

PROJECT NARRATIVE & IMPACT REPORT

Harris Creek Quarry

Conditional Use Permit Application — Boise County, Idaho

Applicant: CHG Holdings LLC

Affidavits of Legal Interest: Harris Creek Ventures LLC/David and Mandi Williams

1. Project Description

CHG Holding LLC submits this Conditional Use Permit (CUP) application for the operation of a surface quarry and rock crushing/processing operation on two contiguous parcels totaling approximately 80 acres in Section 33, Township 7 North, Range 4 East, Boise County, Idaho. The site is located along Harris Creek Road in the vicinity of Placerville and is comprised of one parcel owned by Harris Creek Ventures LLC (RP07N04E332402, 41.63 acres – the “HCH Parcel”) and one adjacent parcel to the east owned by David and Mandi Williams (RP07N04E330602, 39.13 acres – the “Williams Parcel”). The HCH Parcel and the Williams Parcel are included in this CUP under written authorization from the Williams owners, attached to this application as the Affidavit of Legal Interest. The applicant, CHG Holdings LLC, is the majority member of Harris Creek Ventures LLC and has executed an Affidavit of Legal Interest on its behalf. Per below, the Williams Parcel is deemed the primary site for materials extraction, production and storage/stockpile.

The proposed project name is the Harris Creek Quarry. The purpose of the operation is to develop and produce construction and road-grade aggregate materials — including pit-run and crushed gravel — from naturally occurring basalt and hard rock deposits on the site. The extracted and produced material is intended primarily for use within CHG-affiliated property development sites in immediate proximity to the project (i.e. maintenance of constructed subdivision roads to Boise County standards in the Trail Creek Meadows Subdivision, Harris Creek Heights Subdivision and applicant owned property located east of Harris Creek Road), as well as for use by Boise County for public road improvements, and limited potential for commercial sale of future excess material, if any, to local third parties if excess capacity and market conditions warrant.

1.1 Strategy and Time Frame

The applicant intends to develop the quarry and rock crushing operation in phases, with primary and active extraction limited to a defined area at any given time and progressive reclamation occurring as each phase is completed. Phase 1 will establish initial site infrastructure (access road, scale and office area, settling basins, fencing, and stockpile pad), followed by extraction within a primary work area of approximately 10 acres on the northern half of the Williams Parcel (“Primary Site” – see Exhibit Map). Subsequent phases could sequentially open and use a smaller secondary extraction and crushing site, (“Secondary Site” - see Exhibit Map) ensuring that disturbed area at any one time remains limited.

Completion of initial Primary Site improvements is anticipated to begin and finalize within 6 months of CUP approval and receipt of all ancillary state permits, as applicable (e.g. Idaho Department of Lands Surface Mining Reclamation Act permit). Given the narrow operational window, materials extraction and crushing operations is anticipated to continue over a minimum of 5 years but not to exceed ten (10) year

period before final reclamation, contingent on weather, labor, equipment operation, aggregate removal schedule and general resource volume.

2. Location Compatibility with the General Neighborhood

The CUP site is located in a rural, sparsely populated area of Boise County characterized by forested natural resource lands, scattered private holdings, and US Forest Service and state of Idaho administered public lands. The immediate vicinity is dominated by undeveloped timberland and natural resource ground. There are no incorporated communities within immediate proximity to the project site. The incorporated City of Placerville is approximately 3.7 miles driving distance from the Primary Site. The project site is adjoined by Forest Service lands to the west, private timber lands and a portion of the applicants own Trail Creek Meadows subdivision to the north and a recreational/residential landowner to the east (48-acre parcel). The Secondary Site (i.e. smaller deposit on the HCH Parcel) is located within the Harris Creek Heights subdivision that has obtained preliminary plat approval. Consistent with the subdivision requirements, any future material removal will simply expand and improve the designated lot pad site. Given the pad site development requirement for the Harris Creek Heights subdivision, the applicant desires to maintain the limited right to remove and possibly crush the pad site raw materials located on these Secondary Site within the subdivision. The purpose for including this parcel in the CUP is to address the applicant's contemplated site improvement and rock extraction for rock and produced material within the subdivision for the maintenance of the subdivision road, property owner driveways and residential pad sites. Further, Boise County Road and Bridge Department currently has access to raw materials from the Secondary Site for county road base improvements.

