



PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO

Promoting the wise use of land Helping build great communities

Las Pilitas Quarry

DRC2009-00025

Las Pilitas Resources LLC.



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Hearing Options

Request by Applicant for a continuance:

- Hold the hearing today.
- Hold the hearing and continue to January 8, 2015.
- Continue the hearing to January 8, 2015.



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Project Description

Request for a Conditional Use Permit and Reclamation Plan to allow:

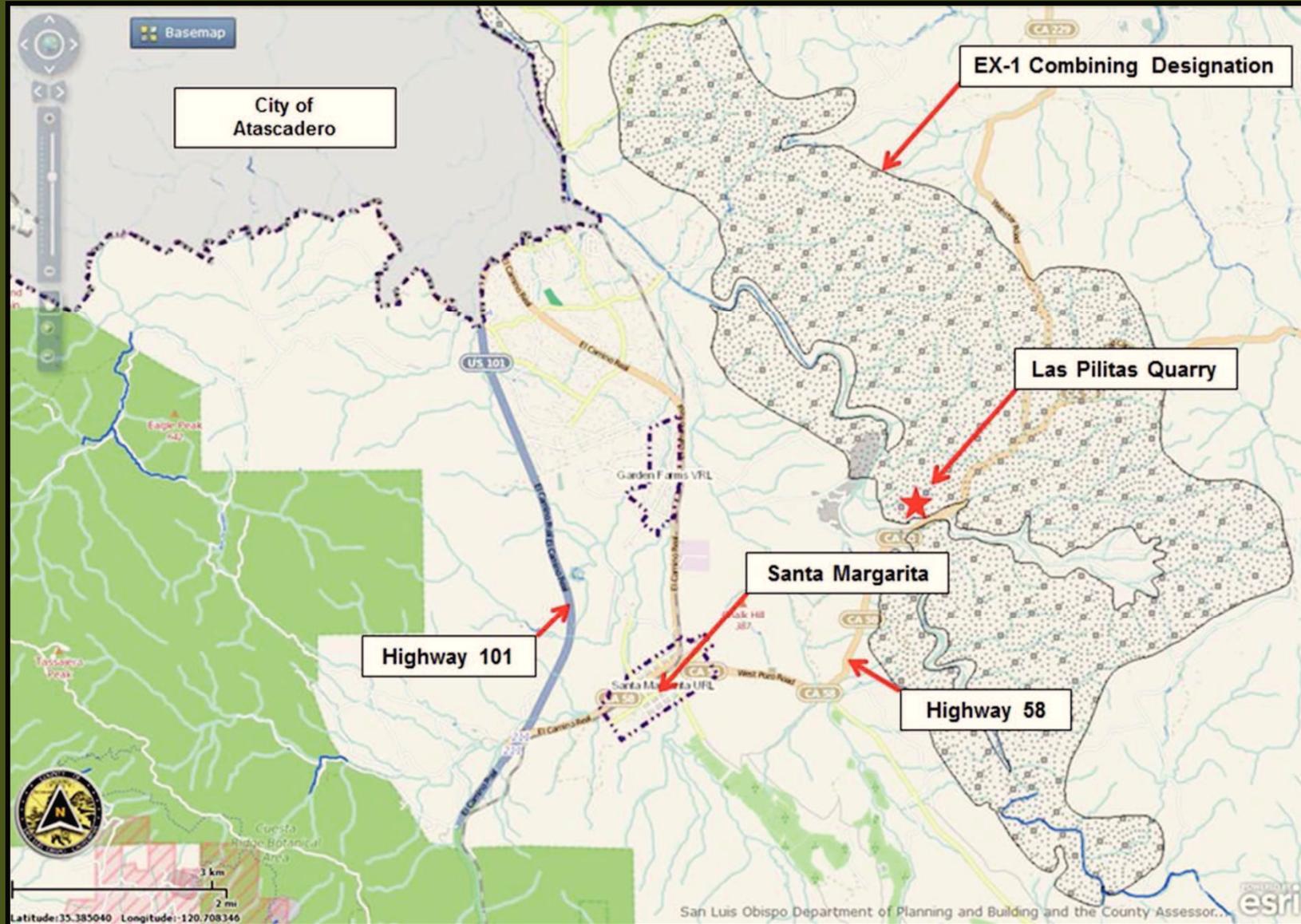
- A quarry with a maximum annual production of 500,000 tons / year
- Recycling of concrete and asphalt
- Waiver of recycling limitation for Rural Lands category
- Waiver of screening requirement for storage yards



