Commission's denial determination on **October 24, 1994**. The Board of Supervisors, after obtaining additional information regarding the request, decided to reverse its decision and grant the appeal to then recognize the vested rights for the quarry operation along with the wash plant on the property on **April 24, 1995**.
- **REC 1-2004:** Reclamation Plan for an existing hillside quarry and processing plant for which a vested right has been approved, including the extraction of 20,000 to 40,000 cubic yards of material per year and the processing (screening and washing) of 51,000 cubic yards per year, with the reclamation plan expiring on December 31, 2017, which the Planning Commission approved on **March 20, 2008**.
- **REC_2018-0001:** Reclamation Plan Renewal and Modification to extend existing hillside quarry mining operation for an additional 5 years, with the modification to remove Bench 1 at 1:1 slope angle to elevation 25' AMSL, creating an approximate 50-foot high (1:1) slope at the bottom of the quarry, consistent with Benches 4 and 6, which the Planning Commission approved on **March 18, 2021**.

AGENCY COMMENTS: On May 7, 2024, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions are discussed in this staff report and contained in Conditions of Approval. A summary of the submitted agency comments is listed below.

TABLE 1: Referral Agency Responses	
REFERRAL AGENCIES	COMMENT
Department of Transportation (DOT)	No Response
Planning Division (Fort Bragg)	Comments
Environmental Health (Fort Bragg)	No Response
Building Inspection (Fort Bragg)	No Comment
Assessor	No Response
Forestry Advisor	No Response
Air Quality Management District	No Response
California Native Plant Society	No Response
Caltrans	No Response
California Coastal Commission	No Response
California Dept. of Fish & Wildlife	No Response
California Division of Mine Reclamation	Comments
Army Corps of Engineers	No Comment
NOAA Fisheries	No Response
Cloverdale Rancheria	No Response
Potter Valley Tribe	No Response
Redwood Valley Rancheria	No Response

Sherwood Valley Band of Pomo Indians	No Response
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PROJECT ANALYSIS

LOCAL COASTAL PROGRAM CONSISTENCY:

Land Use and Planning Areas: The project site is within the Forest Land Use Designation and the Ten Mile Planning Area as described in Chapter 2 and 4.2, respectively. However, none of the policies contained in Chapter 4.2 apply to the proposed development. The Forest Land classification is intended,

“...to be applied to lands which are suited for and are appropriately retained for the growing, harvesting and production of timber and timber-related products. The classification includes lands eligible to be zoned Timberland Production (TPZ); intermixed smaller parcels and other contiguous lands, the inclusion of which is necessary for the protection and efficient management of timber resource lands.”

Pursuant to the Coastal Element of the General Plan, Conditional Permitted Uses on Forest Lands Designated Timber Production Zones provide for the following uses: Light agriculture; cottage industry; dwelling groups; campgrounds where designated by an * on the Land Use Maps; major impact services and utilities (i.e. power generating facilities, sewage disposal facilities; sanitary landfills and water treatment plants); farm employee housing, farm labor camps; extraction of sand, shale and gravel. Uses determined to be related to and compatible with forestry; conservation, processing and development of natural resources; recreation and utility installations. The continuance of the Reclamation Plan with the proposed modification, subject to the recommended conditions of approval, would not conflict with the General Plan or the Coastal Element policies.

Zoning: The project site is within the Timberland Production District TP-160 Acre Minimum zoning district (TP-160). Per Mendocino County Code (MCC) Section 20.364.005, the TP-160 district is intended “to encompass lands within the Coastal Zone which because their soil types and timber growing capabilities are suited for and should be devoted to the growing, harvesting, and production of timber and timber related products and are taxed as such.” Pursuant to MCC Section 20.364.015(F), Coastal Extraction Uses, such as Mining and Processing would be permitted upon the issuance of a Coastal Development Use Permit. However, in the case of this application, a Vested Right was recognized by the Board of Supervisors on April 24, 1995, whereas such a Coastal Development Use Permit is no longer required. However, a Reclamation Plan is required by Chapter 22.16 of the Mendocino County Code as well as by the Surface Mining and Reclamation Act (SMARA). Section 20.364.030 of the Mendocino County Code provides for minimum front, rear and side yard setbacks for TP Districts as being 50 feet for each side. The site consists of 14.9 acres of operation boundaries within a 622.5+/- acre property, which will not have an impact on required zoning setbacks against neighboring properties.

Coastal Element Policy 3.1-17 states “that all applications for sand removal, mining or gravel extraction operations on land or in stream beds within the Coastal Zone shall be subject to a Coastal Development Permit. Detailed extraction and restoration plans shall be submitted as part of all required applications. Responses shall be obtained from appropriate referral agencies, including the State Lands Commission, California Department of Fish and Game, Regional Water Quality Control Board and U.S. Army Corps of Engineers, and this data considered in developing any necessary conditions of approval. All approved operations shall be adequately monitored to ensure conditions of approval. All approved operations shall be adequately monitored to ensure protection of wildlife and plant habitats and to prevent any degradation of coastal resources. Time limits of up to five years shall be placed upon all such permits to allow periodic public agency review of mining operations. Performance bonds shall be required to ensure proper restoration of the sites.

All mining, gravel extraction and sand removal operations in the coastal zone shall be subject to the following standards:

1. *Shall prevent siltation and other sources of pollutants that might enter streams by requiring silt traps or other approved methods for controlling potential pollutants and runoff from each operation;*

2. *Shall be conducted during times of the year which will have the least adverse impacts on fish and wildlife resources;*
3. *Shall not be conducted on vegetated bars or dunes;*
4. *Shall minimize disturbance to stream banks and shall incorporate measures necessary to prevent erosion as a result of the project;*
5. *For all projects larger than the removal 1,000 cubic yards cumulatively, a reclamation plan of the project site shall be prepared and submitted and shall be approved prior to issuance of the permit and shall be carried out at such time as designated on the permit. For projects involving the removal of less than 1,000 cubic yards, a reclamation plan shall not be required. In both cases, the applicant shall protect coastal resources by mitigating for adverse impacts on the affected coastal resources. If a categorical exclusion has been granted to the County by the Coastal Commission, the specific of that exclusion shall apply to those development ”*

The proposed project would involve the renewal of the existing reclamation plan for an existing quarry, including a modification of the approved slope configuration to achieve a more natural contour of the existing slope. The existing operation includes an existing vested right to mine as determined by the Board of Supervisors in 1995 and is thus not subject to a Coastal Development Use Permit but does require the approval of a Reclamation Plan. As conditioned, the Reclamation Plan Amendment has incorporated each of the applicable standards noted above.

Surface Mining and Reclamation: The Surface Mining and Reclamation Act (SMARA) and Chapter 22.16 of the Mendocino County Code (Surface Mining and Reclamation) require surface mining operations, with a use permit or vested rights to operate, to have an approved reclamation plan. The project was initially referred to the Division of Mine Reclamation pursuant to Public Resources Code Section PRC 2772.1(a)(1), on May 7, 2024, which requires the County to submit the reclamation plan amendment to the Supervisor of the Division of Mine Reclamation for review. Both on July 11, 2024, and subsequently on November 22, 2024, the Division of Mine Reclamation noted that the submittal was incomplete pursuant to PRC Section 2772(c)(5)(F), as all maps and diagrams, or calculations require their preparation by a California-licensed professional, and include their license number and name, and shall bear the signature and seal of the license. Specifically, to be considered a complete submittal, the Division of Mine Reclamation staff noted that the reclamation plan map, Ten Mile 2nd Crossing Quarry, Grading Plan and Drainage Sheet 1 of 3 and the Sections Profile, Sheet 2 of 3 should be signed and sealed by an appropriate professional(s) in compliance with PRC Section 2772(c)(5)(F). Subsequently, the agent representing GEO Aggregates (Compass Land Group) has provided the required engineering drawing to the County and are part of the reclamation plan to be considered by the Planning Commission. Additionally, the updated diagrams have been forwarded to the Division of Mine Reclamation. The RPA (Reclamation Plan Amendment) maps portray the reclaimed mined land and proposed final topography of the site, along with required elements under SMARA regulations. The engineered plan sets will be stamped 'final' after the project approvals have been received. Geo Aggregates will provide a final plan set of RPA maps to the County at that time and we will forward a set of copies of the 'final' stamped maps to DMR as well.

In reviewing the requested reclamation plan amendment submittal, extending the expiration date of the reclamation plan by five (5) years does not represent a negative impact in the area or immediate vicinity. The project will continue to habilitate the operator to restore the land, per the current reclamation plan guidelines with the minor modification of the slope, which includes removing the steep slope ("Bench 1") at the base of the existing slope and backfilling the cut slope with fill material to create a terraced fill slope at a gradient of 2H:1V with a 15-foot-wide access bench. Relative to the revegetation of the slope, consideration has been given to the topography, re-soiling characteristics, and climate of the mined area. The revegetation treatment called for in the reclamation plan is intended to achieve consistency with vegetation surrounding the site, control wind and water erosion, and provide wildlife habitat values equal to or greater than those existing prior to the mining. Specifically, re-soiling will involve placement of suitable fill material where Bench 1 is removed at the base of the quarry slope. Following re-soiling, fill areas will be graded for positive drainage and de-compacted (e.g., by ripping, discing, and/or scarifying) to establish a suitable root zone in preparation of revegetation. When planting container plants, holes will be excavated to an adequate depth and width to allow for plant installation and backfill placement around the root mass.

Following decompaction, both the fill slope and the quarry floor will be seeded with the appropriate seed mix called for in the reclamation plan, which will be applied via hydroseeding or broadcast seeding methods. Following the seeding, the fill slope will be planted with container plants, which include toyon and redwoods.

Grading, Erosion, and Runoff: Per the reclamation plan and the reclamation plan diagrams, drainage and runoff controls have been incorporated into the proposed fill slope area. Drainage swales are to run along the edge of each bench access road ("bench swales") and convey overland flow from the fill slope to a central drainage channel. The central drainage flows into a sedimentation basin at the bottom of the slope. Consistent with the California Code of Regulations (CCR §3706(d)) contained in the State SMARA statutes, a site-specific hydraulic analysis has been prepared to confirm that the bench swales, central drainage channel, and sedimentation basin are designed for a 20-year storm with a 1-hour intensity (Appendix C of the reclamation plan). As noted above, the reseeding and replanting of the site based on the reclamation plan, erosion will be adequately addressed through reclamation of the site, including the fill slope to be vegetated with appropriate native seed mixes once final reclamation grades are achieved. Further, the site shall continue to be maintained in accordance with the SWPPP for the site.

Environmentally Sensitive Habitat and Other Resource Areas: Per MCC Section 20.496.015, 20.488.010, and Coastal Element Policies 3.1-3 and 3.1-7, the site subject to the modification (quarry) is not on a parcel identified on the land use map with a rare and/or endangered species symbol. According to prior annual SMARA inspection reports, the wash plant is within the 100-year flood plain and as a requirement of the original reclamation plan approval, a 25-ft riparian buffer was required along with the establishment of a berm between the creek and the pond; and a 3-ft high berm along the northern portion of the site (wash plant), including a settling pond to capture water from the wash plant. Staff has previously noted that during the annual SMARA inspections of the site, natural filtration through the quarry and plant site continues to occur and that berms have been maintained that control off-site runoff. As noted under the Hazards discussion of this report, the area affected by the floodplain is the existing wash plant which is not affected by the modification to the reclamation plan requested by this request. The quarry component of the project is the only subject of the modification, where it is noted above is only modifying the approved slope. The wash plant is not affected by the proposed modification and the current conditions already in place will continue to adequately address the floodplain issue.

The approved reclaimed end use of the site is open space, which will not be affected by the proposed modification. The quarry's existing slope and floor have been fully disturbed by ongoing site operations and will not be reclaimed as wildlife habitat. While the reclamation plan amendment states the intent of reclamation at the site is to create safe, stable and open meadow areas that can support herbaceous plant growth, revegetated open space at the site may provide ancillary wildlife habitat benefits. As noted above under reclamation discussion, the revegetation treatment of the site as defined in the reclamation plan is intended to achieve consistency with vegetation surrounding the site, control wind and water erosion, and provide wildlife habitat values equal to or greater than those existing prior to mining. To ensure that this occurs, the reclamation plan contains performance standards for revegetation of the site as well as monitoring by a qualified biologist, or revegetation specialist, who will monitor the revegetated areas annually for a minimum of two (2) years.

Although not part of this project, the Nature Conservancy is undertaking the "South Fork Ten Mile Habitat Enhancement Project," which consists of restoration and enhancement of instream and floodplain salmonid habitat at four (4) sites totaling four (4) acres along the South Fork Ten Mile River in Mendocino County. The project itself is to restore four sites in the South Fork Ten Mile's tidal influence sub-reach, designed to reconnect historical floodplain lost as a result of past land use and increased coastal resilience under climate-driven sea level rise. Gravel bars are to be lowered to just above low tide/winter base flow elevation and shallow pilot channels will be excavated into the new surface to initiate channel formation and provide pathways for fish to navigate the wetland, providing access to rich feeding grounds during daily high tides and peak flow events. Sediment and gravel removed as part of the restoration project will be used/provided to the Ten Mile Second Crossing Quarry for the backfilling the cut slope of the quarry. The Nature Conservancy has noted that a lack of functioning floodplain habitat is one of the primary factors limiting recovery of endangered coho salmon in the Ten Mile River. Restoring this habitat requires substantial excavation and finding locations to beneficially re-use the excess soil from the Nature Conservancy's restoration project. This provides a benefit to the restoration project as material would need to be disposed/transported off-site. The second benefit is the quarry would now have sufficient material for the

completion of the backfilling of the cut slope allowing for the completion of the reclamation. Overall, the two separate projects would result in a public benefit, especially, since the Nature Conservancy will now have a place to dispose the material, while the quarry will be able to re-use the material and now have sufficient material to complete the reclamation of the quarry.

Hazards Areas: Per MCC Section 20.500.015 and Coastal Element Policy 3.4-5, the site is not within a mapped fault zone, blufftop lot, or tsunami inundation area. California Code of Regulations (CCR §3704) contained in the SMARA statutes provides for performance standards for backfilling and slope stability. The reclamation plan notes that backfill for urban uses/human occupancy is not proposed and final landforms have been specifically designed to be suitable to the planned use of open space. A site-specific geotechnical analysis has been prepared to confirm that the fill slope will meet an appropriate factor of safety for the proposed end use. A Technical Memorandum, dated November 7, 2023, was prepared by Crawford & Associates, which provided an assessment of slope stability of the proposed reclaimed slopes. The Technical Memorandum, which is part of the reclamation plan noted that the backfill of the embankment at the quarry between elevations 50 feet and 125 feet were analyzed, and based on the results of laboratory testing, field exploration, and geotechnical analysis, the proposed final 2:1 fill slope within the 10 Mile Second Crossing Quarry will meet an appropriate factor of safety for the proposed end use with adequate support from underlying sedimentary rock.