The project site is consistent with the historical pattern of natural resource extraction in Boise County, which includes timber harvest, mining, and aggregate operations as long-standing components of the County's rural economy. Aggregate operations of similar or larger scale exist elsewhere in the Basin and adjacent road corridors, and the Boise County road maintenance program itself is a regular consumer of aggregate from local sources. The proposed quarry and rock crushing operation is therefore compatible with the rural, resource-based character of the surrounding area, and the site's distance from residential or commercial development minimizes the potential for land-use conflicts.

The applicant will further mitigate compatibility concerns by maintaining timbered and vegetated buffers along property lines, screening from the public roadway and conducting operations only during limited months and defined daytime hours, and limiting the active extraction footprint at any given time to a phased portion of the total site.

3. Public Services and Facilities

The proposed quarry and rock crushing operation will not place an undue burden on public services or facilities in the vicinity. A detailed Impact Report addressing each public service category is provided in Section 6 of this narrative. Summary findings:

- Water and sewer: No municipal water or sewer service exists at the site. The operation will rely on individual on-site systems (well/spring source or hauled water for crew use; portable or vault toilet, or small individual septic for any office/scale-house structure) consistent with rural Boise County practice.
- Roads: Site access will be from Harris Creek Road, an existing public county road that already serves rural traffic, trucking and aggregate hauling in the area. As noted, some of the extracted materials will be applied to Harris Creek Road and provide for immediate improvements to the public road. The applicant has and will coordinate with the Boise County Road and Bridge Department on these matters.
- Fire and emergency services: The site lies within the Placerville Fire Protection District. The applicant will coordinate with the responsible fire district officer on access, water supply for fire suppression, and emergency response protocols.
- Schools: The proposed use does not generate school-age population and will not impact local school capacity.
- Law enforcement and EMS: The operation will be staffed during daytime hours only and is anticipated to generate minimal demand for law enforcement or emergency medical services beyond the standard response expected for any rural worksite.

4. Site Adequacy for Proposed Use

With a total area of 80+ acres, the CUP site is more than sufficient to accommodate the proposed limited rock extraction and processing operation on the Primary Site and Secondary Sites, stockpile and processing pads, internal haul roads, on-site stormwater retention, vegetated buffers, and reclamation areas. The applicant does not contemplate more than 16 acres of the total 80-acre area of the respective parcels being impacted as potential extraction and crushing sites. It is contemplated that substantially all crushed material will come from the Primary Site (i.e. Williams Parcel). This limitation and the overall 80 acre size of the project (i.e. parcel area combined) allows for phased operations with substantial undisturbed buffer between active mining and adjacent property lines, supports the placement of all operational features outside of any sensitive environmental areas and provides ample area for progressive reclamation as extraction advances.

The adjoining parcels also provide flexibility to locate the active extraction area in the portions of the site with the most favorable resource quality, slope conditions, and distance from neighboring properties, while preserving substantial undeveloped acreage as permanent setback or future reclamation.

5. Compliance with the Boise County Unified Land Use Ordinance and Comprehensive Plan

5.1 Compliance with the Unified Land Use Ordinance (#2024-02)

Surface mining and aggregate operations are recognized as a conditional use within Boise County under the Unified Land Use Ordinance (ULO) #2024-02, subject to review by the Planning and Zoning Commission and approval through the CUP process under Chapter 4, Section 4.3. The applicant has prepared this application in accordance with the substantive and procedural requirements of the ULO, including:

- Submittal of a complete CUP application packet with required deeds, signed and notarized affidavits, plot plan, landscape plan, and noxious weed control plan;
- Provision of impact information sufficient for the Commission to evaluate effects on persons, property, and natural resources, as required by Section 4.3;
- Acknowledgement of the Commission's authority under Section 4.3.C to attach reasonable conditions, bonds, and safeguards to any approval, including those addressing hours of operation, fencing, screening, road maintenance, dust and noise mitigation, reclamation, and natural resources protection;
- Compliance with the bulk and placement standards of ULO Table 4.1.D.8, stormwater management standards under Section 5.8, sediment and erosion control under Section 5.9, and applicable fire protection standards;
- Coordination with state regulatory authorities to ensure that the operation complies with all applicable statutes including the Idaho Surface Mining Reclamation Act.