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Vicinity Map

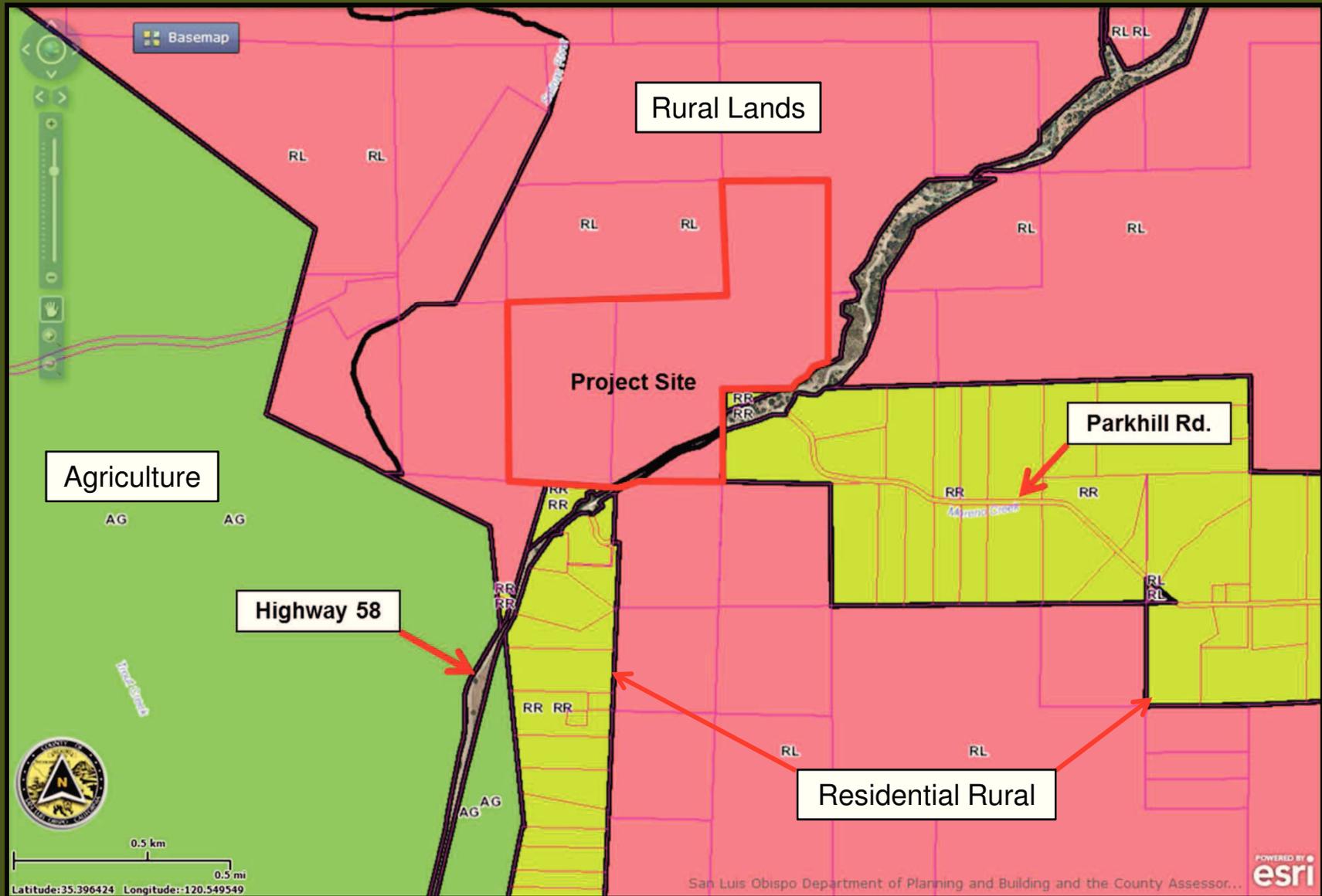




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Land Use Category Map



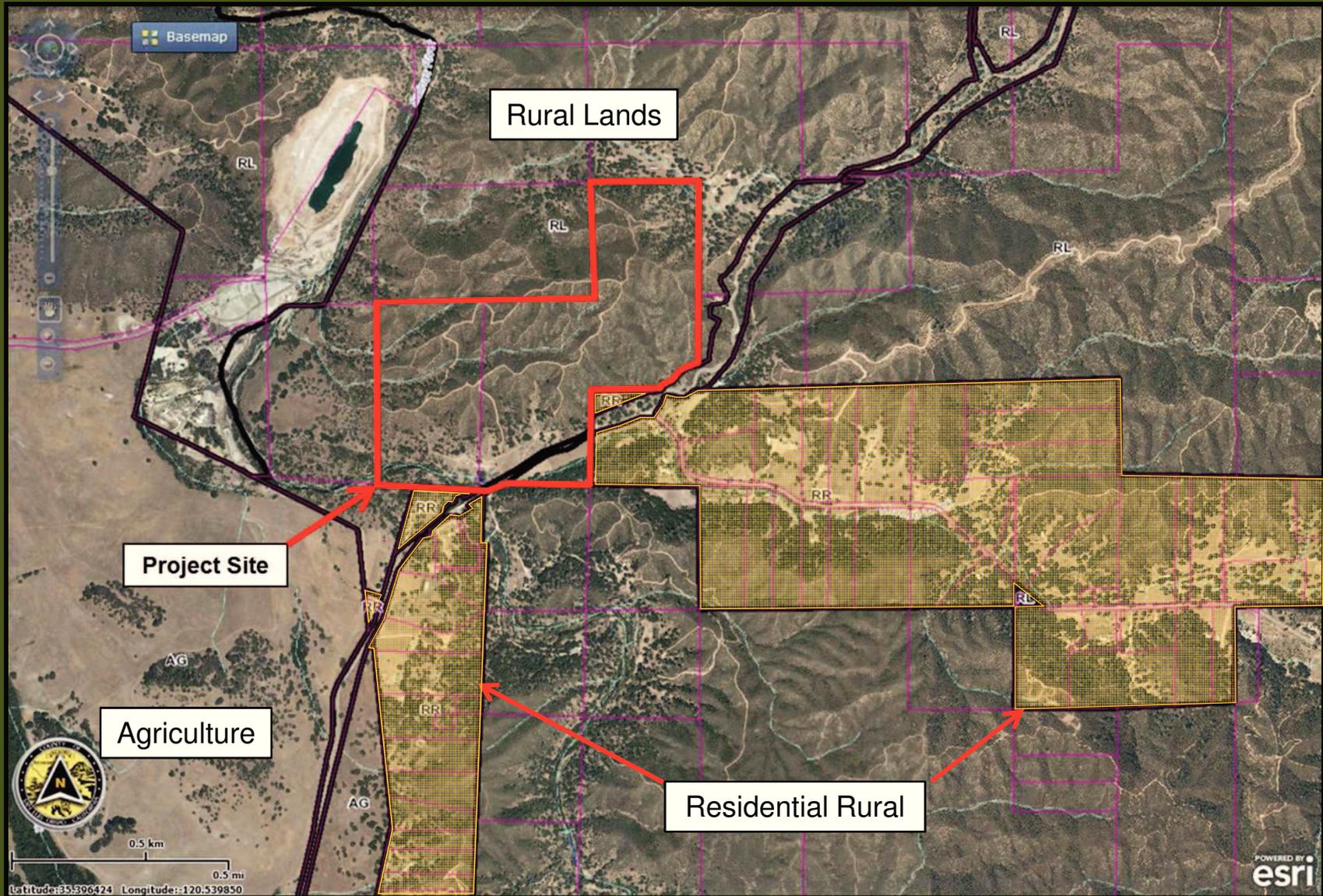


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Aerial Photo

ATTACHMENT 9



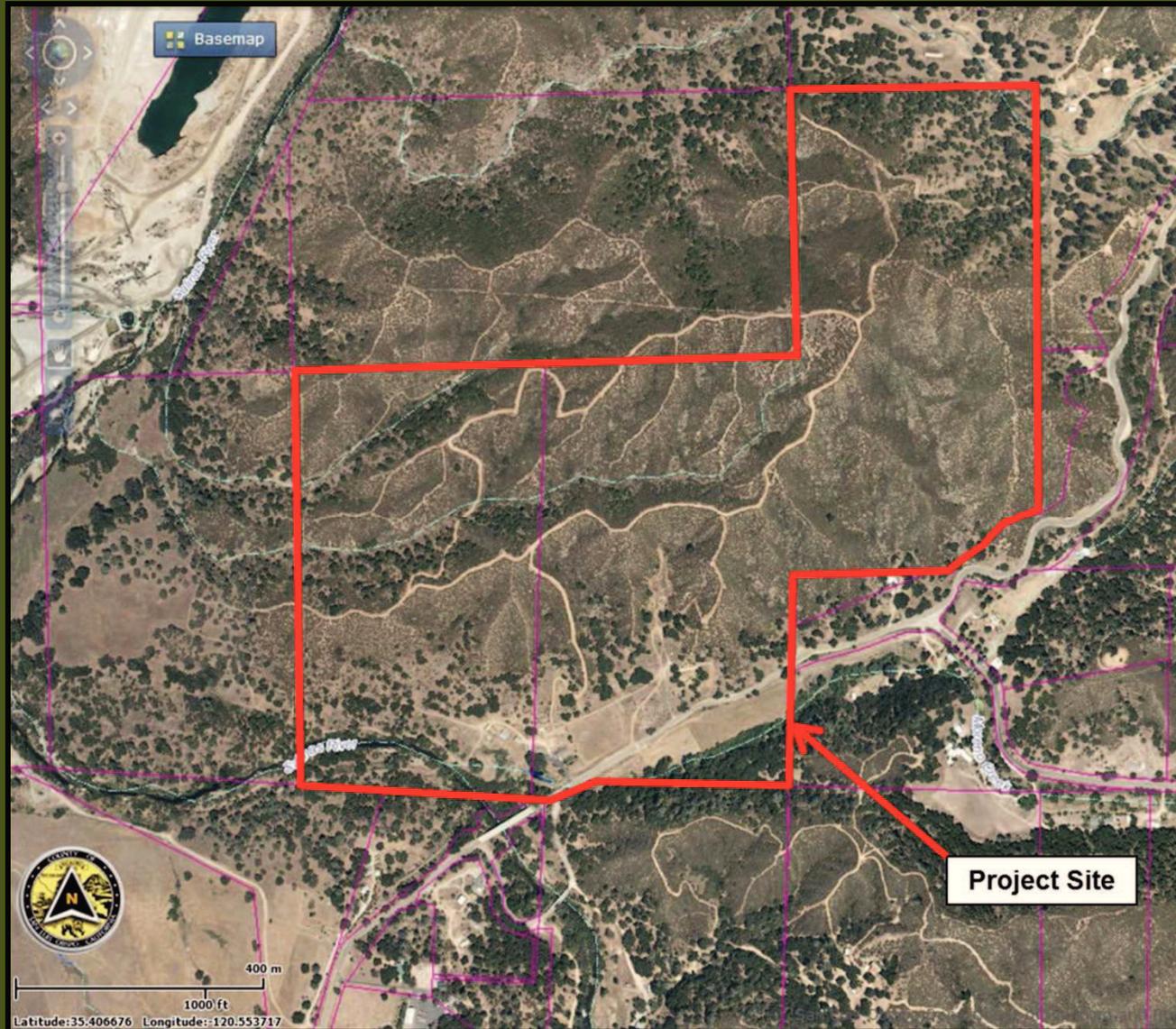
Page 6 of 106



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Aerial Photo



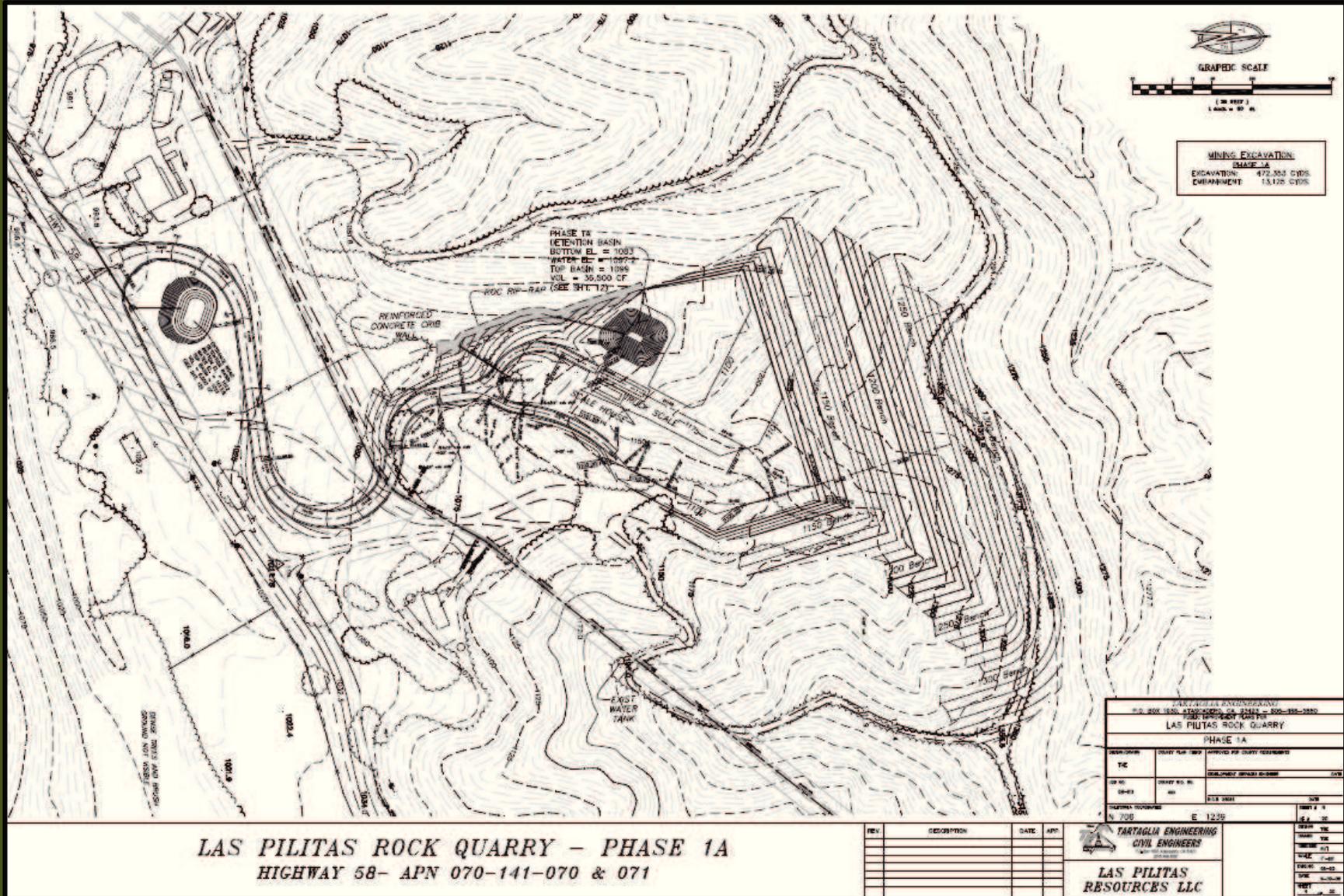