Per MCC Section 20.500.025 and Coastal Element Policy 3.4-13, the site is within the CAL FIRE High Fire Hazard Severity Zone. The project was referred to CAL FIRE on May 7, 2024. No response was received. The Reclamation plan amendment and modification is unlikely to add fire hazard risk to the site.

Per MCC Section 20.500.030, the site (existing wash plant only) is within a mapped flood hazard area. Section 20.420.005 of the Mendocino County Code notes that the Flood plain Combining District is intended to establish special requirements and regulations to be applied to those coastal areas of the County subject to inundation in order to prevent loss of life and property damage. Section 20.420.010(B) of the Mendocino County Code states that *“No structure or land shall hereafter be constructed, located, extended, covered, or altered without full compliance with the terms of this Chapter.”* In previous reclamation plan approvals, the reclamation plan extensions/modification were conditioned so that no material was to be placed into where it could pass into any stream or watercourse in quantities which would be deleterious to fish, wildlife or other beneficial uses. Additionally, the operation was also conditioned requiring that all stockpiled material could only be stockpiled above the Ordinary High Water (OHW) mark as determined by FEMA Flood Insurance Rate Maps for the area or survey performed by a licensed land surveyor or civil engineer which determines the OHW, as indicated by the silt line. As noted above, the existing wash plant is located within the floodplain, but the quarry is not affected by the floodplain, which is the only component of the project that is being modified under this request, and thus the quarry and its reclamation efforts would not have an impact on the floodplain or requiring any new conditions to address the floodplain.

Visual Resources and Special Treatment Areas: Per MCC Section 20.504.015 and Coastal Element Policies 3.5-1, 3.5-3, and 3.5-4, the site is within a mapped Highly Scenic Area, however, the quarry itself does not appear to be within a Highly Scenic area. Specifically, Policy 3.5-4 states in part: *“minimize visual impacts of development on hillsides by (1) requiring grading or construction to follow the natural contours...”* Although the parcels on which the quarry and the wash plant are located are considered Highly Scenic, the quarry is approximately 2 miles east of State Route 1. The excavation and grading associated with the mining operation are located on the eastern side of a ridge, effectively shielding the mine disturbance from State Route 1 (public view) and would not result in a conflict with the applicable policies of the Coastal Element of the General Plan associated with visual resources. Further, the proposed modification will result in reconfiguring the approved reclamation slope to achieve a more natural final contour, which will be achieved by removing the steep bench and backfilling the cut slope with fill material to create a terraced fill slope at a gradient of 2H:1V with a 15 foot wide bench. Once grading is achieved, the slope will be hydroseeded and planted utilizing native grasses and trees as part of the final reclamation of the site.

Transportation, Utilities, and Public Services: Per MCC Section 20.516.015 and Coastal Element Policies 3.8-1, 3.8-9, and 3.9-1, the project is not a subdivision and would not create any new parcels. The development does not have any impact utilities such as septic systems as the project is a mining project, where chemical toilets would be provided in the field for employees. With regard to fire suppression, there are no structures associated with the project as the project involves modifying the existing approved slope

for reclamation. The project will not increase the residential use of the site and thus has no impact on the existing transportation system, as noted above the project involves extending the existing use for another five-year term and modifying the previously approved slope to create a more natural slope.

Archaeological and Cultural Resources: Per MCC Chapter 22.12 and Coastal Element Policy 3.5-10, the project involves an extension of the current reclamation plan for an additional five years as well as a modification of the approved Reclamation Plan and the reclaimed slope configuration to achieve a more natural final contour in an area already disturbed by prior mining and grading activities. Under the prior Reclamation Plan approval (REC_2018-0001), the mine was evaluated for cultural resources. In 2019, it was determined that there were no existing structures on the property that would qualify as historical resources. Additionally, no new development was proposed in the area that has not been mined yet; therefore, no new cultural and historical resources were projected to be found. Previously the prior reclamation plan request was referred to the Rancherias which requested to receive referrals for all projects, and no comments were received in order to be in compliance with MCC Section 22.12. The current proposal was also referred to the Rancherias and tribes that have previously requested referrals, with no comments received. Staff recommends Condition #7 which memorializes the “Discovery Clause” regulations contained in MCC Section 22.12.090 and 22.12.100, should any unanticipated discoveries occur.

ENVIRONMENTAL DETERMINATION: An initial Study has been prepared for the project, based on supporting materials provided by the applicant and consulting agencies. The said materials were used in part to identify potentially significant impacts pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15063. As a result, adoption of a Negative Declaration is recommended. The Draft environmental document is attached. All materials are available for review at the Ukiah office of the Department of Planning and Building Services.

Pursuant to the provisions of Chapter 20.532 of the Mendocino County Coastal Zoning Code, the Coastal Permit Administrator approves CDP_2023-0029, adopts a Negative Declaration, and adopts the following findings.

FINDINGS:

1. Pursuant to MCC Section 20.532.095(A)(1), the proposed project is in conformity with the certified local coastal program. The project site is designated Forestland and complies with the allowable uses therein. The previously approved Reclamation Plan and the request for modification, subject to the conditions of approval, is an allowable use under this designation and does not conflict with Coastal Element policies.
2. Pursuant to MCC Section 20.532.095(A)(2), the proposed development will be provided with adequate utilities, access roads, drainage, and other necessary facilities. This is a mining project and no residential development is being proposed. There are no structures associated with the project and access to the site is via private road approximately 2 miles east of Hwy 1. The existing Reclamation Plan includes measures necessary for adequate drainage and containment of stormwater runoff from navigating offsite. There is a Stormwater Plan in place and in relation to the previously approved Reclamation Plan with measures necessary to assure no offsite runoff into watercourses occurs.
3. Pursuant to MCC Section 20.532.095(A)(3), the proposed development is consistent with the purpose and intent of the zoning district applicable to the property, as well as the provisions of this Division and preserve the integrity of the zoning district. The property is designated as Timber Production Zone which allows for mining activities, specifically extractive uses. This is a continuation of a previously approved Reclamation Plan and a request for a slight modification to final slopes at the quarry only.
4. Pursuant to MCC Section 20.532.095(A)(4), the proposed development, if completed in compliance with the conditions of approval and measures identified and incorporated therein, will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. The approved end use of the site is open space, which will not be affected by the

proposed modification and provide habitat values equal to or greater than those existing prior to mining at the site. An initial study was prepared for the project and a Negative Declaration is recommended for adoption.

5. Pursuant to MCC Section 20.532.095(A)(5), the proposed development will not have any adverse impacts on any known archaeological or paleontological resource and should any archaeological sites or artifacts be discovered further protection measures may be imposed as per Condition 7. However, under the prior Reclamation Plan approval, the mine was evaluated for cultural resources and no historic resources were identified and no new development is being proposed in an area that has not already been previously mined.
6. Pursuant to MCC Section 20.532.095(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are not impacted as the project proposes no residential development. This project does not involve any residential development and involves extending an existing use for another five (5) years and simply modifying the final slopes as originally approved under the pre-existing permit.
7. Pursuant with MCC Section 20.532.095(B), the proposed development would not diminish public access to Mendocino County coastal areas and conforms to the goals and policies of the Coastal Element of the General Plan. The project site is located on the east side of Hwy 1, on a private logging road, and is not designated as an existing or a potential public access point. It is located approximately two (2) miles inland from State Hwy 1 and surrounding by privately owned timberland.
8. Pursuant to MCC Section 20.532.100(A)(1), no development shall be allowed in an ESHA unless the resource as identified will not be significantly degraded by the proposed development. The project site is not located in an area recognizing rare and/or endangered species. No new development is proposed as this request for modification of a previously approved Reclamation Plan and mining operation and only proposes to modify the final slopes at the Quarry site.

4/24/2025

DATE

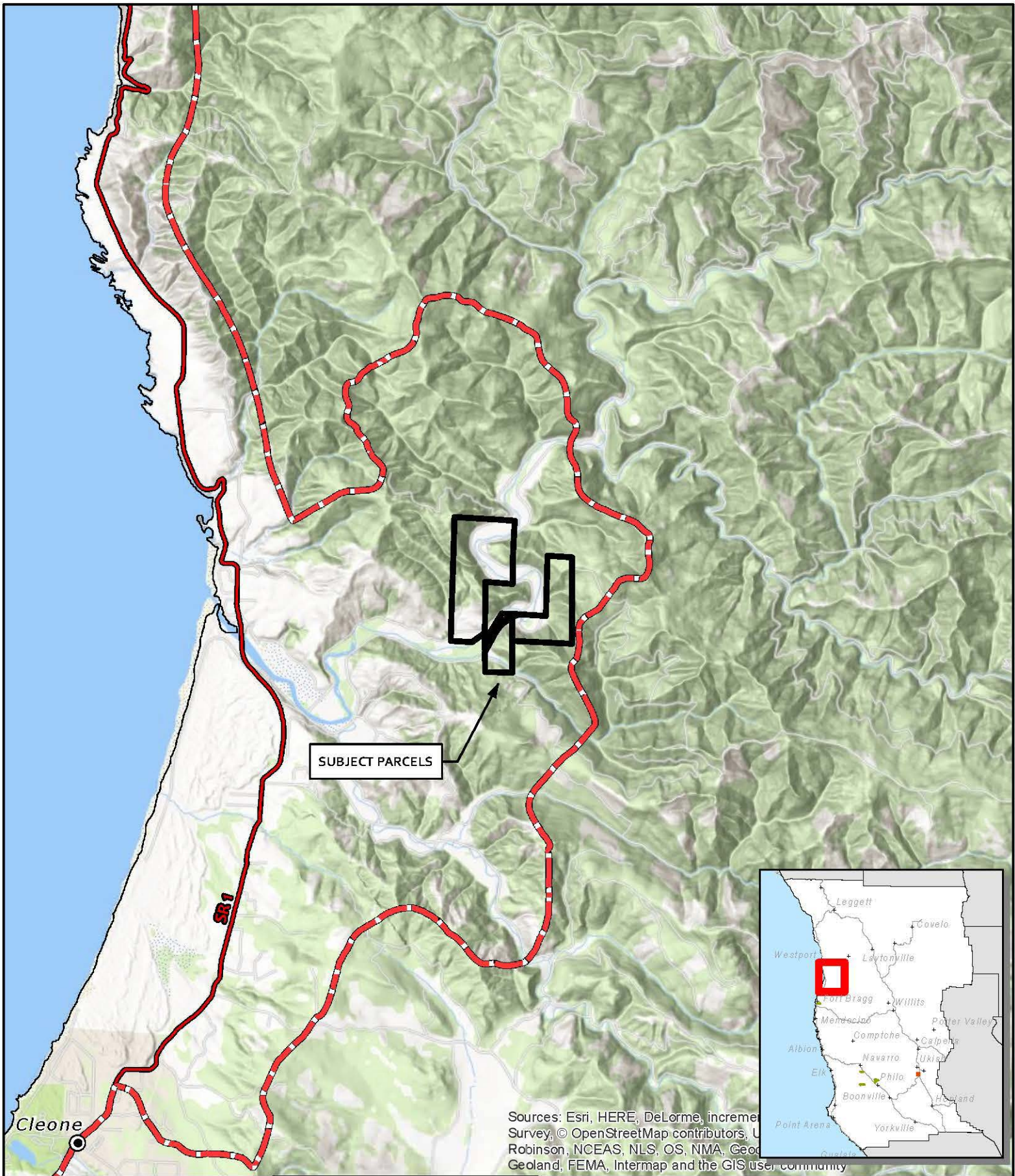

DIRK LARSON
PLANNER III

Appeal Period: 10 Days
Appeal Fee: \$2,674.00

ATTACHMENTS:

- | | |
|---|---|
| A. Location | K. Adjacent Parcels |
| B. Aerial Imagery (Vicinity) | L. Fire Hazard Zones & Responsibility Areas |
| C. Aerial Imagery (Detail) | M. Landslide Hazards |
| D. Topographic Map | N. Wetlands |
| E. Zoning Map | O. Coastal Ground Water Resources |
| F. General Plan | P. Highly Scenic & Tree Removal Areas |
| G. LCP Land Use Map 9: Ten Mile River | Q. Estimated Slope |
| H. LCP Land Capabilities & Natural Hazards | R. Western Soil Classifications |
| I. LCP Habitats & Resources | S. Important Farmlands |
| J. Post LCP Certification & Appeal Jurisdiction | |

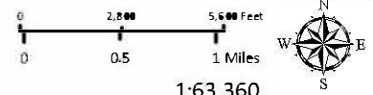
RESOLUTION AND CONDITIONS OF APPROVAL (EXHIBIT A):



CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

● Major Towns & Places
--- Coastal Zone Boundary
--- Highways

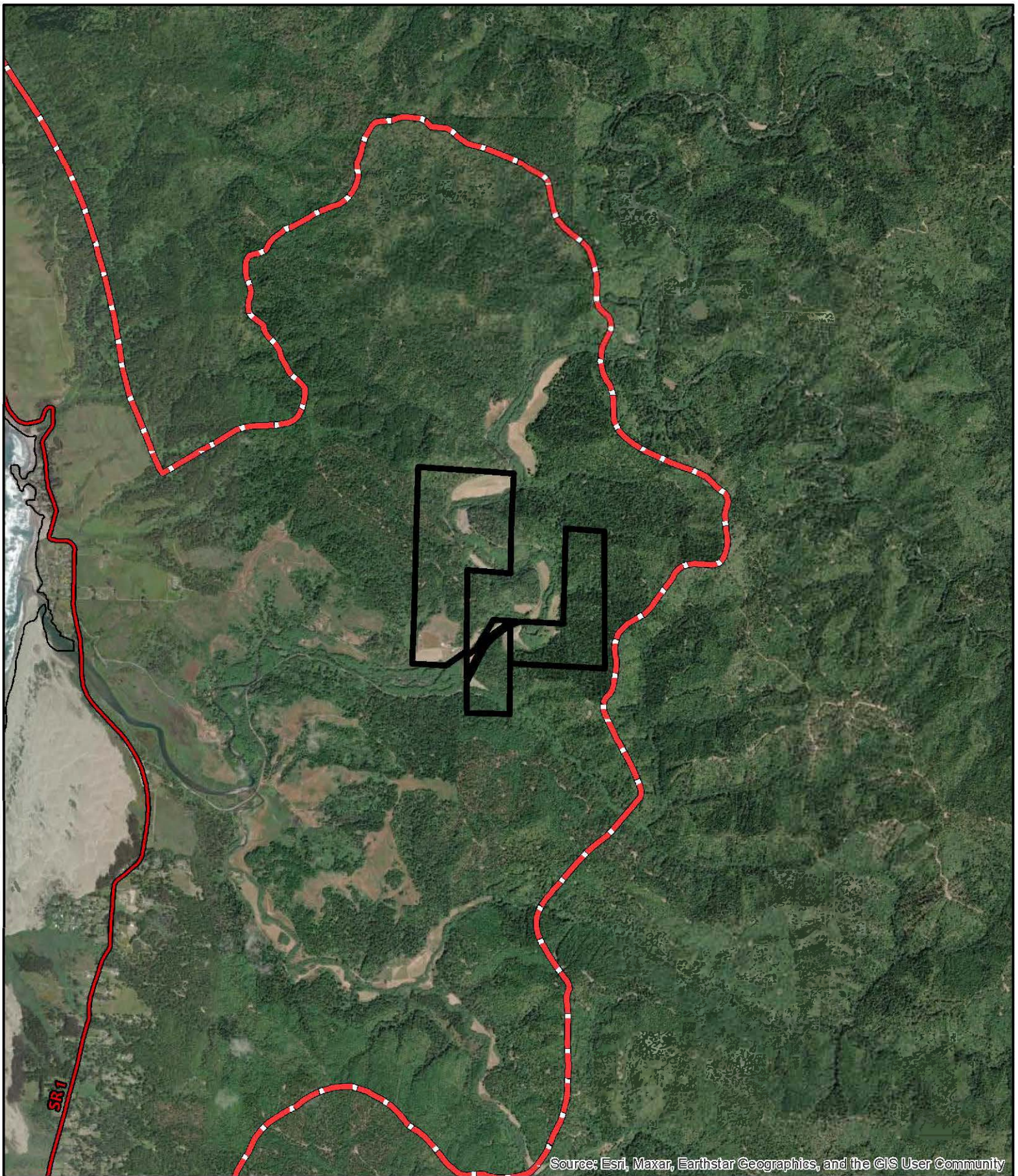
Sources: Esri, HERE, DeLorme, increment
Survey, © OpenStreetMap contributors, U
Robinson, NCEAS, NLS, OS, NMA, Geo
Geoland, FEMA, Intermap and the GIS user community