5.2 Compliance with the Boise County Comprehensive Plan

The Boise County Comprehensive Plan recognizes natural resource extraction — including timber, mining, and aggregate operations — as a long-standing and continuing element of the county's economy and land-use pattern. The Comprehensive Plan supports rural land uses that:

- Provide local employment and economic activity in keeping with the county's resource-based heritage;

- Make productive use of suitable rural lands without converting them to incompatible high-intensity uses;
- Are conducted in a manner that protects scenic, environmental, and water-resource values; and
- Provide aggregate materials necessary to maintain Boise County's road network and to support the construction needs of the broader region.

The proposed Harris Creek Quarry is consistent with each of these objectives. The operation will provide locally-sourced aggregate materials (reducing haul distances, public road impacts and emissions associated with importing materials from distant source sites), will employ local residents, will be conducted on rural land suited for the proposed use and located away from sensitive residential or environmental receptors, and will be progressively reclaimed to a stable post-extraction land use.

6. Impact Report

Per ULO Section 4.3 and the CUP application requirements (Section II, item 7), the applicant has identified and addressed the potential impacts of the proposed quarry and rock crushing operation across five categories. For each category, the applicant identifies the potential impact, quantifies or qualifies its likely scale, and describes the mitigation measures that will be implemented to minimize harm.

6.1 Environmental, Economic, and Social Impacts

Environmental

Surface rock material extraction temporarily disturbs vegetation, alters surface topography, and generates dust during active operations. These impacts are confined to the active extraction area and are reversible through progressive reclamation. The project site contains no mapped wetlands, no perennial stream and no portions of mapped FEMA floodplain.

Mitigation:

- Phased extraction during limited operation weeks during the calendar year along with progressive reclamation, limiting active disturbance to a defined working area at any time;
- Engineered stormwater retention and sediment-control BMPs sized to the 100-year, 24-hour storm event;
- Buffers along property lines and along any seasonal creek or drainage;
- Compliance with the Idaho Surface Mining Reclamation Act, with a reclamation bond posted with IDL, as applicable; and
- Final reclamation to a stable post-mining land use.

Economic

The proposed operation will produce locally-sourced aggregate materials, supporting construction and road maintenance activities in the Basin and Boise County while reducing haul distances and associated transportation costs and emissions. The operation will create seasonal employment for up to 3 employees depending on phase, and will generate personal property tax revenue on equipment owned by applicant, as applicable, for Boise County and the State of Idaho.

Social

The site's rural location and distance from the City of Placerville minimizes the potential for social impact. The applicant will maintain transparent communication with adjacent property owners through the CUP public hearing process and will be responsive to neighbor concerns regarding hours of operation, dust, and traffic. The project site is adjoined by Forest Service lands to the west, private timber lands and a portion of the applicants own Trail Creek Meadows subdivision to the north and a recreational/residential landowner to the east (48-acre parcel). Applicant has already met with the closest residential use property owner located to the east of the Williams Parcel and the owner is in support of the project as noted by a letter of support to be submitted prior to the public hearing of the matter.

6.2 Impacts to Adjoining Property

Potential adjoining-property impacts associated with a quarry and rock crushing operation include noise (from extraction equipment, crushing, and truck traffic), dust, glare from lighting, vibration from equipment operation, odor (from diesel exhaust), and visual impact. The applicant has assessed each of these and proposes the following mitigation:

Noise

- The applicant plans to use an ASTEC FT4250 mobile impact crusher plant (or similar) which has demonstrated sound benefits. During limited, preliminary operations conducted by Mr. Williams on the Williams Parcel, Boise County Road and Bridge Department officials were on site to examine the material and were exposed to the noise of operation. It was noted as very reasonable. Applicant will comply with the requirements of the Boise County Noise Ordinance.
- Crushing operations limited to defined daytime hours (9 AM to 6 PM) and only for a period of not more than 10 weeks per calendar year;
- No nighttime material extraction or processing;
- All equipment to be maintained in good working condition with standard functional mufflers;
- Berms or vegetated buffers between active extraction and property lines where reasonably achievable.

Dust

- Water trucks for haul road and active extraction surface watering during dry conditions;
- Compliance with Idaho DEQ fugitive dust requirements and any applicable air-quality permit by rule;
- Speed limits on internal haul roads;
- Cessation of dusty operations during high-wind events when control measures are not effective.

Glare and Lighting

- No nighttime operations are proposed; lighting will be limited to security lighting;

Vibration / Blasting

No blasting is required for this project as the deposits can be extracted with just mechanical equipment. If an area of the rock resource is ever discovered that is comprised of consolidated material requiring blasting on the project site, a separate blasting plan compliant with state requirements would be developed and additional notice provided to Boise County and neighboring property owners.