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Site Plan - Phase 1A

ATTACHMENT 9



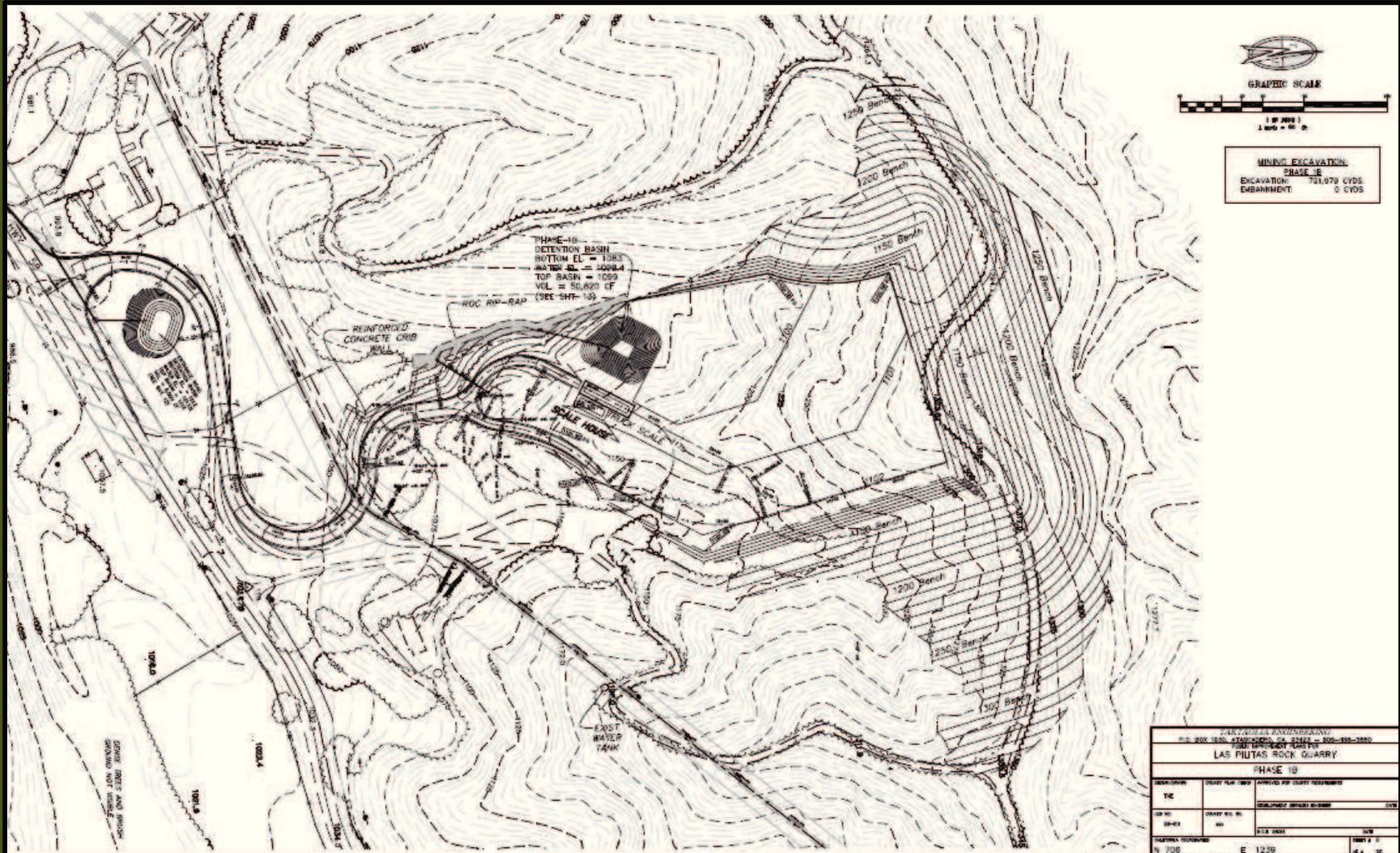


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Site Plan - Phase 1B

ATTACHMENT 9



LAS PILITAS ROCK QUARRY - PHASE 1B
 HIGHWAY 58- APN 070-141-070 & 071

REV	DESCRIPTION	DATE	APP

TARTAGLIA ENGINEERING
 CIVIL ENGINEERS
 1000 S. GARDEN ST. SUITE 100
 SAN ANTONIO, TX 78205
 TEL: 214-343-1111
 FAX: 214-343-1112
 WWW: TARTAGLIAENGINEERS.COM