1:63,360

LOCATION

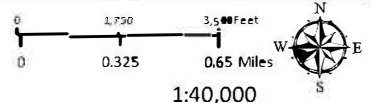
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

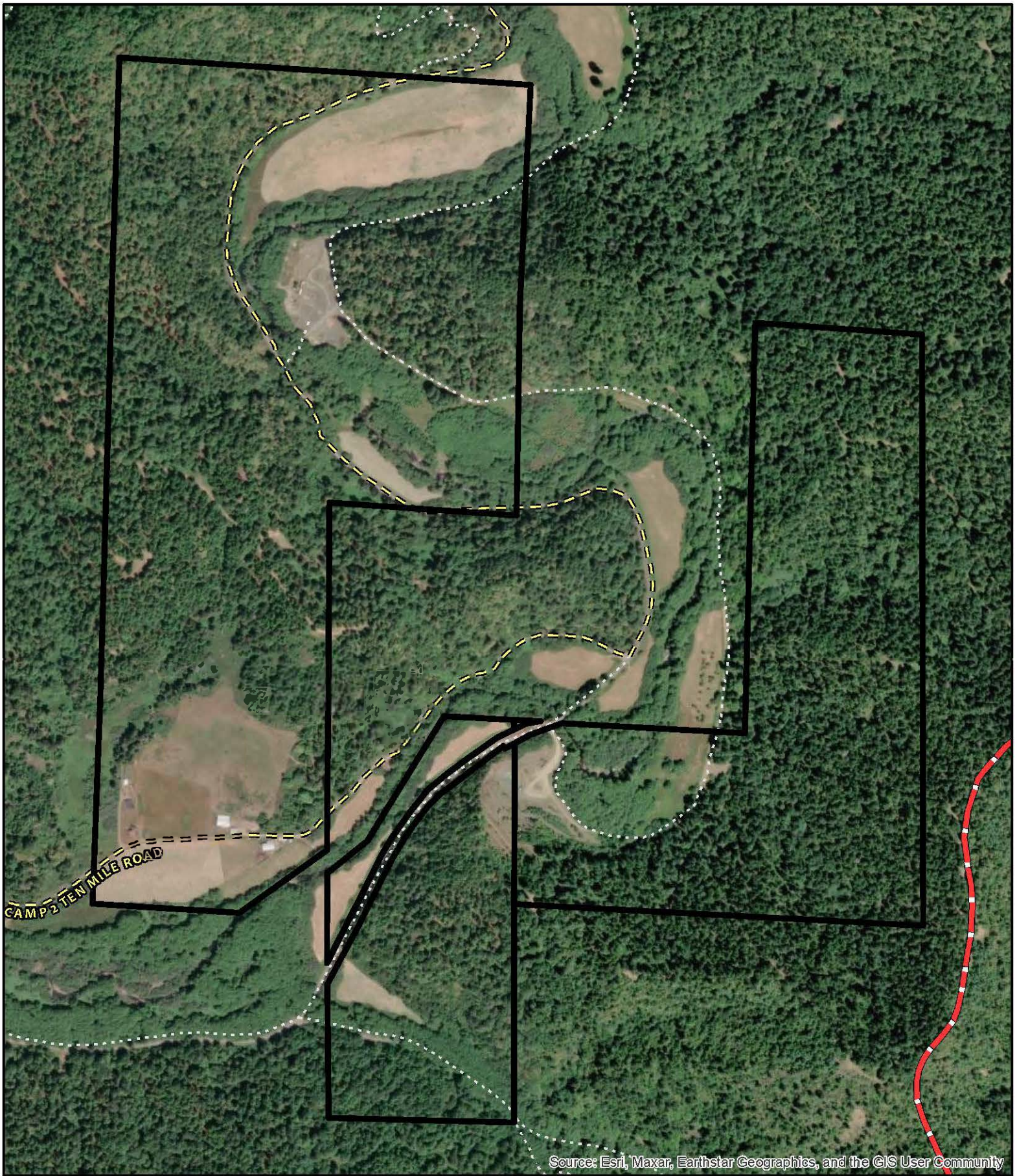
Coastal Zone Boundary
Highways



1:40,000

AERIAL IMAGERY

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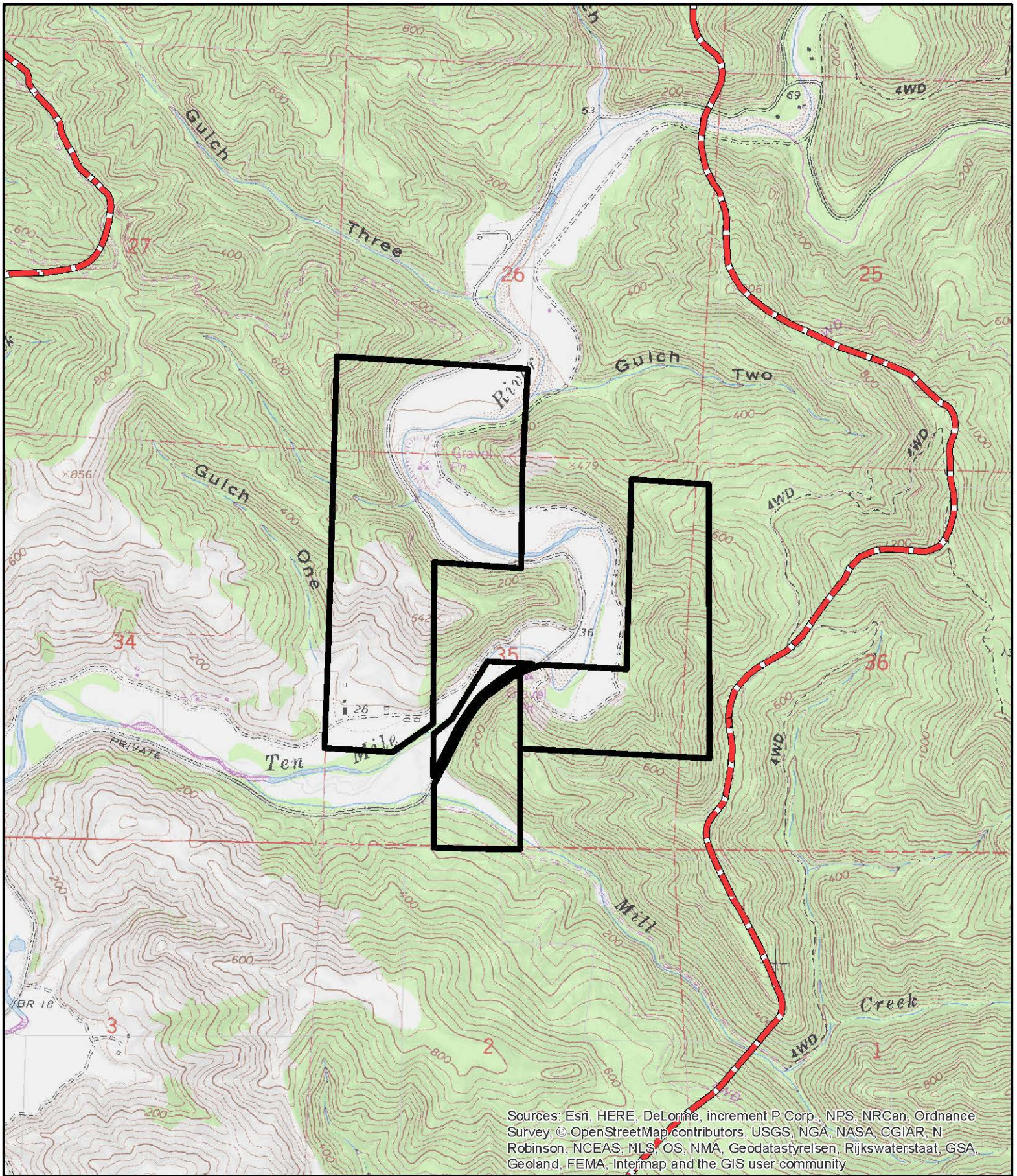
CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

Coastal Zone Boundary
Private Roads
Driveways/Unnamed Roads

0 0.075 0.15 Miles
1:9,305.46



AERIAL IMAGERY

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CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

 Coastal Zone Boundary
 Assessors Parcels

0 875 1,750 Feet
0 0.15 0.3 Miles
N
W
E
S
1:20,000
TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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Google Earth Aerial, 6/14/2023

Legend:

 Reclamation Plan Boundary

0 150 300 Feet 

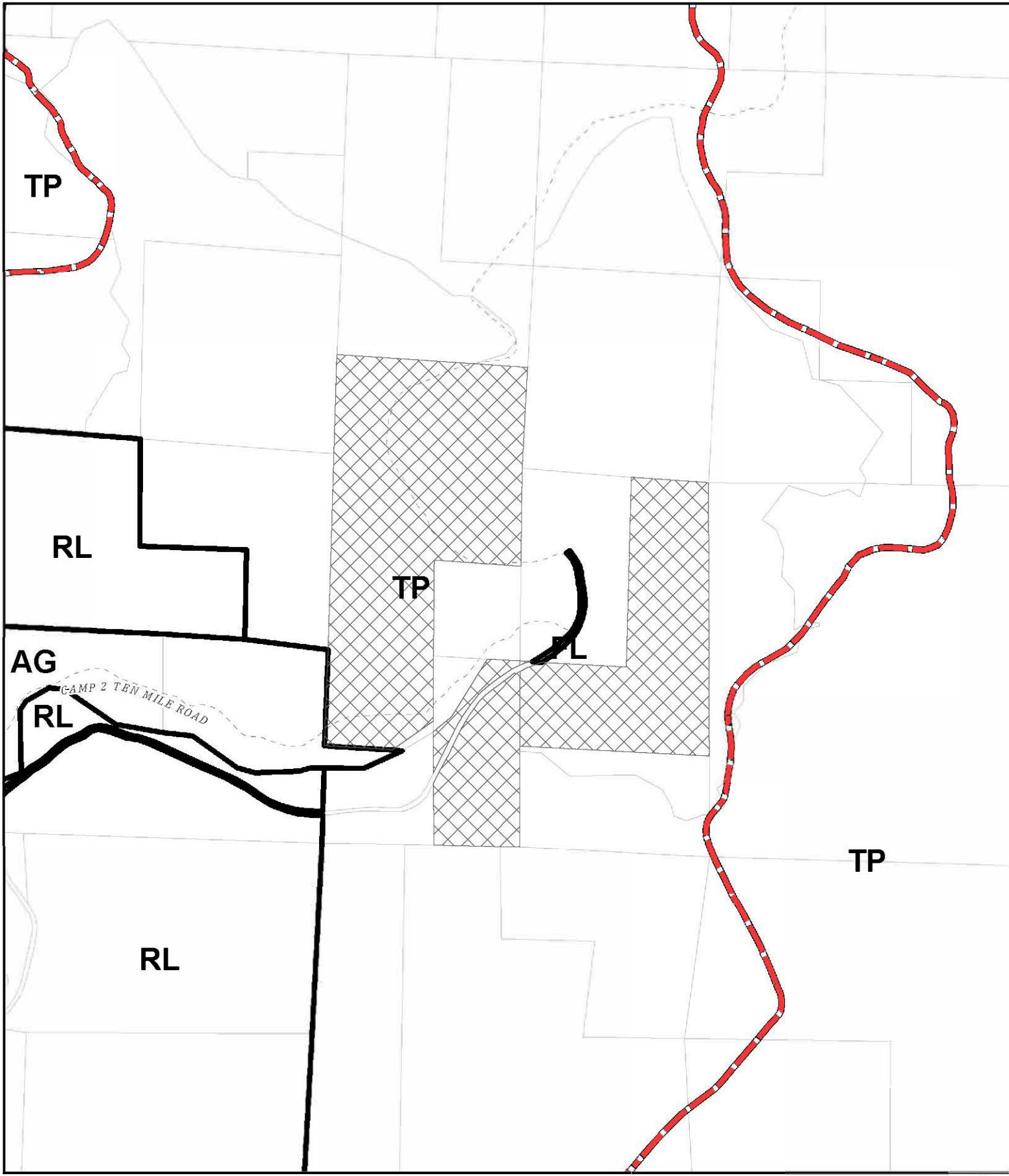
Quarry Site Map
Reclamation Plan Amendment
Wylatti - Geo Aggregates
Mendocino County, California

Figure 2A

2/20/2024

Disclaimer: The data was mapped for planning purposes only. No liability is assumed for accuracy of the data shown.