Odor and Fumes

Diesel exhaust from extraction equipment and haul trucks is the only meaningful source of odor or fumes; impacts are limited to the immediate worksite and are dispersed rapidly given the rural setting and prevailing wind.

Visual

- Vegetated buffers along property lines and along Harris Creek Road will be maintained;
- Active extraction located in the interior of the site to the extent practicable;
- Phased operations limit visible disturbance at any one time;
- Progressive reclamation re-establishes vegetation on completed phases.

6.3 Impacts to Natural Resources

Wildlife/Habitat

The site is within rural natural-resource ground that provides habitat for resident and migratory wildlife typical of the Boise County foothills, including deer, elk, small mammals, and a range of bird species. Potential impacts include temporary displacement during active extraction and habitat alteration in the disturbed footprint.

Mitigation:

- Phased extraction with progressive reclamation, leaving substantial undisturbed habitat available at all times (i.e. only 16 acres of 80 total acres identified as potential resource extraction sites);
- Reclamation seed mix designed to re-establish wildlife-compatible vegetation;
- Avoidance of any identified sensitive habitat features (i.e. seasonal drainage);
- Project area already impacted by necessary subdivision loop road, driveways and pad sites.

Soil

Topsoil disturbed during initial extraction will be stockpiled and preserved for reuse during reclamation. Erosion control BMPs will minimize soil loss during active operations. Final reclamation will re-establish a stable soil profile and vegetative cover consistent with the IDL-approved reclamation plan.

Water

The project site contains no wetlands, seasonal drainage and a perennial streams. Stormwater will be managed on-site through engineered retention and sediment-control measures designed to prevent off-site sediment discharge (submitted herewith). No process water discharge is proposed. If a wash plant was ever added in a future phase, all wash water to be recycled per applicable regulatory standards. No groundwater drawdown is anticipated; any well used for crew use will be permitted through IDWR.

Air

Limited dust and diesel exhaust are the principal air-quality considerations. Dust mitigation is described in Section 6.2 above. The operation will be registered with or permitted by Idaho DEQ as required for surface-mining operations and any associated crushing equipment.

6.4 Impacts to Public Services

Law Enforcement

The operation will be staffed during daytime hours and secured (gated and fenced) during off-hours. Anticipated demand on the Boise County Sheriff's Office is minimal and limited to standard rural worksite response (theft, trespass, or accident response, infrequent in nature).

Fire Protection

The site lies within the Placerville Fire Protection District. Risk of fire at a quarry site is low (mineral material, limited combustibles), but the applicant will coordinate with the responsible fire district on access routes, available water supply for suppression, and emergency response protocols. A fire protection plan consistent with ULO Section 5.11 will be provided.

Emergency Medical Services

EMS demand from a small-scale quarry and rock crushing operation is low and similar to other rural worksites. The applicant will maintain on-site first aid supplies and trained personnel as required by any applicable workplace safety regulations.

Roads

Site access is from Harris Creek Road, an existing public county road. Truck traffic is anticipated at not more than 50 trips per day during the limited, peak hauling season. The applicant will coordinate with Boise County Road and Bridge Department on mitigating any impacts and will adhere to applicable seasonal load limits and speed limits. The applicant will commit to maintaining its on-site internal roads to prevent track-out of mud and material onto Harris Creek Road.

Other Public Service Providers

No other public service providers are anticipated to be materially affected by the proposed operation.

6.5 Impacts to Schools

The proposed use is industrial and does not generate school-age population. The operation will not increase enrollment in any school district and will not impact school capacity, transportation, or facilities.

7. Conclusion

The proposed Harris Creek Quarry is a phased, mitigated, rural natural resource operation located on a project site that is well-suited for the proposed use. It is located away from sensitive areas and consistent with the long-standing rural and resource-based character of Boise County. The applicant has identified the potential impacts of the operation across the full range of categories required by the ULO and has noted the lack of impacts or proposed substantive mitigation as applicable. The applicant respectfully requests that the Boise County Planning and Zoning Commission approve the Conditional Use Permit, with such reasonable conditions as the Commission deems appropriate to ensure that the operation is conducted consistent with this application and the standards of the Unified Land Use Ordinance and applicable law.

Respectfully submitted,

CHG Holdings LLC

By: Ian W. Gee, Member

Date: _____