LAS PILITAS
RESOURCES LLC

DATE	BY

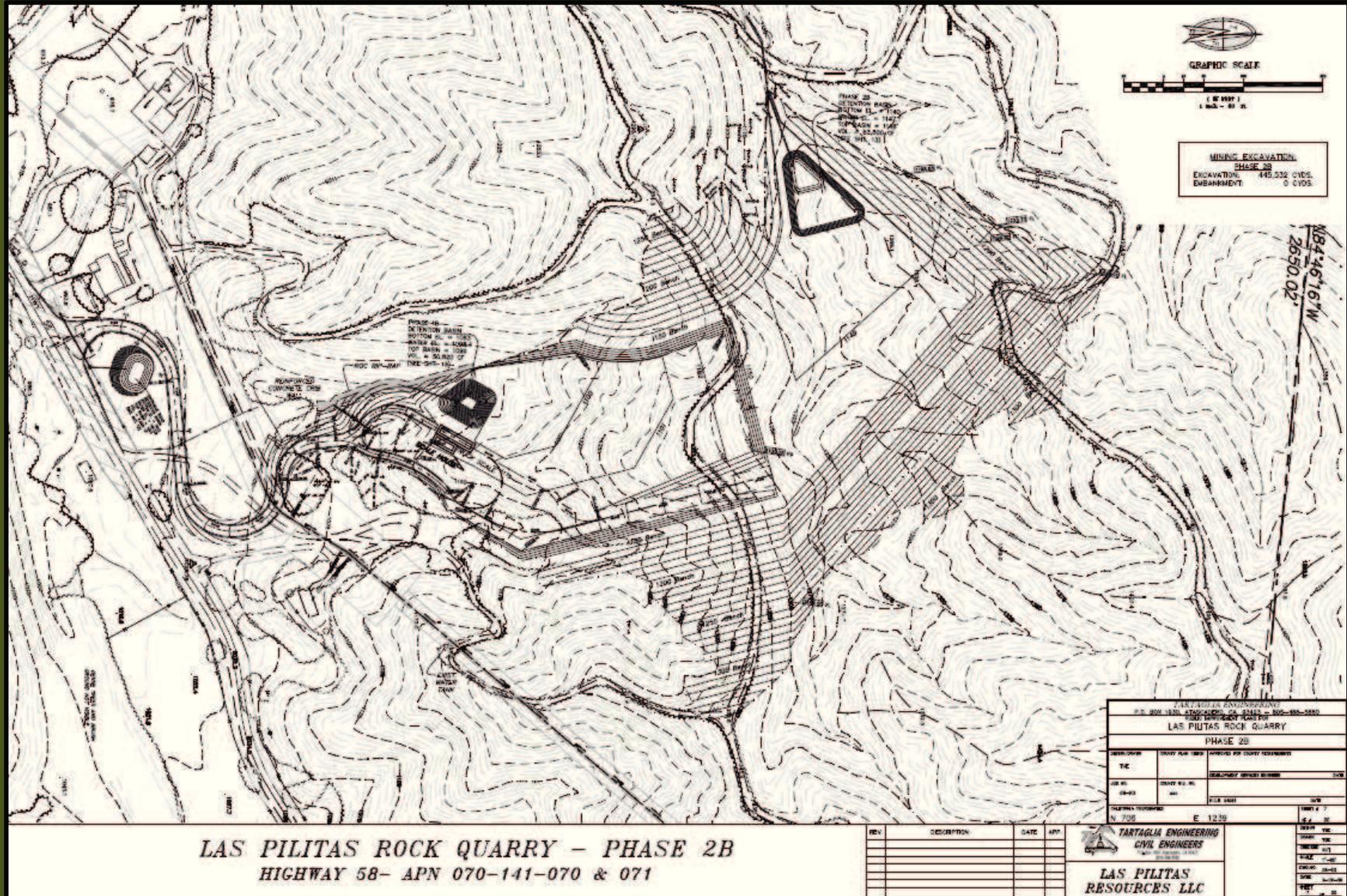
Page 9 of 106



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Site Plan – Phase 2B



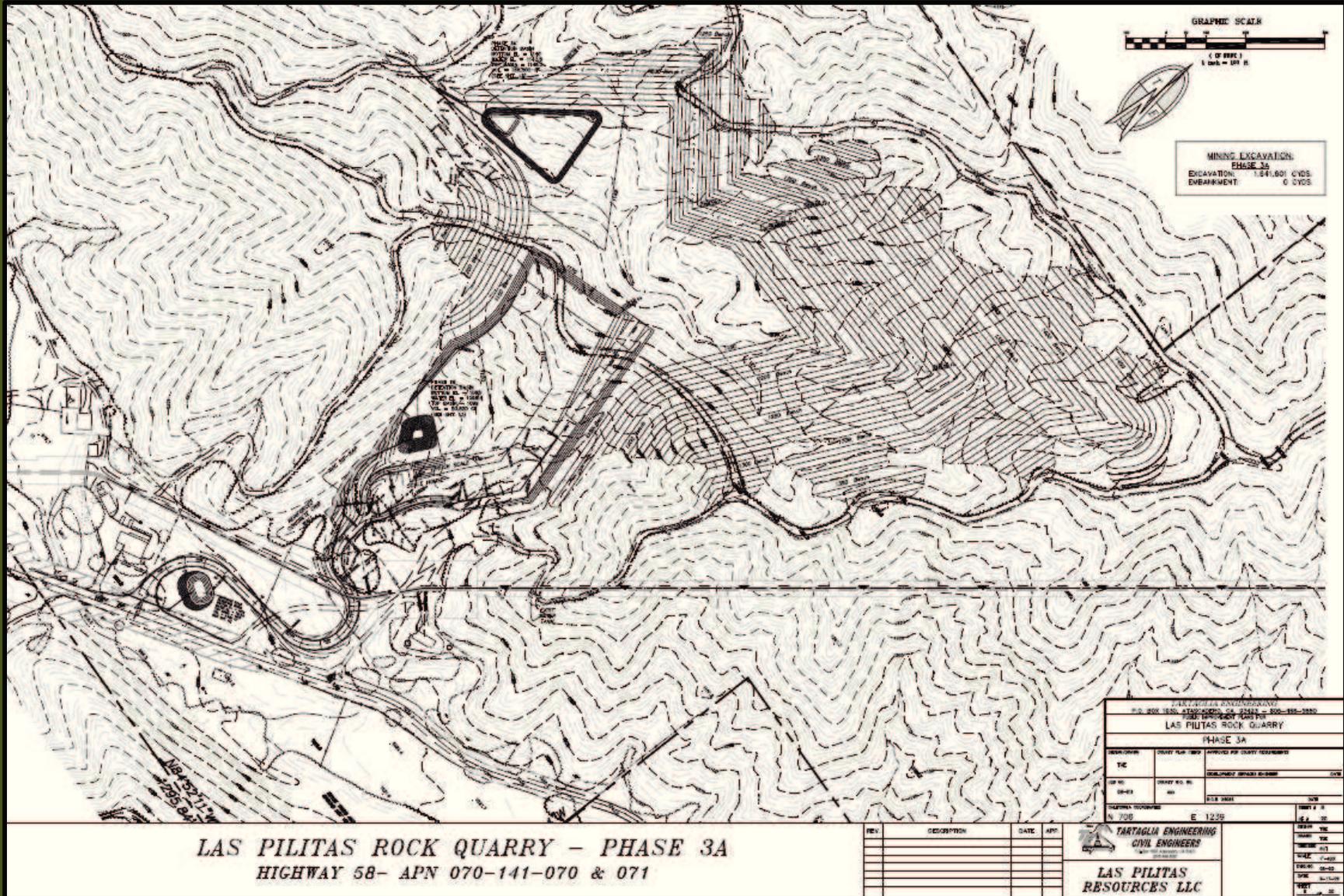


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Site Plan - Phase 3A

ATTACHMENT 9



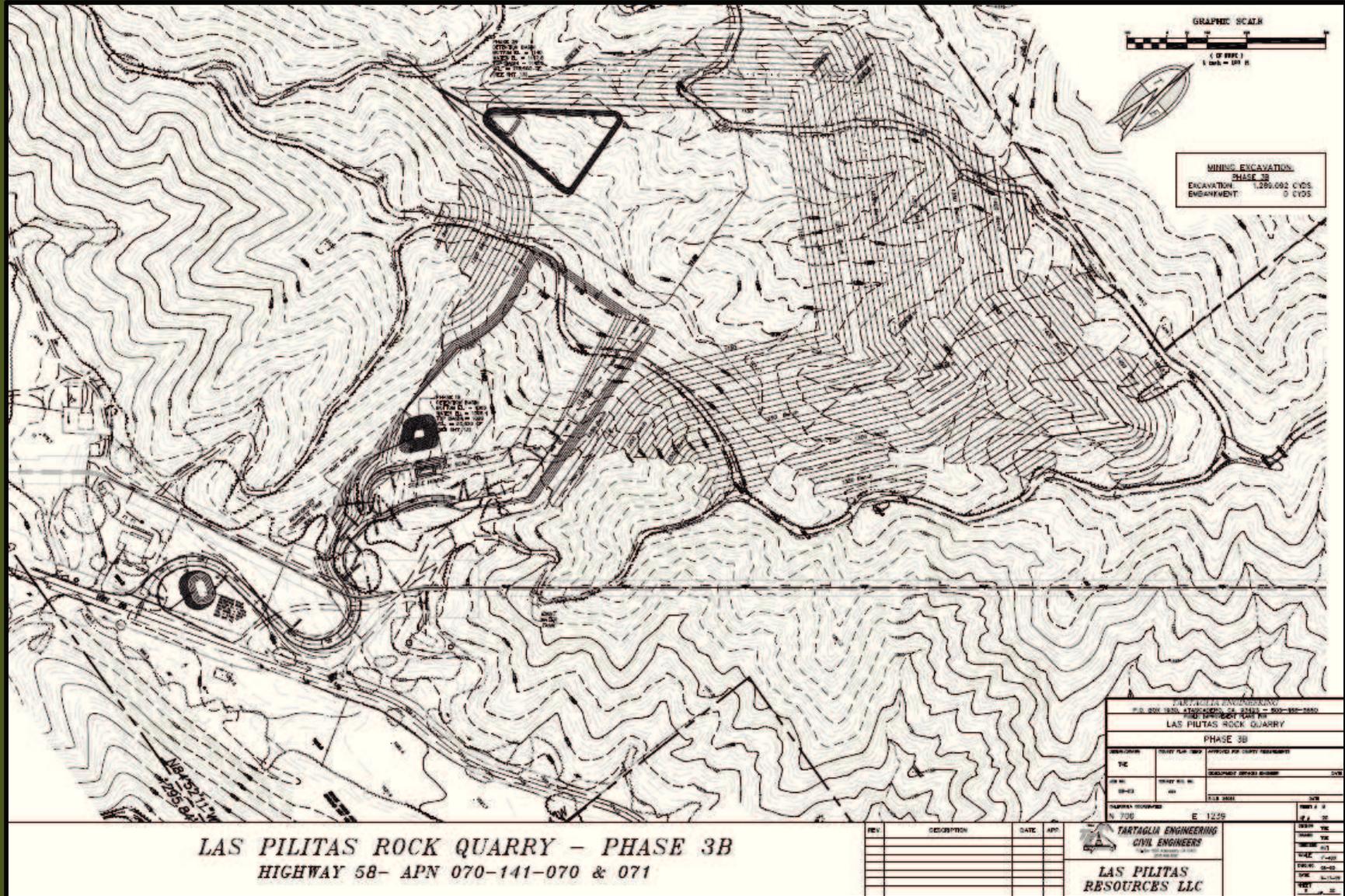