COMPASS LAND
GROUP



CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

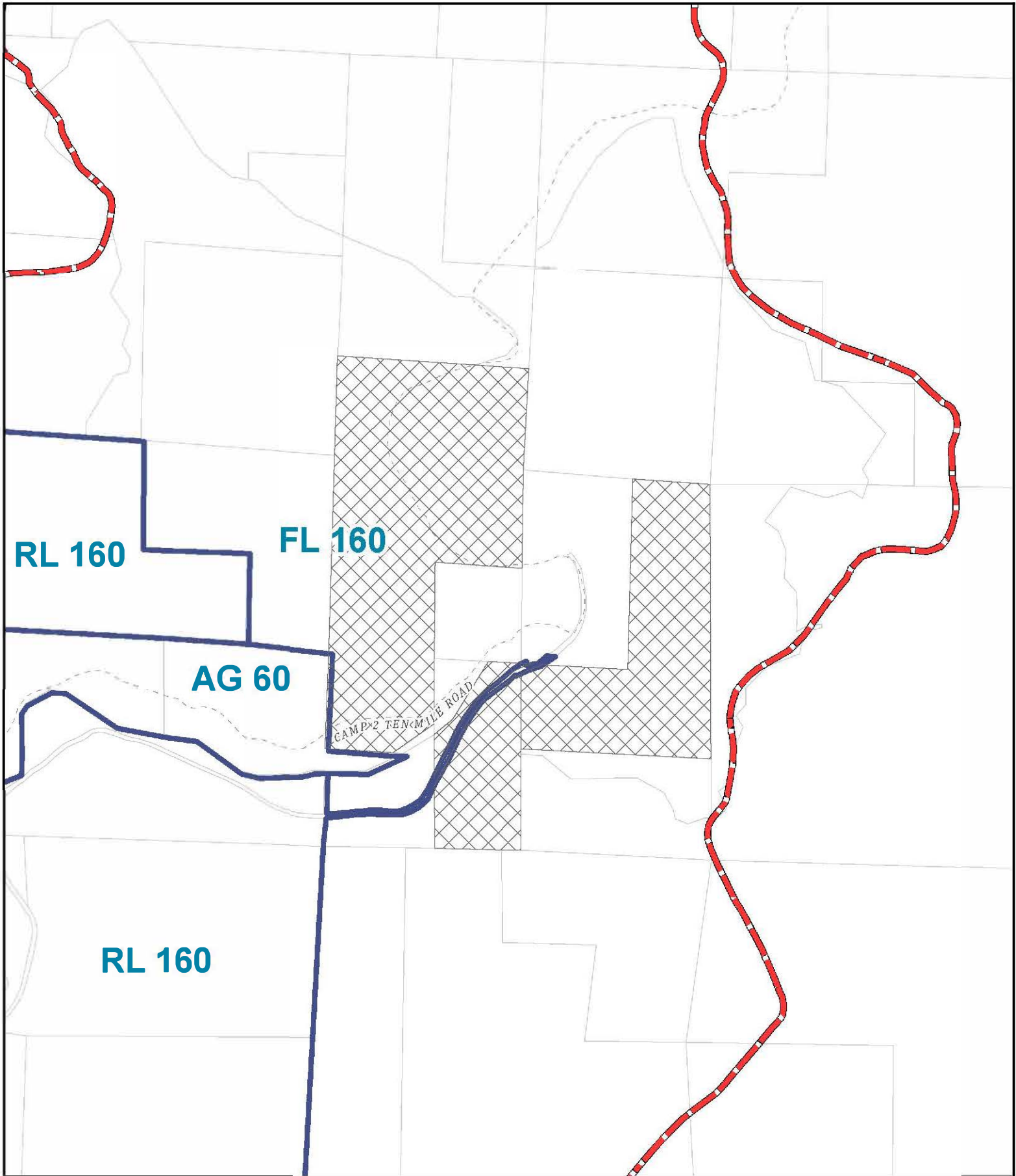
Legend:
Coastal Zone Boundary
Assessors Parcels
Zoning Districts
Private Roads

Scale: 0 0.15 0.3 Miles
0 0.75 1.75 Feet
1:20,000

North Arrow: N, S, E, W

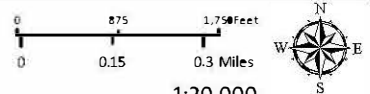
ZONING

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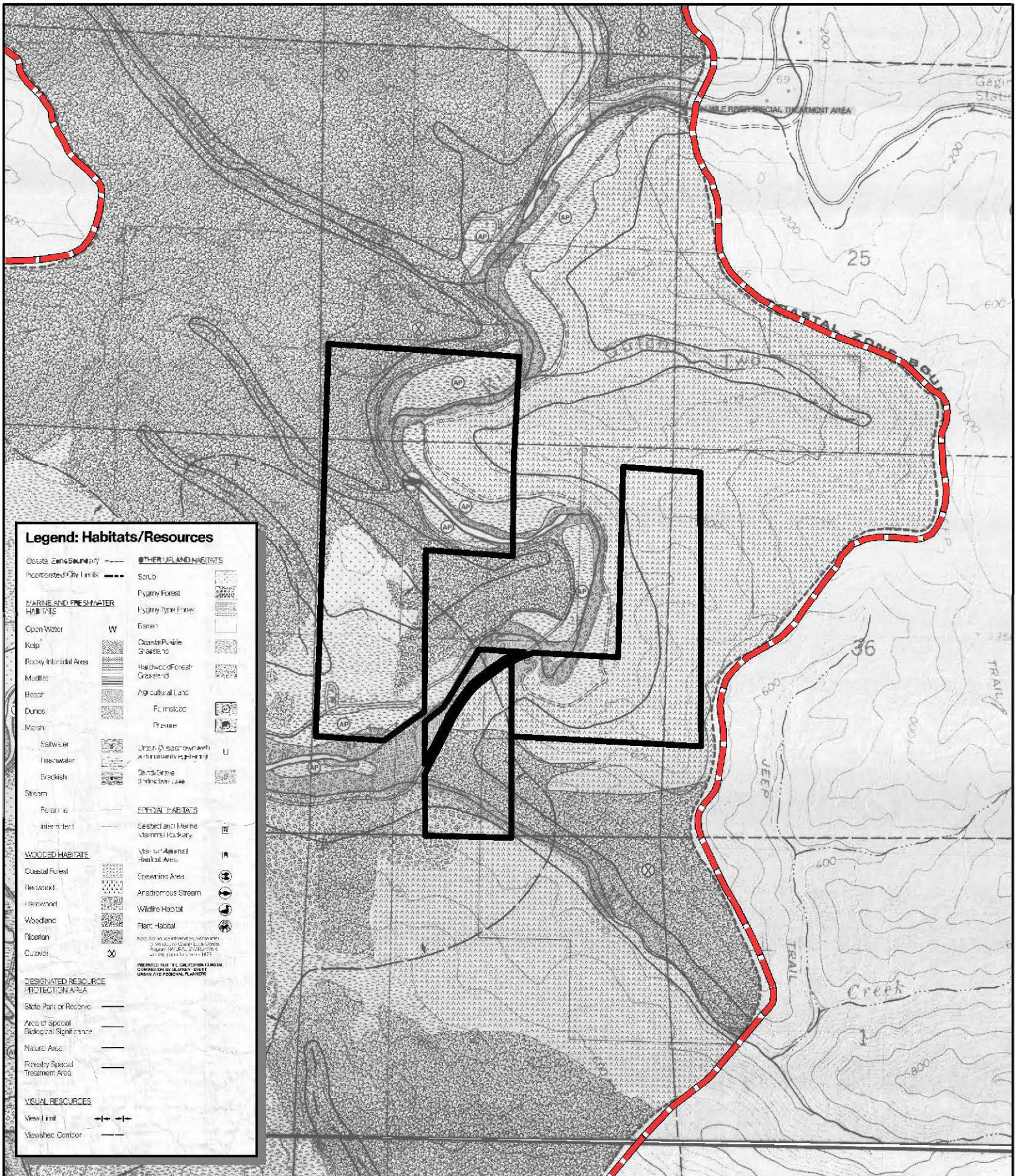
CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

Coastal Zone Boundary
Private Roads
Assessors' Parcels



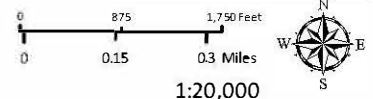
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GENERAL PLAN

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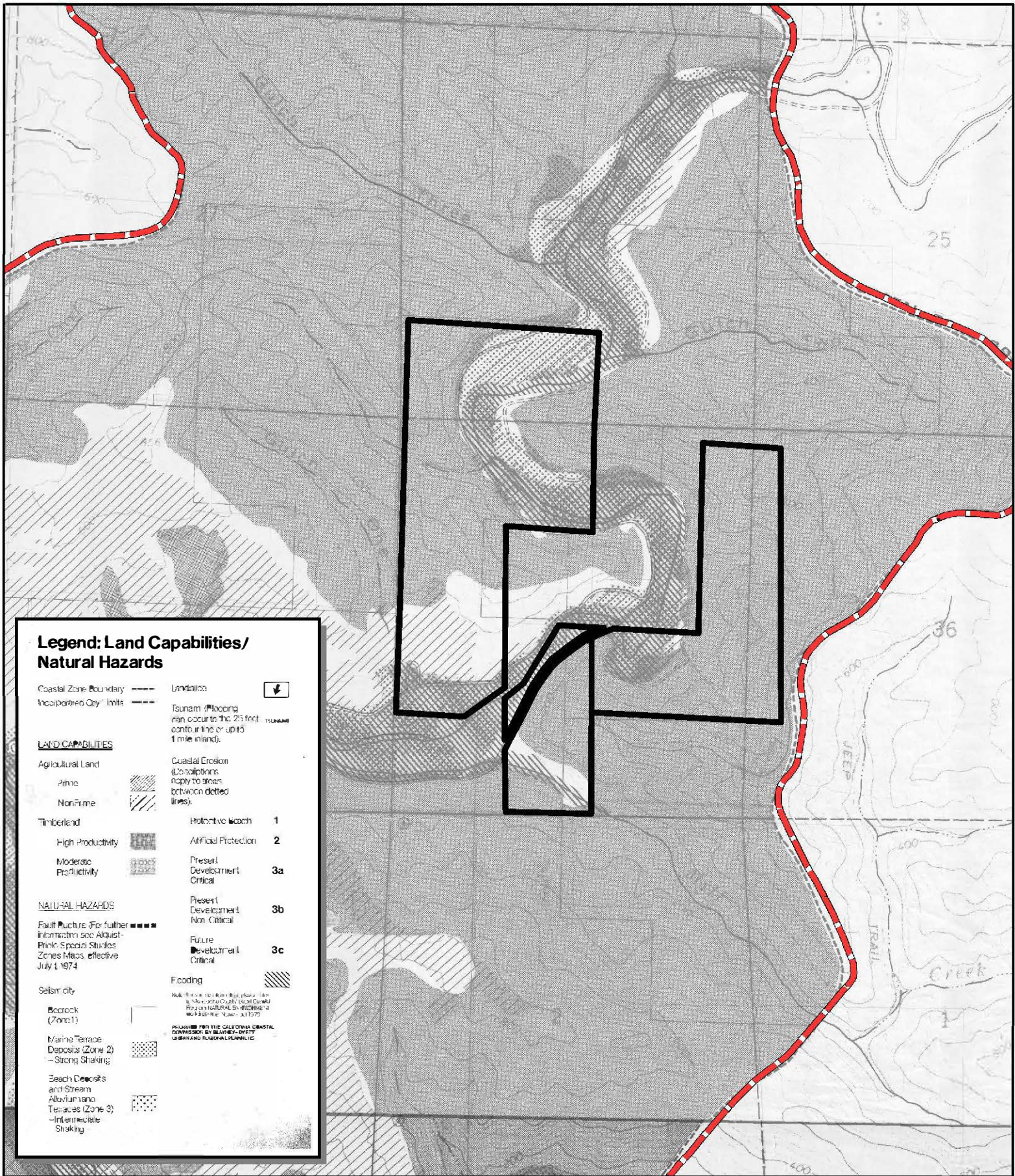
CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

Coastal Zone Boundary
 Private Roads
 Assessors Parcels



LCP HABITATS & RESOURCES

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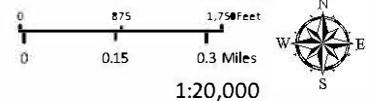


CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

Coastal Zone Boundary Assessors Parcels

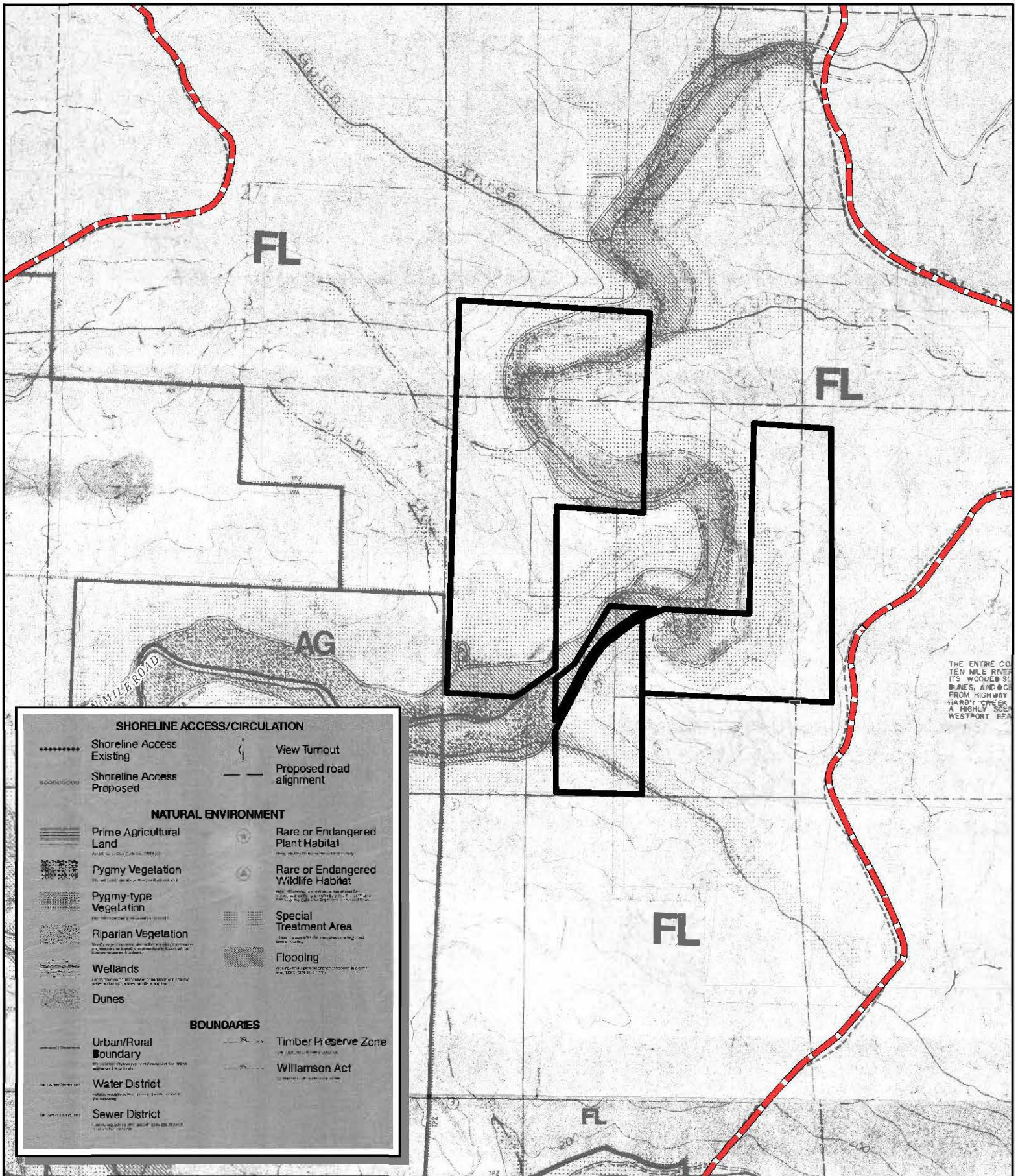
Public Roads

Private Roads



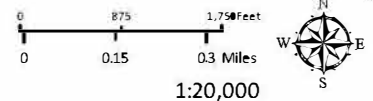
LCP LAND CAPABILITIES & NATURAL HAZARDS

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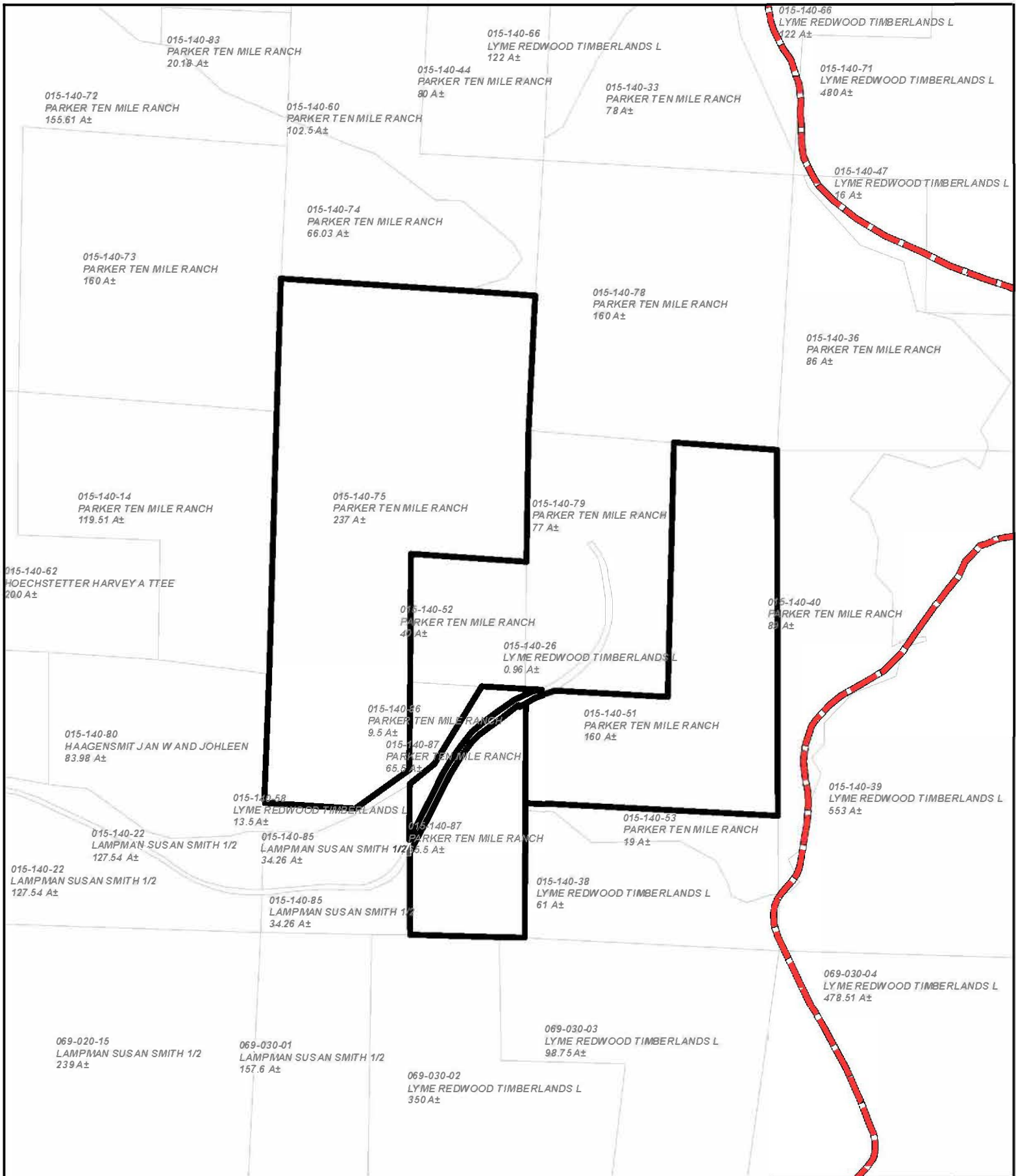
CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

Coastal Zone Boundary
Assessors Parcels
Public Roads
Private Roads



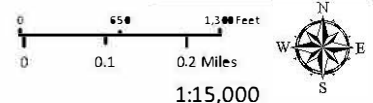
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LCP LAND USE MAP 9: TEN MILE RIVER

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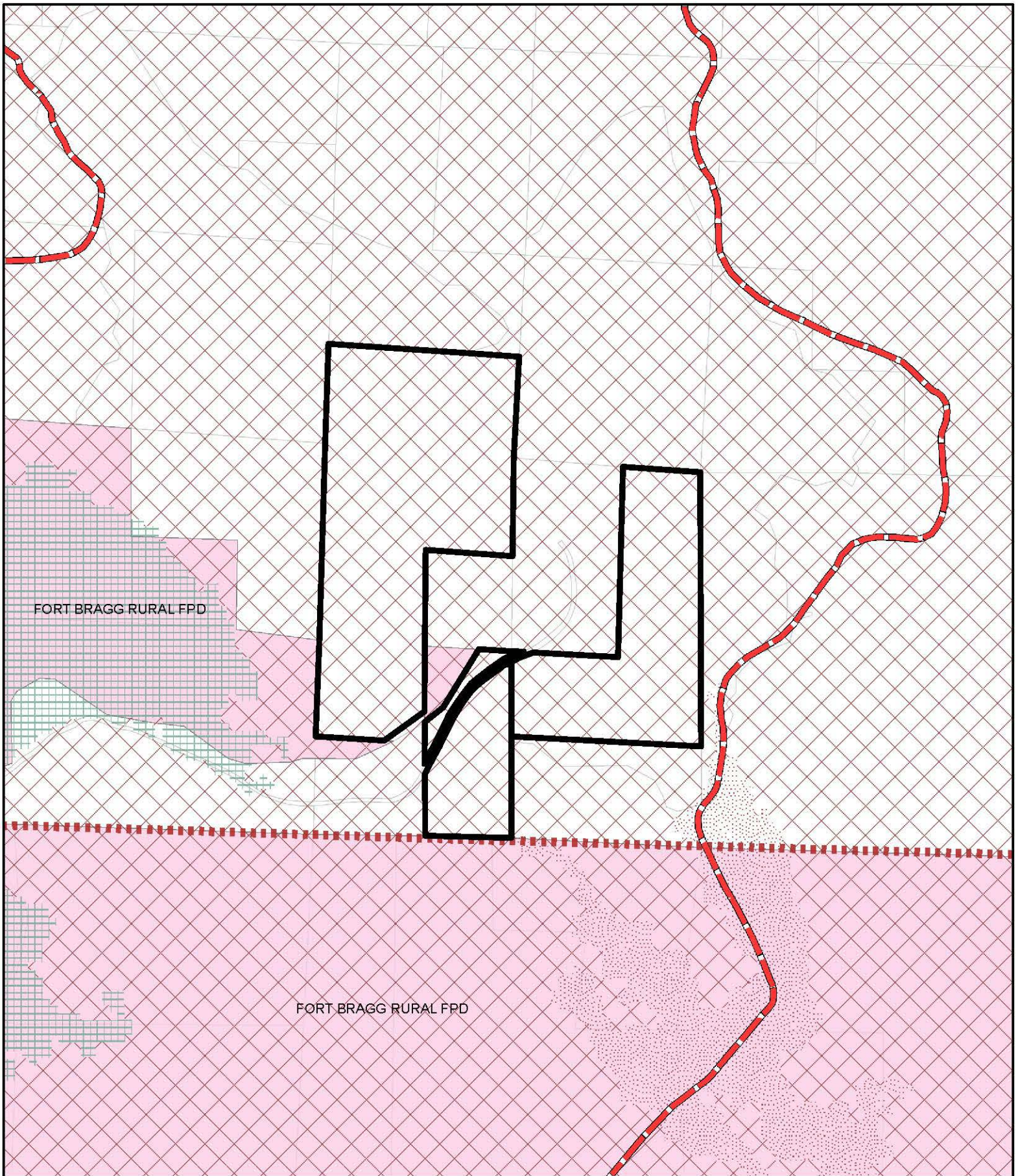
CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

Coastal Zone Boundary
 Assessors Parcels



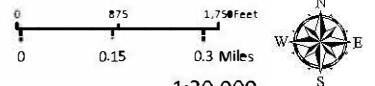
ADJACENT PARCELS

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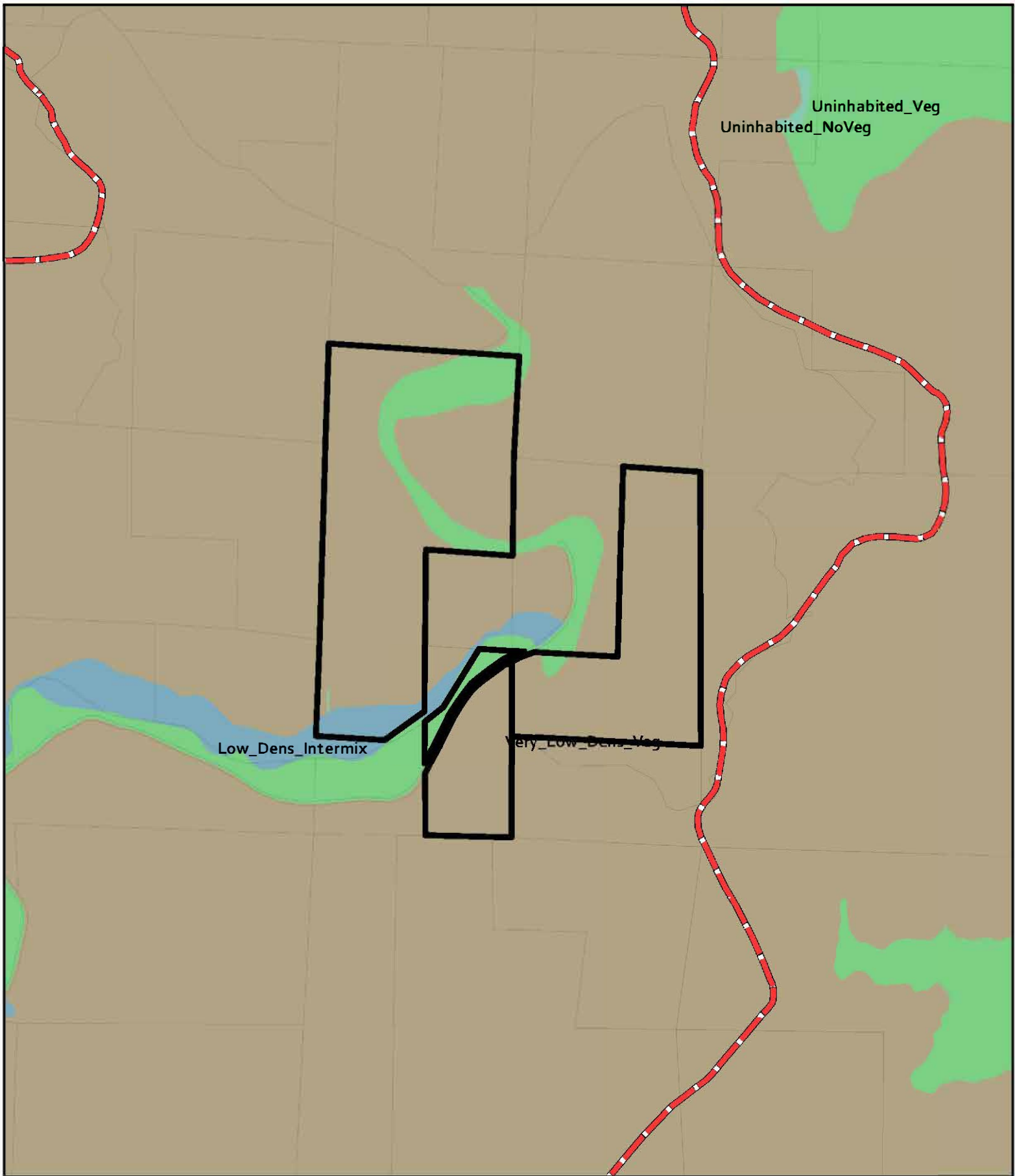
CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

-  Coastal Zone Boundary
-  Moderate Fire Hazard
-  Very High Fire Hazard
-  High Fire Hazard
-  County Fire Districts
-  Assessors Parcels



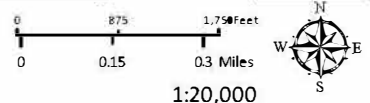
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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