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Site Plan – Phase 3B

ATTACHMENT 9



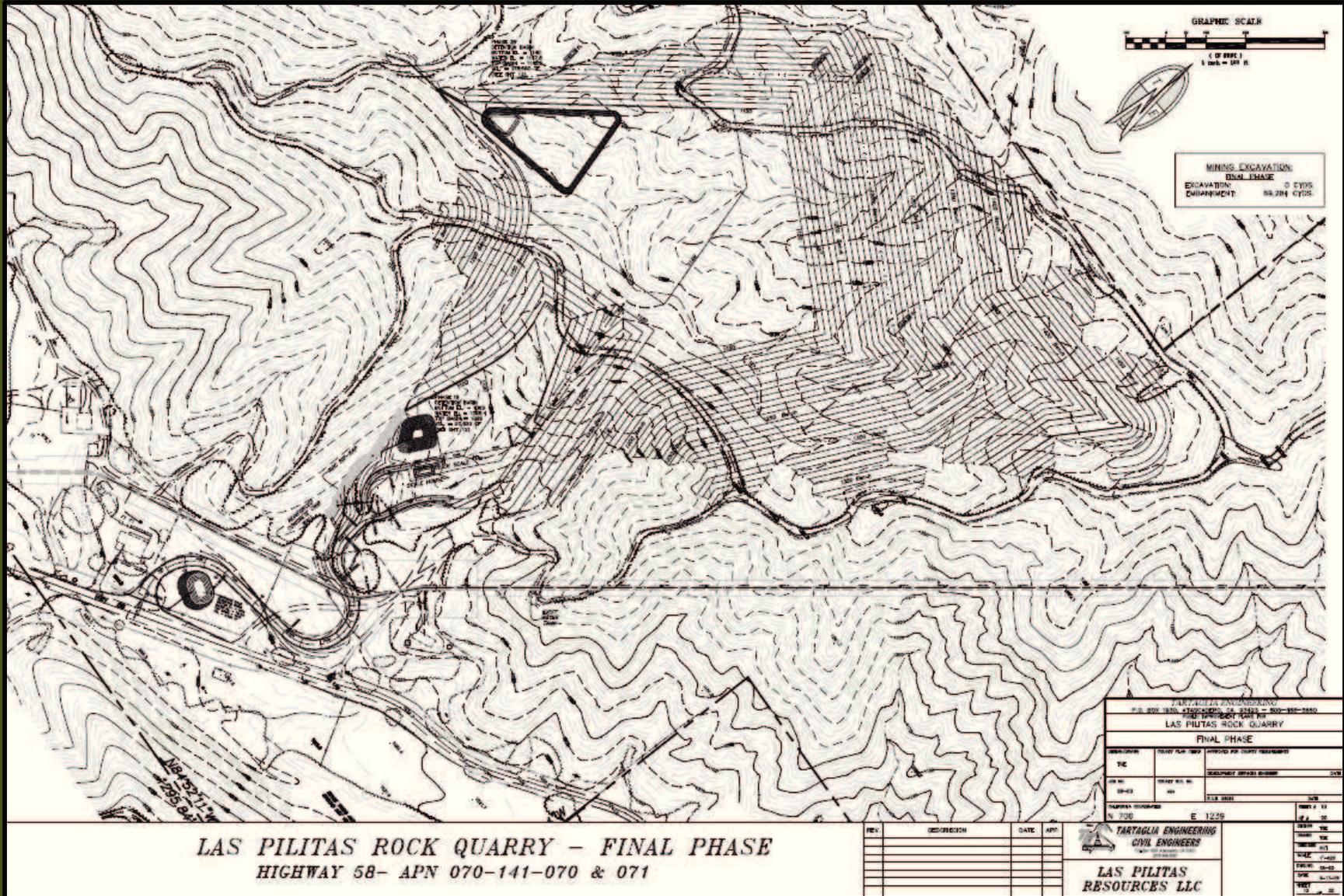


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Site Plan – Final Phase

ATTACHMENT 9

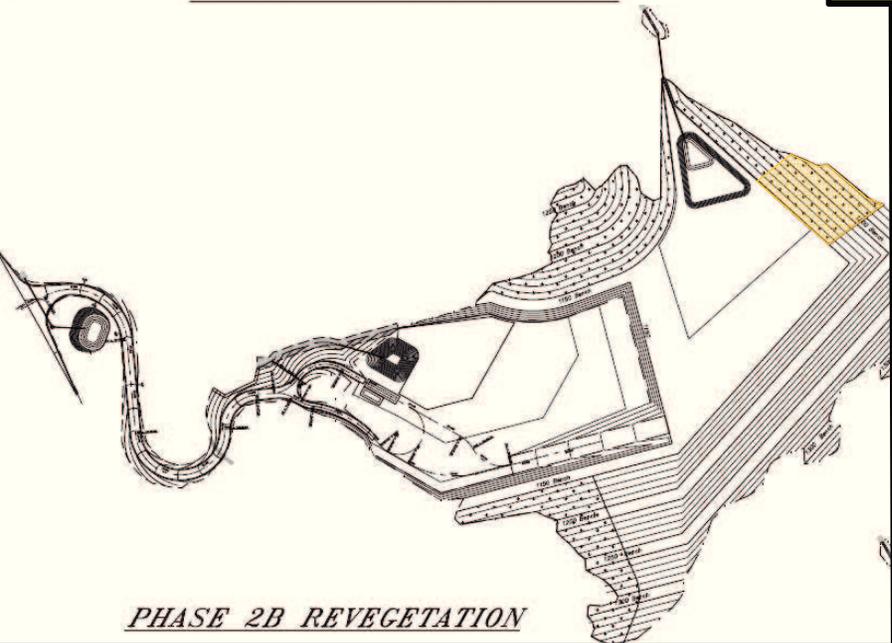
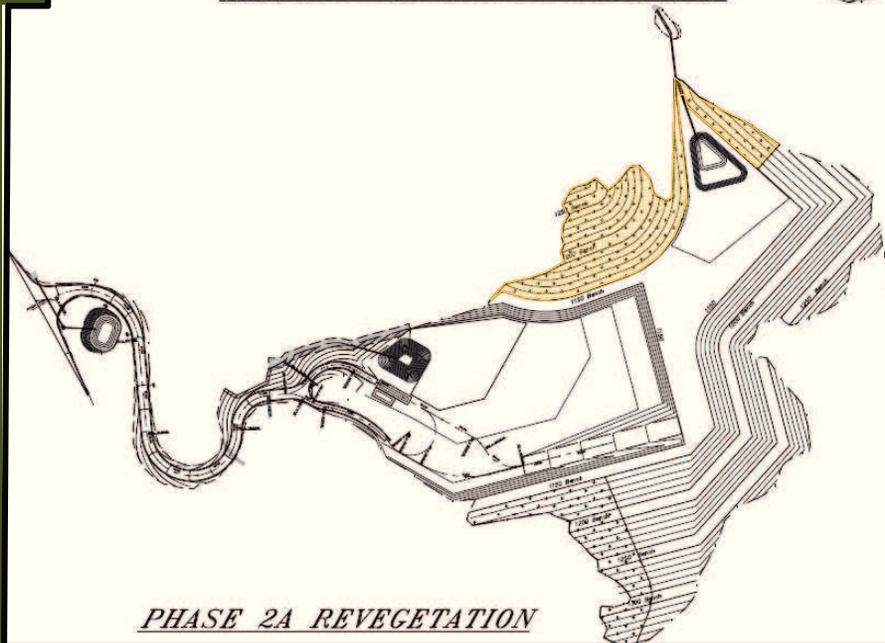
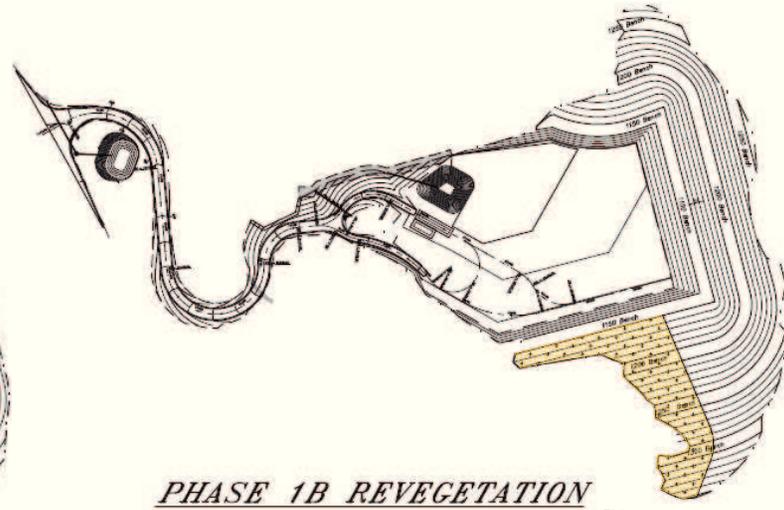
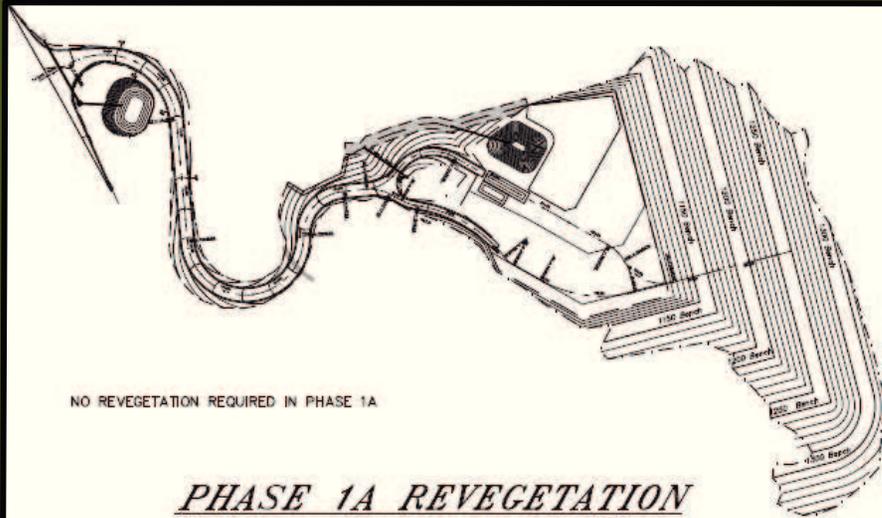




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Revegetation Phases (1A - 2B)





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Revegetation Phases (3A - 3B)

ATTACHMENT 9

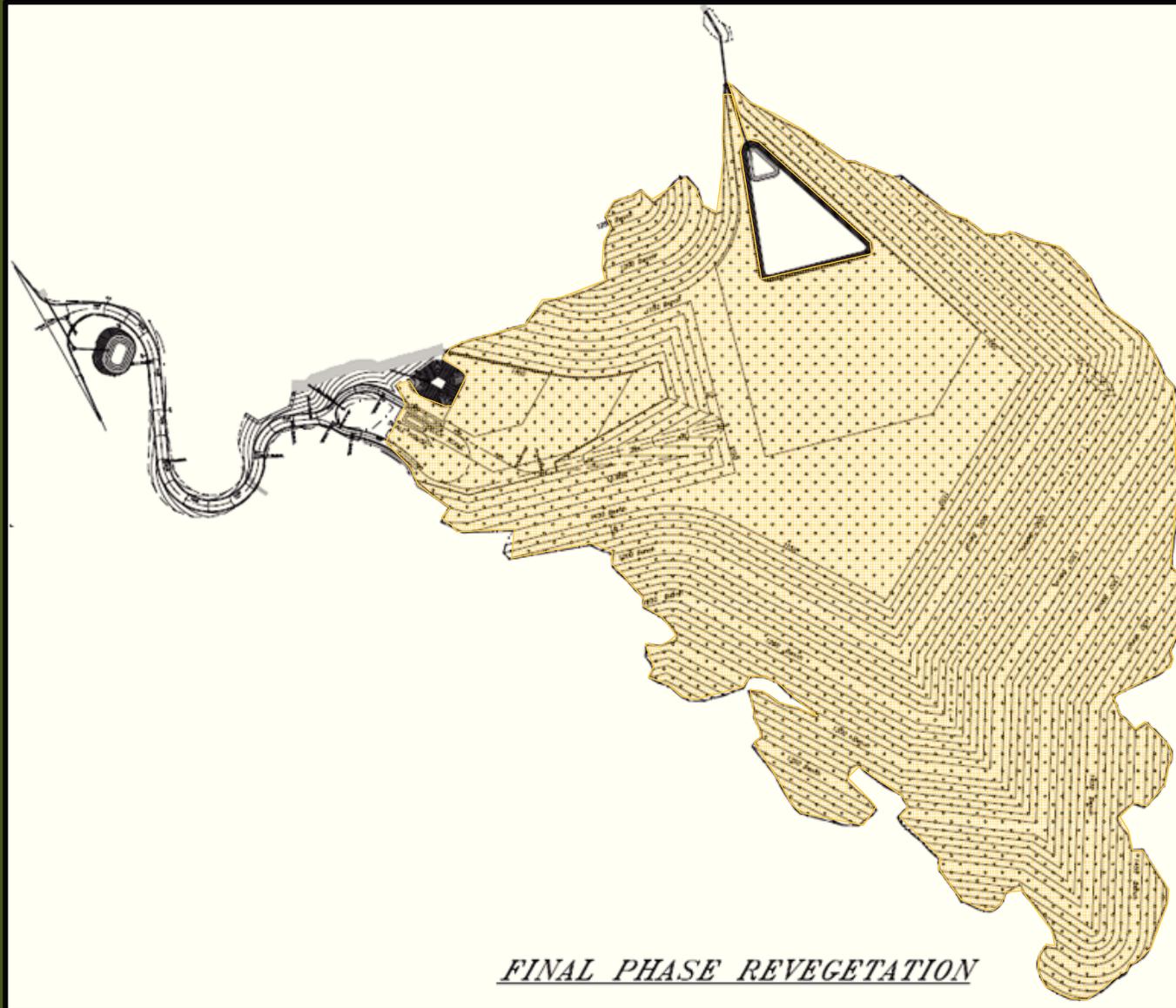




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Revegetation Phases (Final Phase)