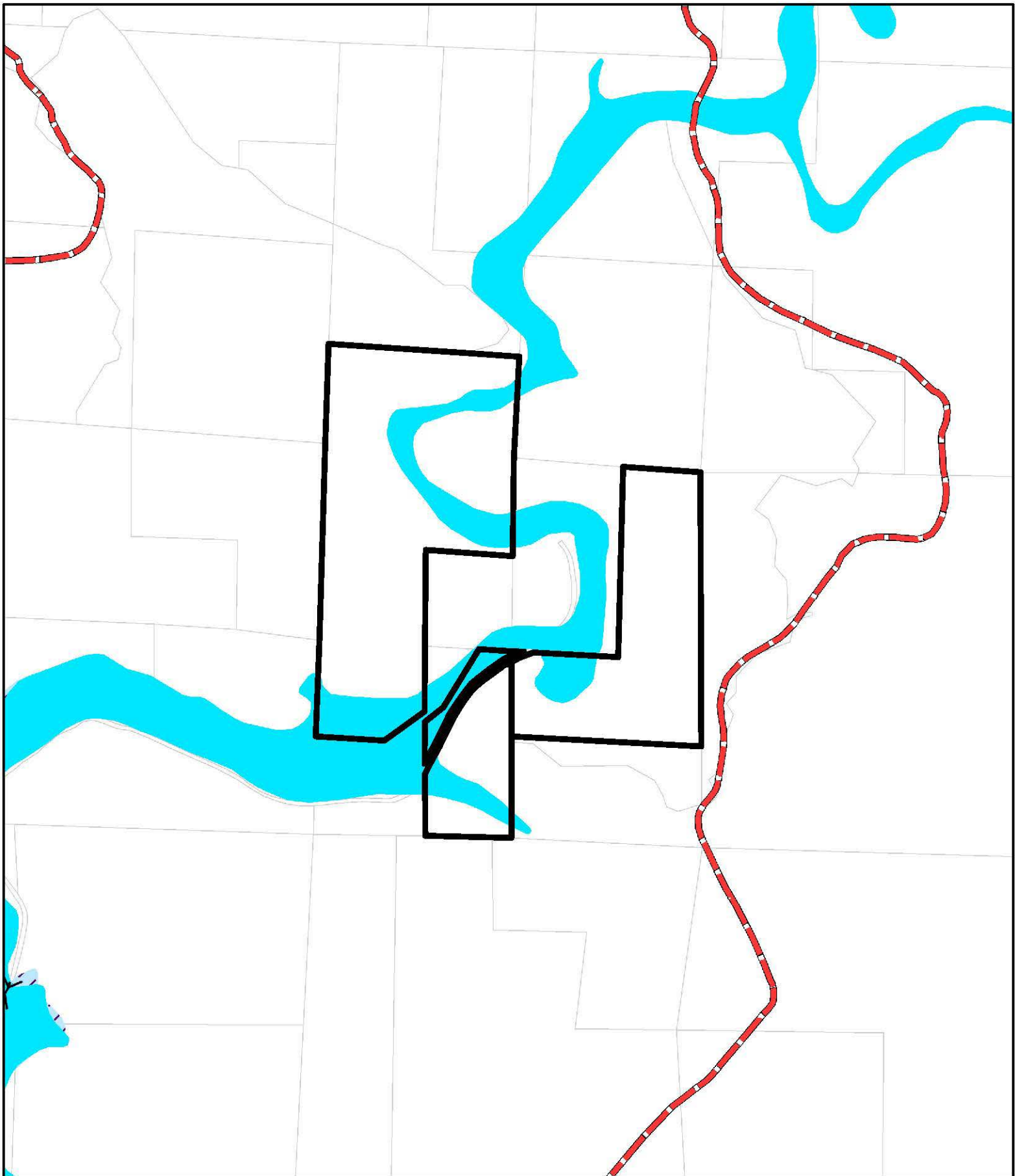
Coastal Zone Boundary
Assessor's Parcels



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WILDLAND-URBAN INTERFACE

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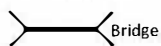


CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

Coastal Zone Boundary

General Structures

Structure Type



Bridge

1% Annual Chance Flood Hazard

Tsunami Inundation Zones

Assessors Parcels

0 0.75 1.75 Feet
0 0.15 0.3 Miles

1:20,000

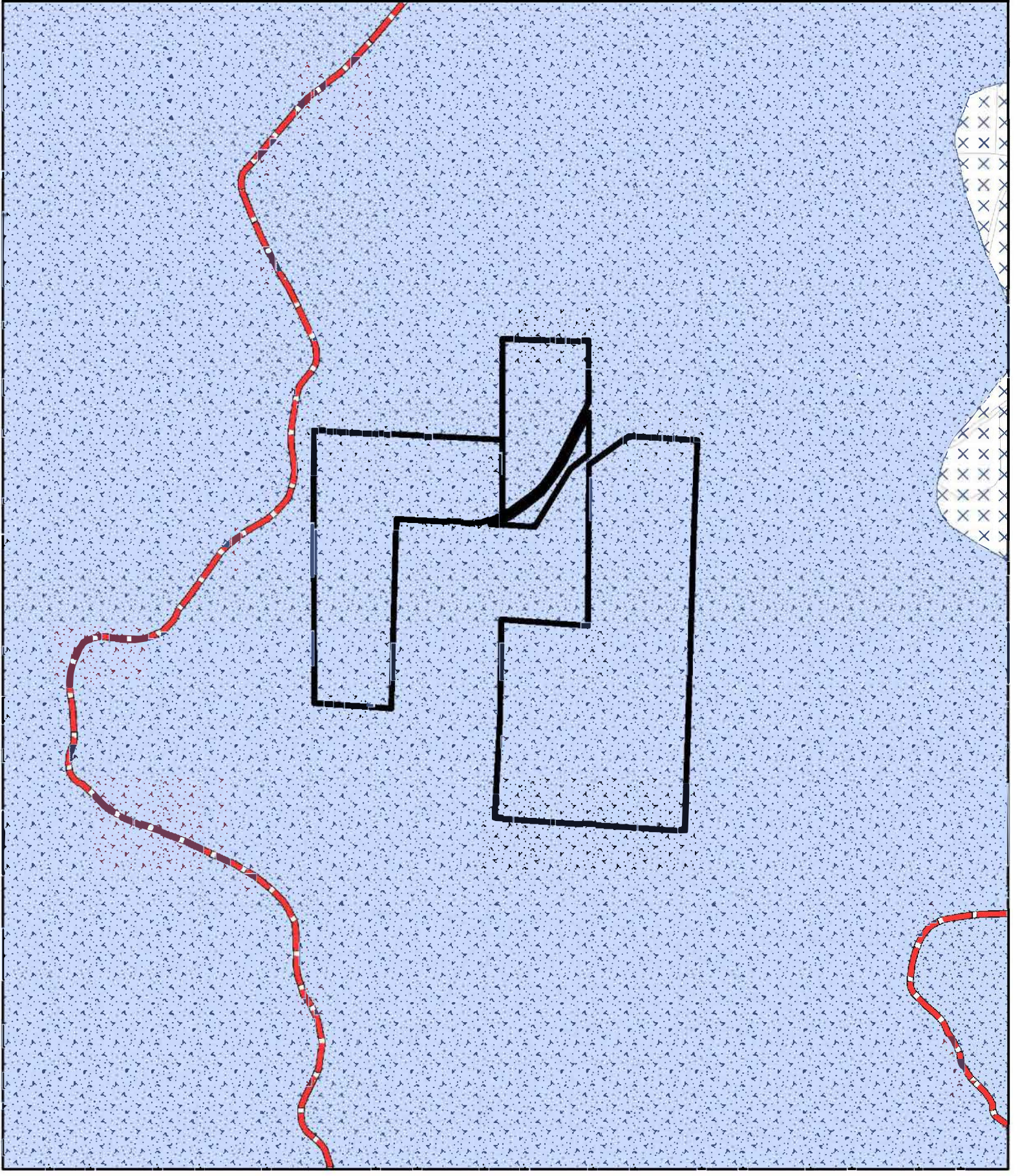
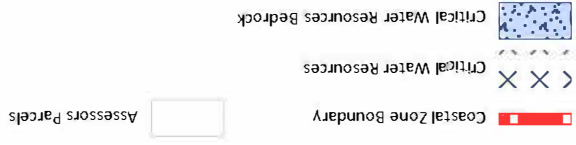
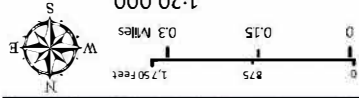
FLOOD ZONES

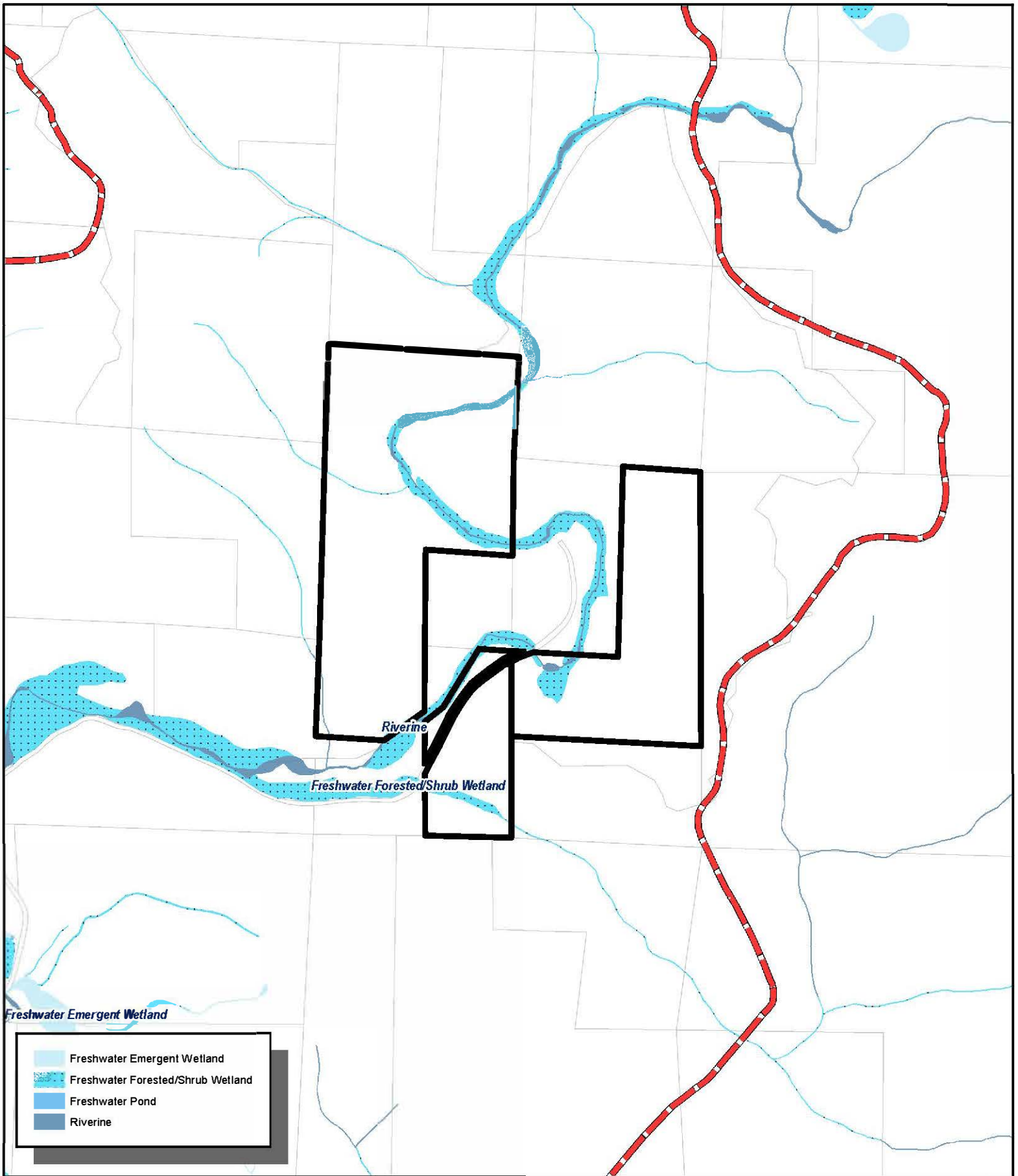


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CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

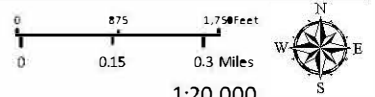
COASTAL GROUND WATER RESOURCES





CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

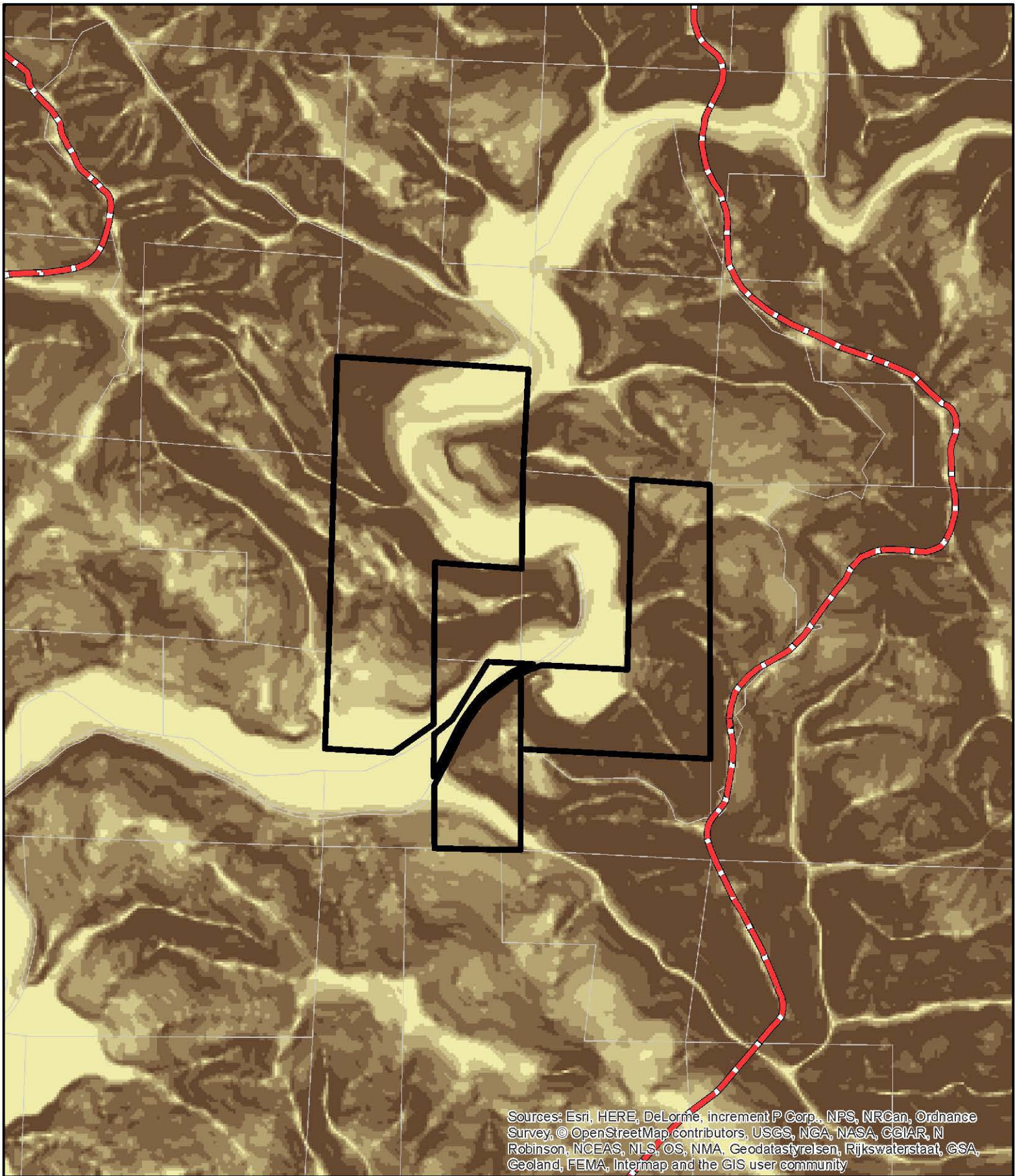
Coastal Zone Boundary
Assessors Parcels



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

WETLANDS



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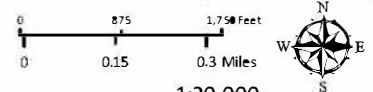


CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

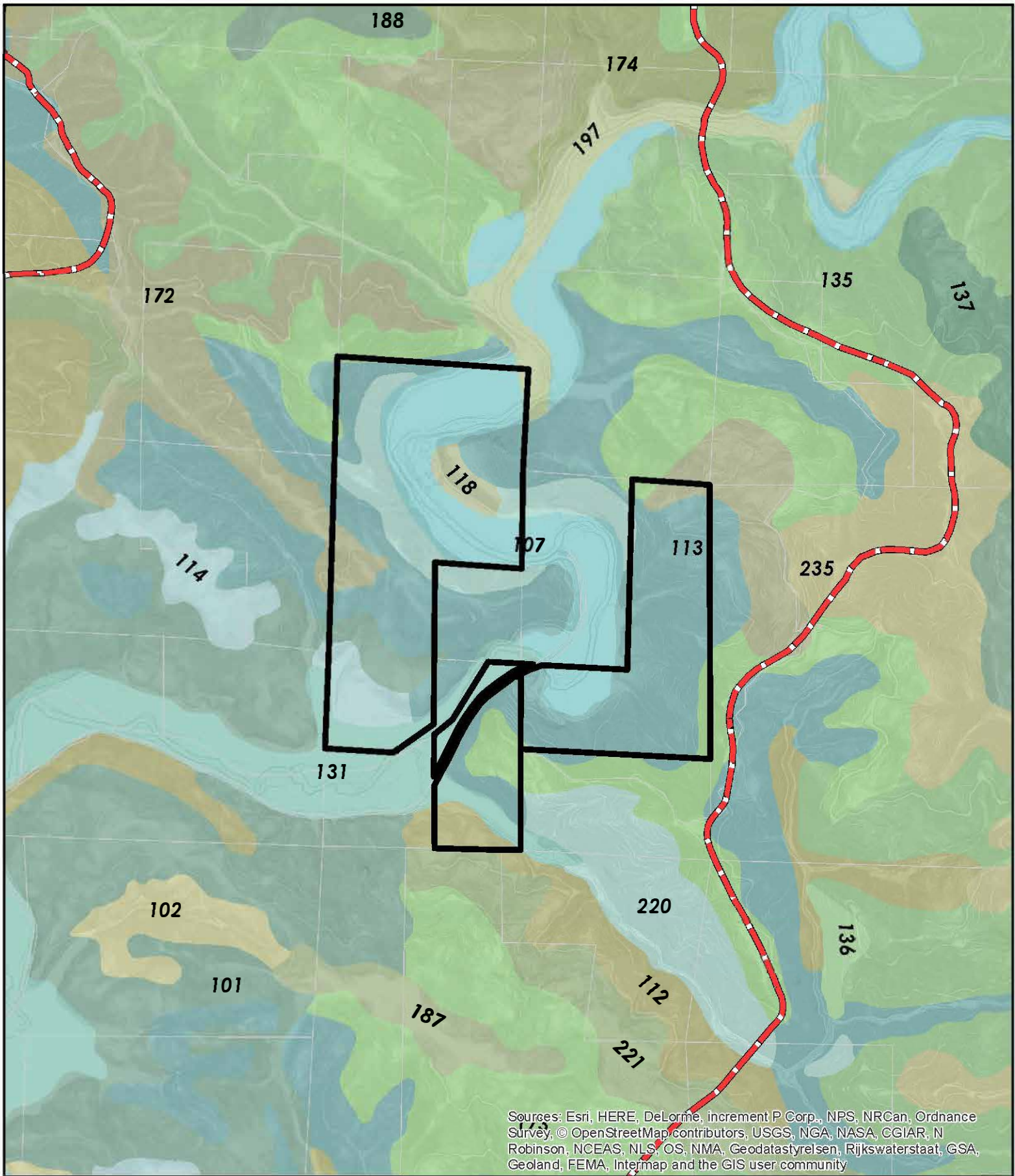
 Coastal Zone Boundary
 Assessors Parcels
 0° - 14°

 14° - 30°
 30° - 42°
 42° - 52°

 52° - 61°
 61° - 86°





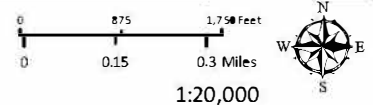
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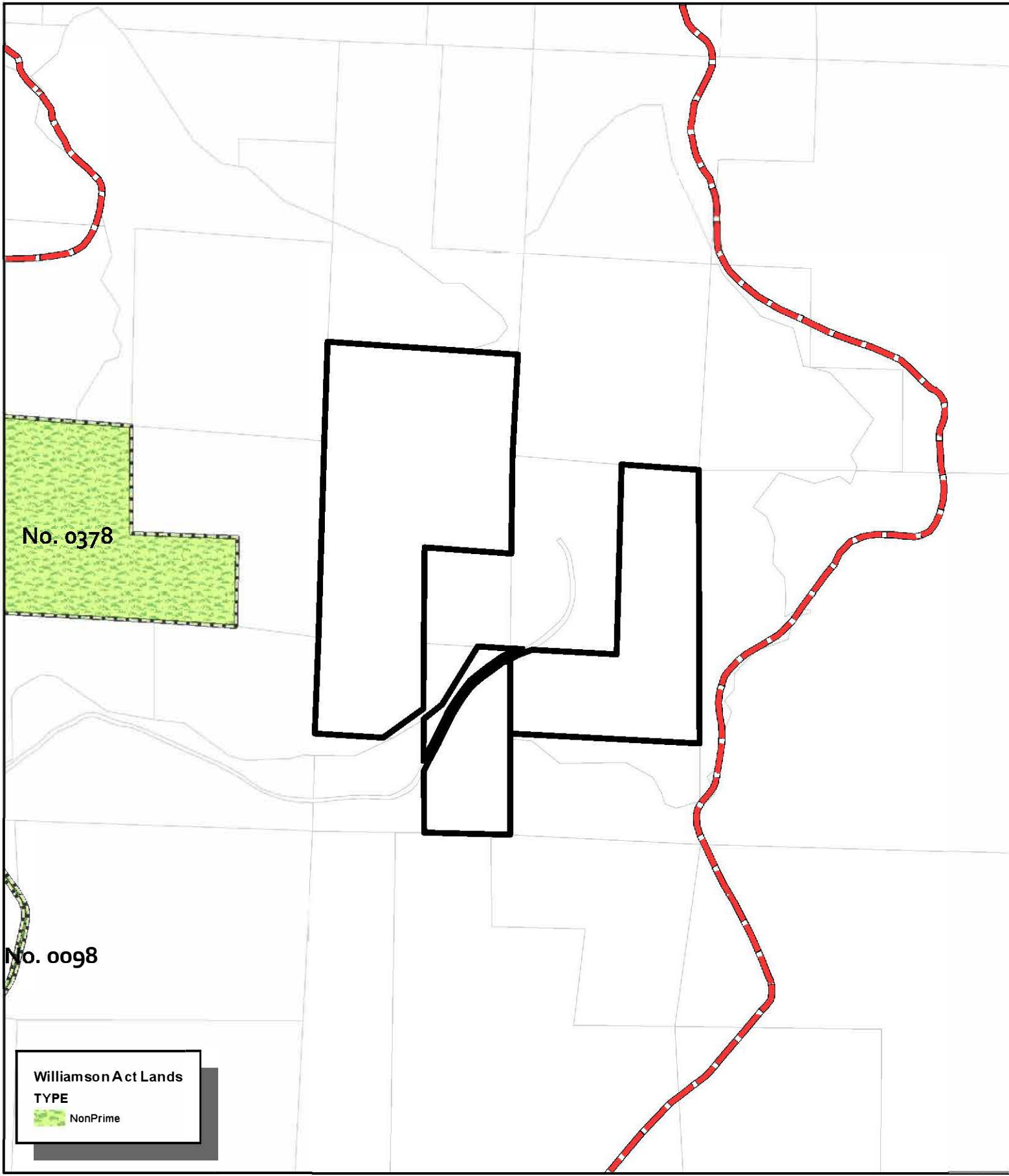
CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

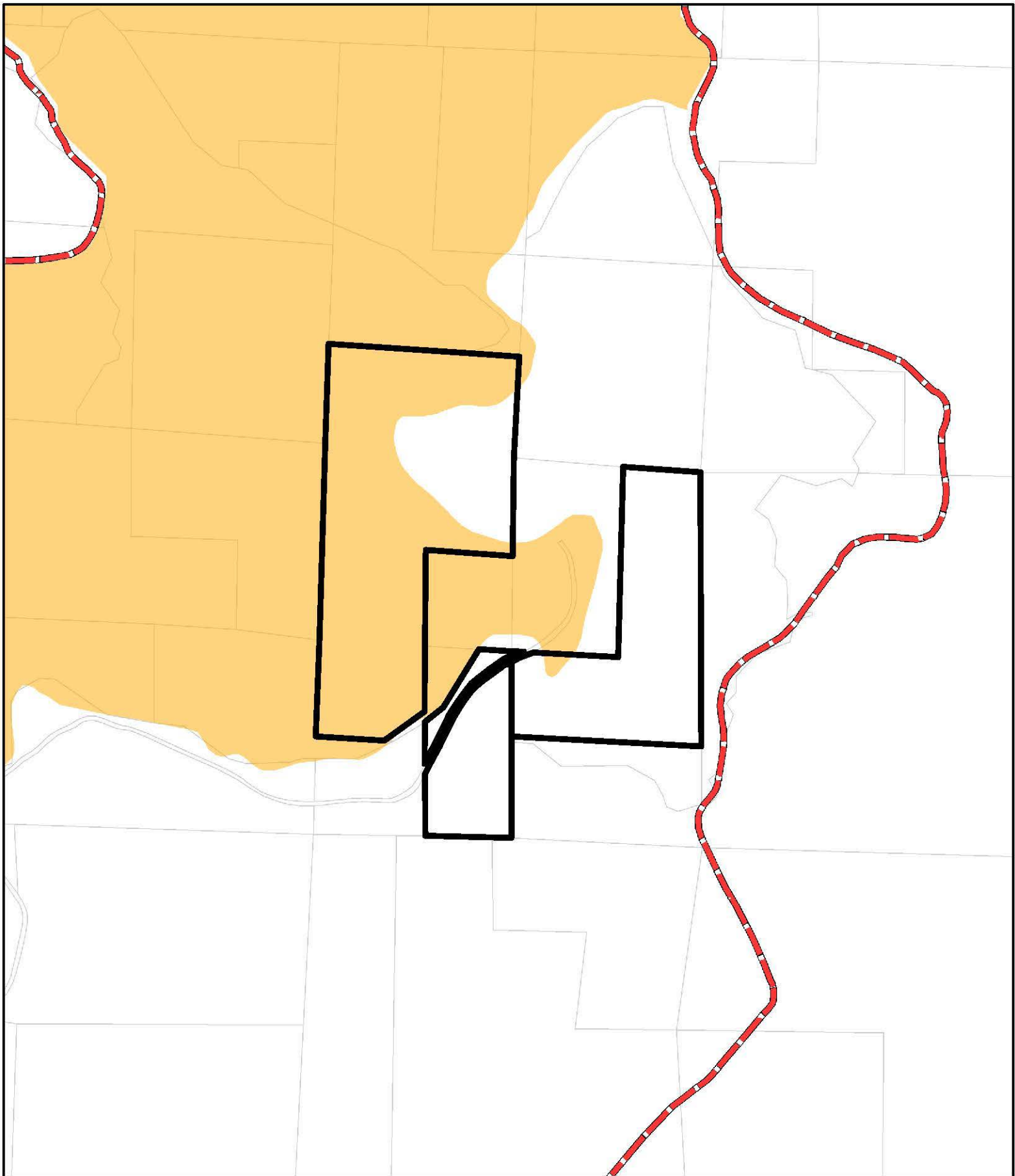
 Coastal Zone Boundary
 Assessors Parcels






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WESTERN SOIL CLASSIFICATIONS

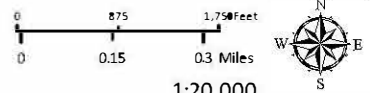
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CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
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AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

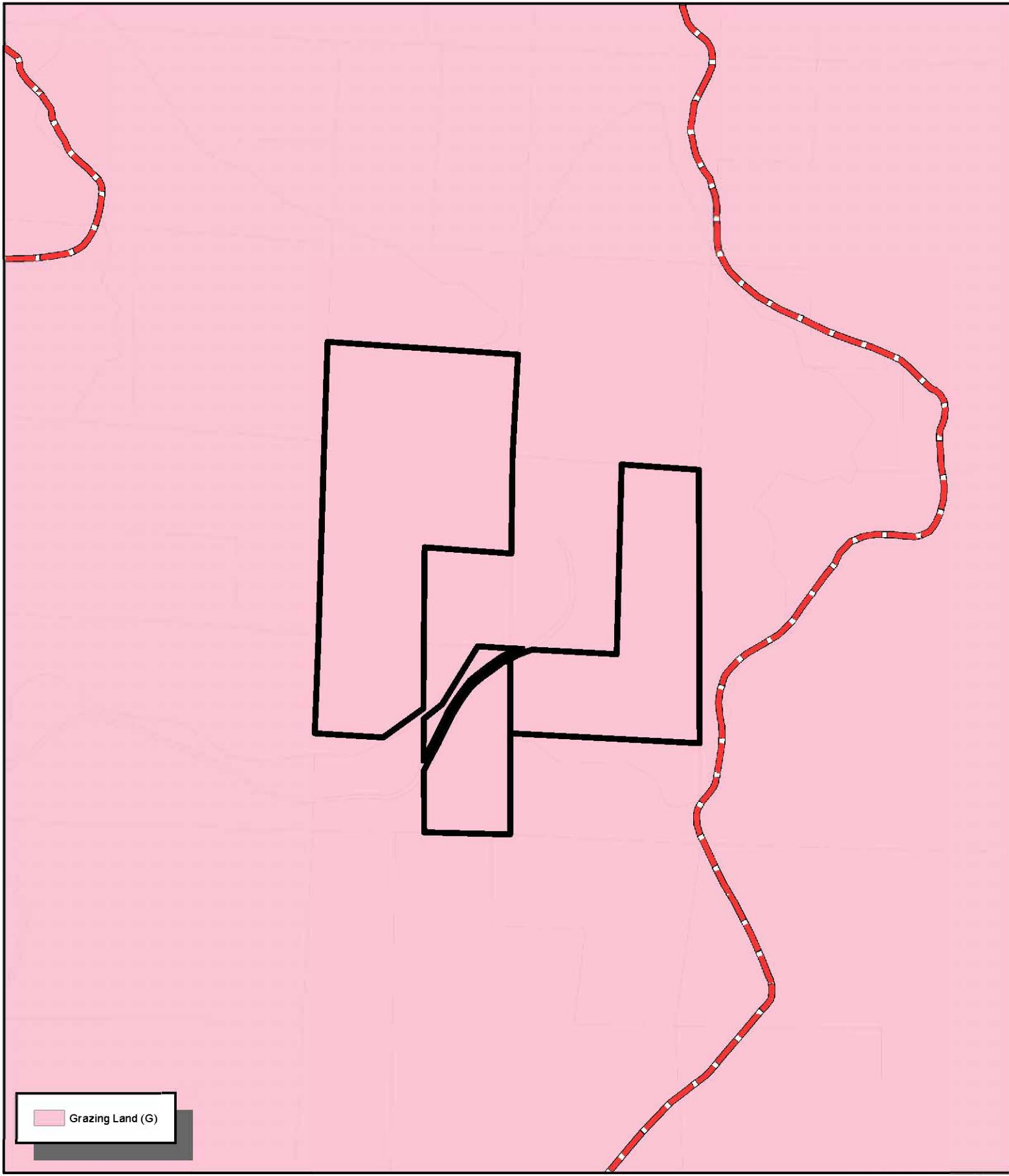
 Coastal Zone Boundary
 Highly Scenic Area
 Assessor's Parcels



1:20,000

HIGHLY SCENIC AREA

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Grazing Land (G)

Coastal Zone Boundary

Assessors Parcels

0 875 1,750 Feet
0 0.15 0.3 Miles



1:20,000

FARMLAND CLASSIFICATIONS

CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

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Fort Bragg Unified

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CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

Coastal Zone Boundary

Assessors Parcels

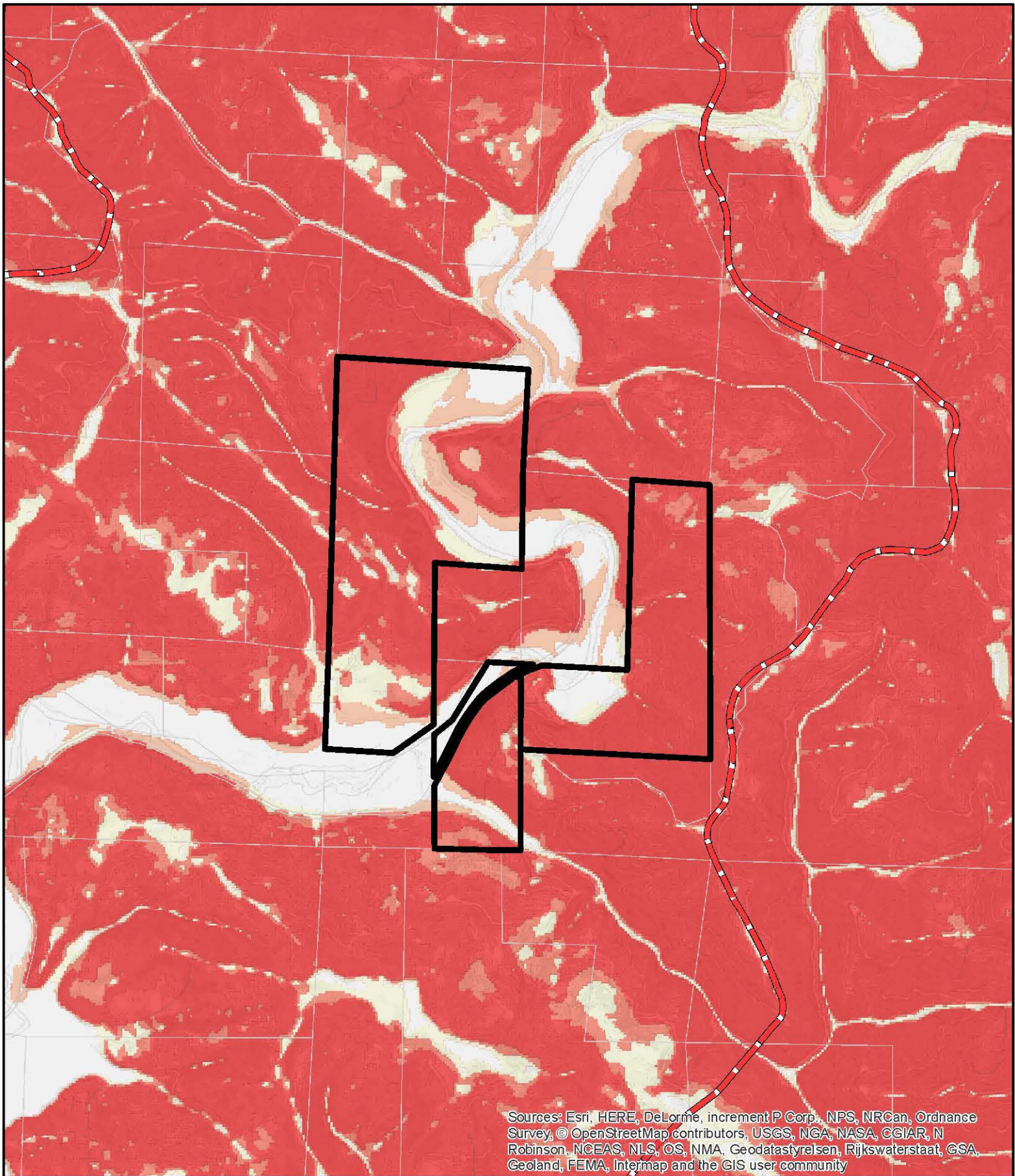
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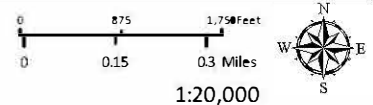
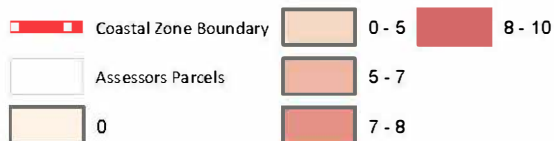


SCHOOL DISTRICT

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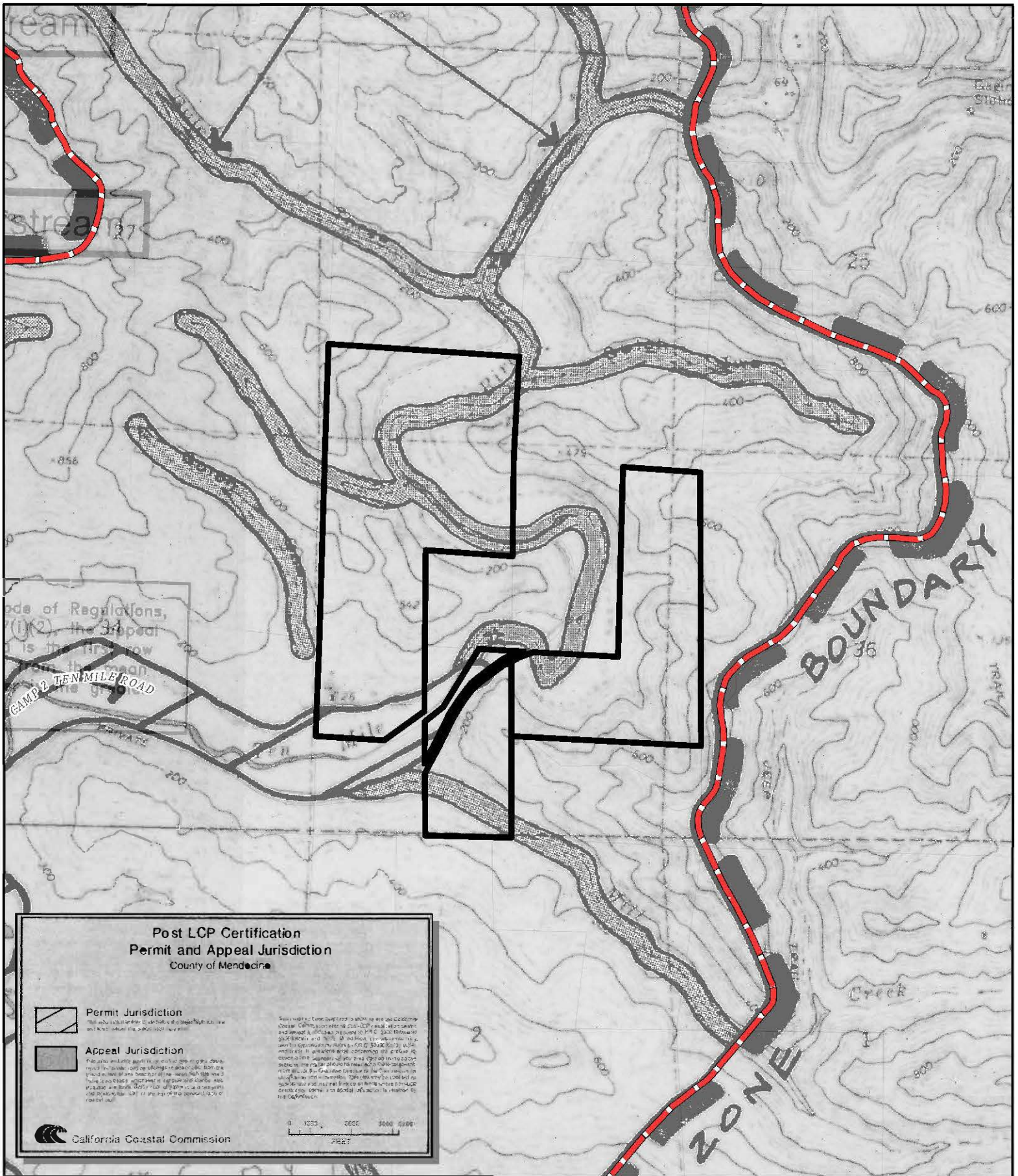


CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg



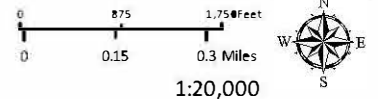
LANDSLIDE HAZARDS

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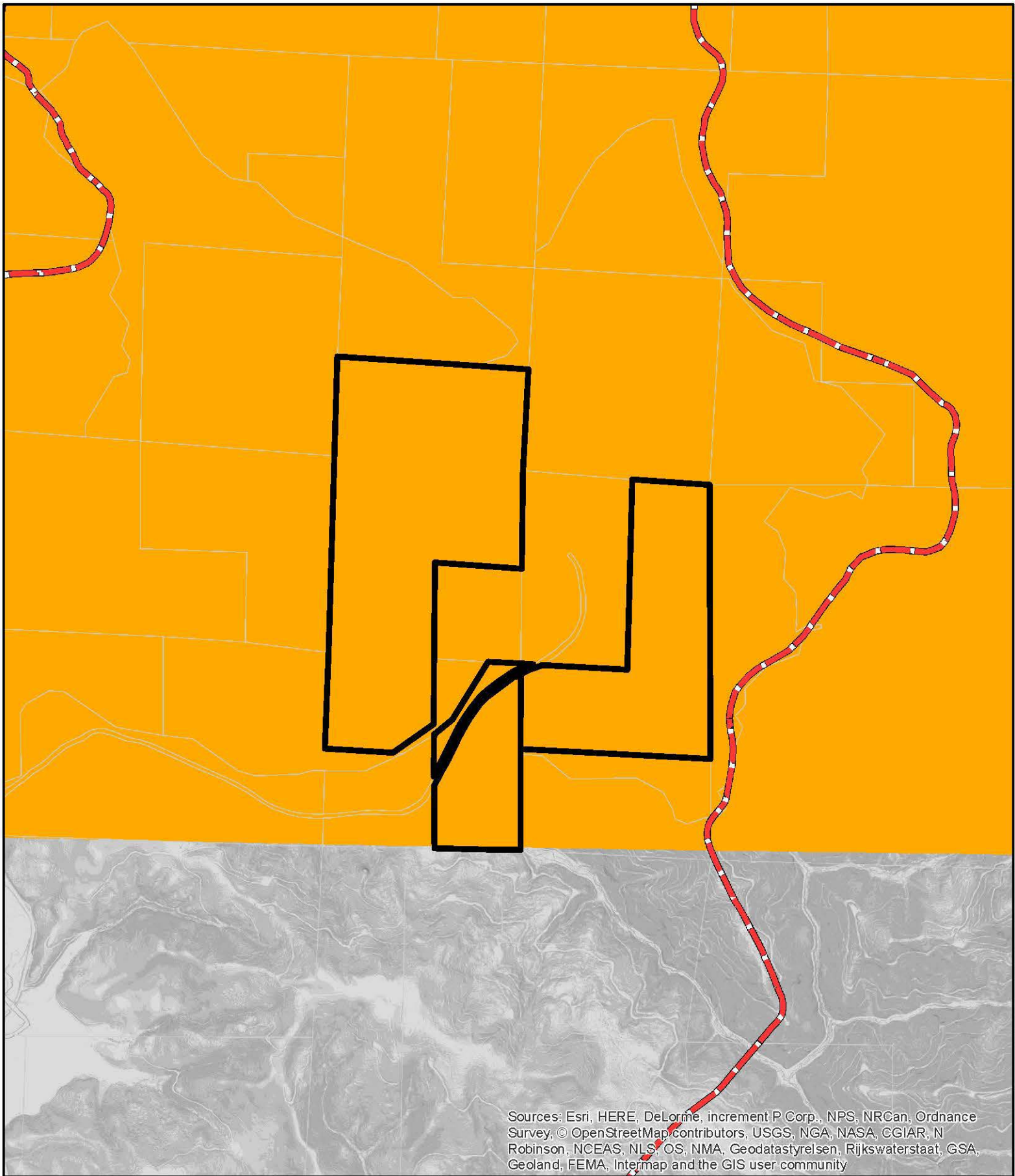
CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

Coastal Zone Boundary
 Private Roads
 Assessors Parcels






POST LCP CERTIFICATION & APPEAL JURISDICTIONS

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CASE: REC 2024-0003
OWNER: Parker Ten Mile Ranch
APN: 015-140-51, 75 & 87
APLCT: Geo Aggregates
AGENT: Compass Land Group
ADDRESS: 28811 Hwy 1, Fort Bragg

 Coastal Zone Boundary
 Assessors Parcels
 Westport MAC

0 875 1,750 Feet
0 0.15 0.3 Miles
1:20,000
N
W E
S

WESTPORT MUNICIPAL ADVISORY COUNCIL

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