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Project History

- Draft EIR Prepared (released March 2013)
- Comment Period – Open to the Public and Agencies (through June 5, 2013)
- Approximately 200 comments letters received (~1,200 bracketed comments)
- Final EIR completed and released to the Public (November 2014)



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Required Project Findings (Exhibit A)

- a) *The proposed project or use is consistent with the Land Use Element of the General Plan;*
- b) *The proposed project or use satisfies all applicable provisions of this Title (Title 22);*
- c) *The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use;*



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Required Project Findings (Exhibit A)

- d) *That the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development;*

- e) *That the proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project.*



Reasons for Denial Recommendation

Required Findings Cannot Be Made

- **Conditional Use Permit Findings**
 - Detrimental to health, safety, and welfare (*Finding “c”*)
 - Community Compatibility Conflicts (*Finding “d”*)
 - Neighborhood Compatibility Conflicts (*Finding “d”*)

- **CEQA Findings and Overriding Considerations**
 - Public benefit has not been demonstrated as it relates to identified impacts



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Reasons for Denial Recommendation

Why Findings Cannot Be Made:

***Compatibility with the
Community of Santa Margarita***

- Traffic
- Noise (Traffic Related)
- Inconsistency with Santa Margarita Community Design Plan



Reasons for Denial Recommendation

Why Findings Cannot Be Made:

Traffic

- LOS at SR 58 intersections (based on 2030 traffic volumes) requires signalization
- Delays in implementation / uncertainty of improvement resulted in significant and unavoidable impact
- Conflicts with bicyclists, pedestrians, school children, and community preference



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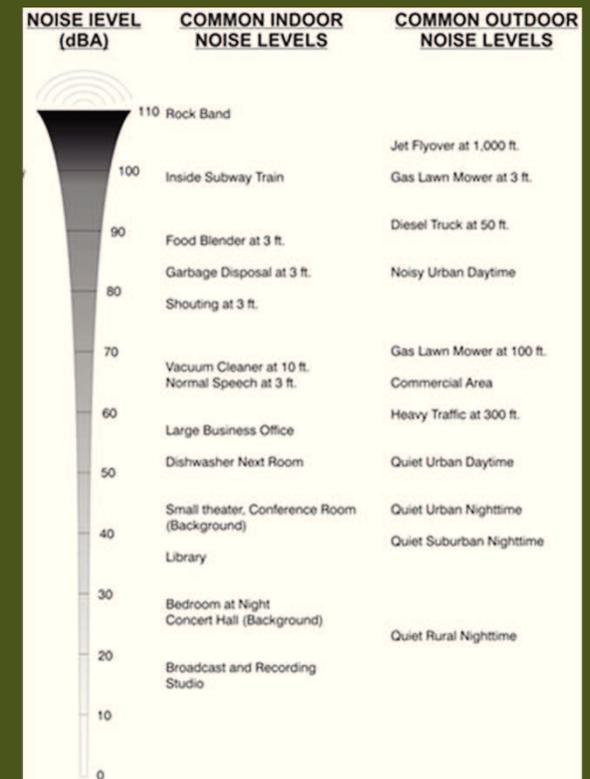
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Reasons for Denial Recommendation

Why Findings Cannot Be Made:

Noise Standards – Truck Traffic

- Exceedance of the 60 dBA - Ldn standard associated with truck traffic
- Various locations within the community of Santa Margarita





Reasons for Denial Recommendation

Why Findings Cannot Be Made:

Community / Design Plan

- Proposed Project is Inconsistent with Community Preferences
 - Increase pedestrian and bicycle friendly routes
 - Slow traffic, minimize pavement widths using pedestrian bulb-outs and landscaped medians



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Reasons for Denial Recommendation

Why Findings Cannot Be Made:

Compatibility Adjacent to Project Site

- Noise (Operations and Blasting)
- Aesthetic Impacts



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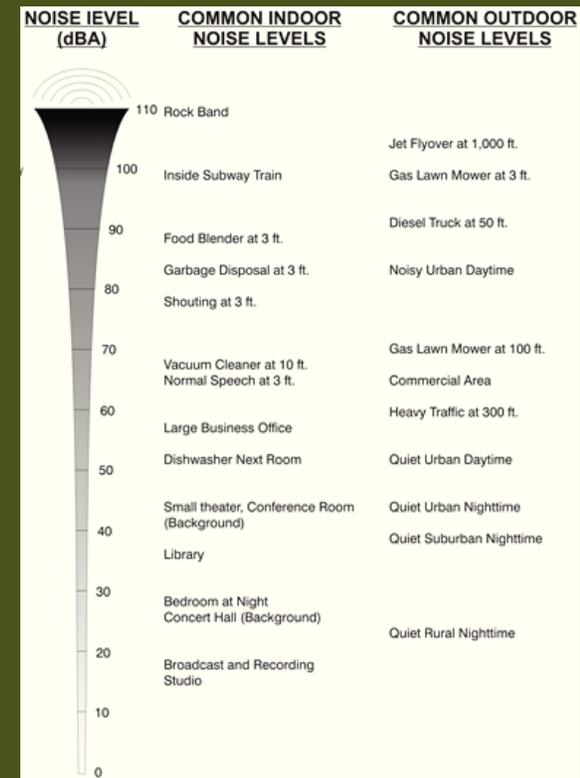
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Reasons for Denial Recommendation

Why Findings Cannot Be Made:

Noise Standards - Operations

- Exceedance of the 50 dBA hourly Leq standard associated with quarry operations
- Various locations adjacent to the project site





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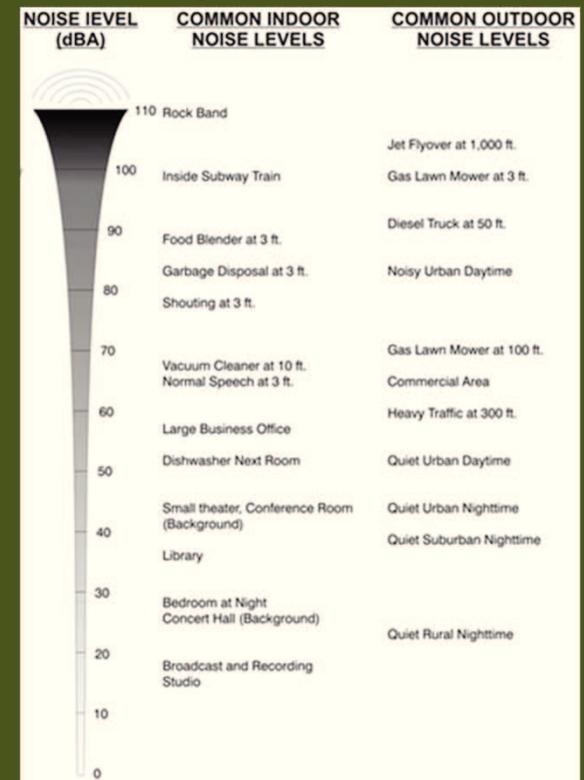
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Reasons for Denial Recommendation

Why Findings Cannot Be Made:

Noise Standards - Blasting

- Exceedance of the 70 dBA – Lmax standard associated with blasting noise
- Various locations adjacent to the project site





Reasons for Denial Recommendation

Why Findings Cannot Be Made:

Aesthetic Impacts

- Significant disturbance to the project site (excavated / engineered slopes) visible from State Route 58
- Changes to the natural setting and visual character of the area



Reasons for Denial Recommendation

Why Findings Cannot Be Made:

Overriding Considerations Required

- Public benefit has not been demonstrated as it relates to identified impacts



Summary of Class I Impacts

Aesthetics and Visual Resources

- Impacts to Scenic Vistas

Noise

- Truck Traffic Noise, Quarry Operations, and Blasting

Cumulative Traffic

- Contribution to 2030 Traffic Volumes resulting in the need for intersection improvements



Summary of Class I Impacts

Aesthetics and Visual Resources

- Scenic area with steeply sloped oak woodland and chaparral cover hillsides
- State Route 58 is a candidate highway identified for protection in the Conservation and Open Space Element (Policy VR 4.1 – Table VR-2)
- Revegetation will not occur for several years and visual impacts will occur for at least 25 years



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Summary of Class I Impacts

Aesthetics and Visual Resources



Figure 4.1-2a Existing Conditions



Figure 4.1-2b Proposed Phase 1B

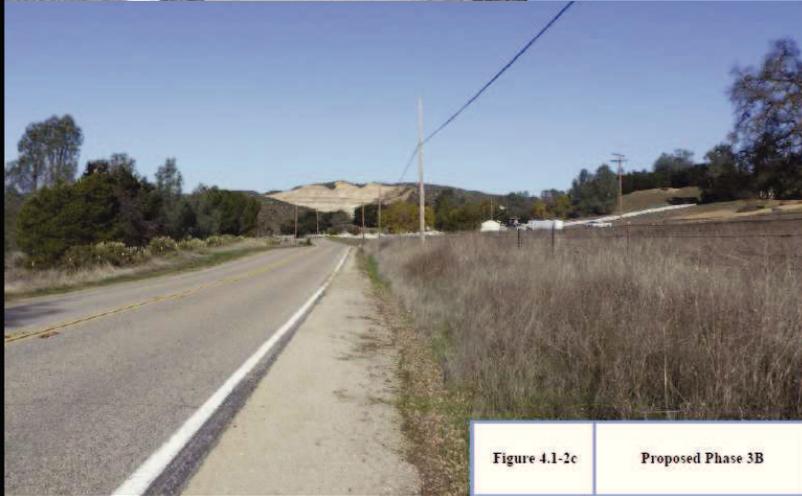


Figure 4.1-2c Proposed Phase 3B

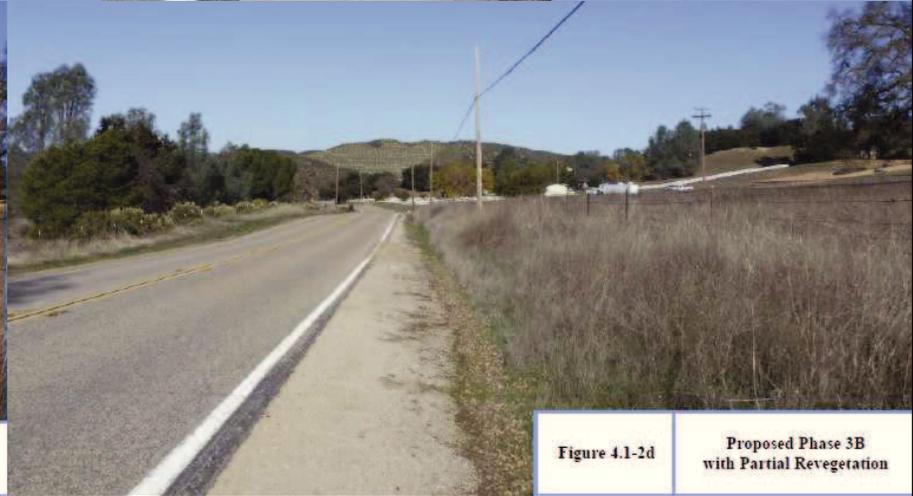


Figure 4.1-2d Proposed Phase 3B with Partial Revegetation



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Summary of Class I Impacts

Aesthetics and Visual Resources

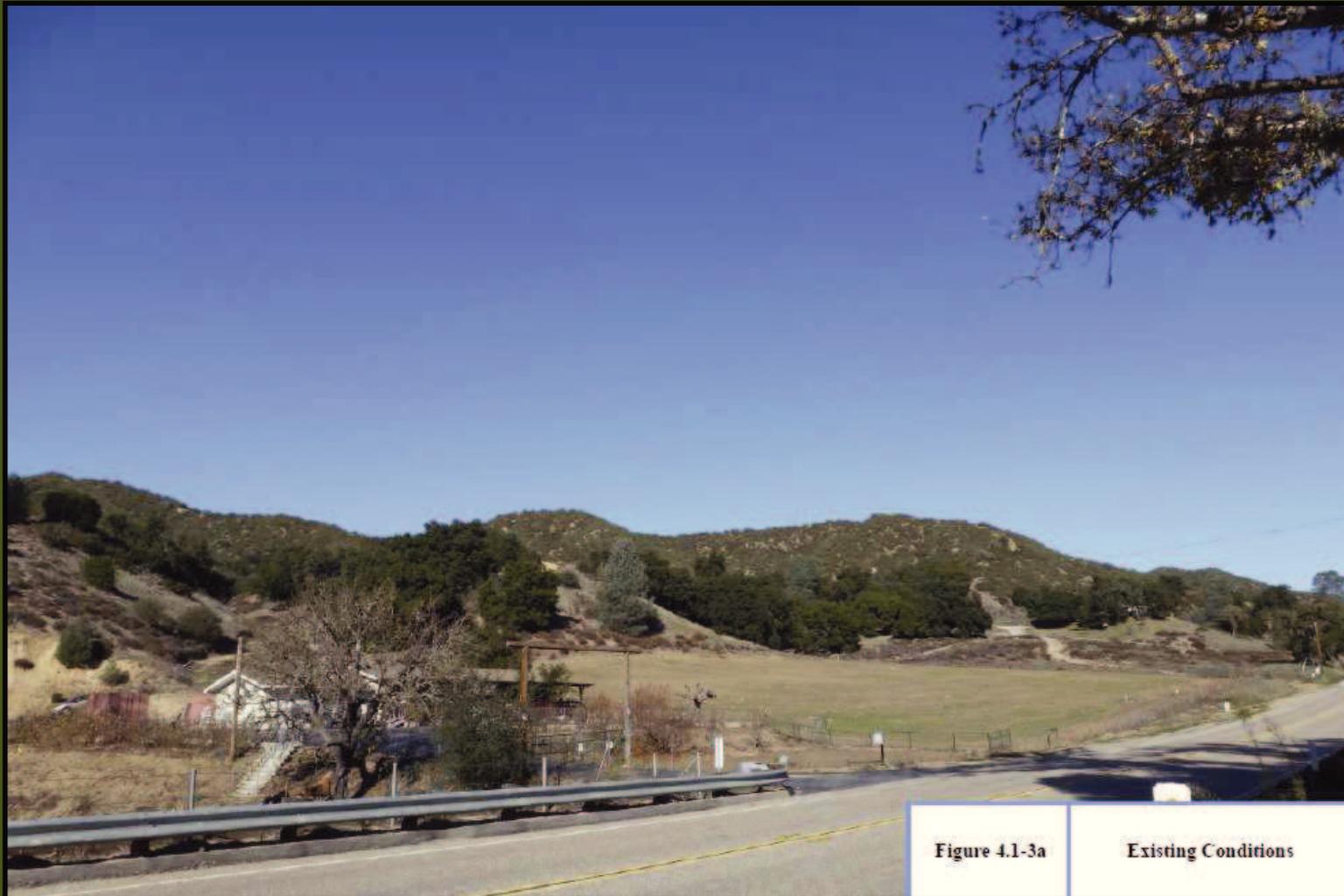


Figure 4.1-3a

Existing Conditions



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Summary of Class I Impacts

Aesthetics and Visual Resources



Figure 4.1-3b

Proposed Phase 1B



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Summary of Class I Impacts

Aesthetics and Visual Resources



Figure 4.1-3c

Proposed Phase 3B



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Summary of Class I Impacts

Aesthetics and Visual Resources

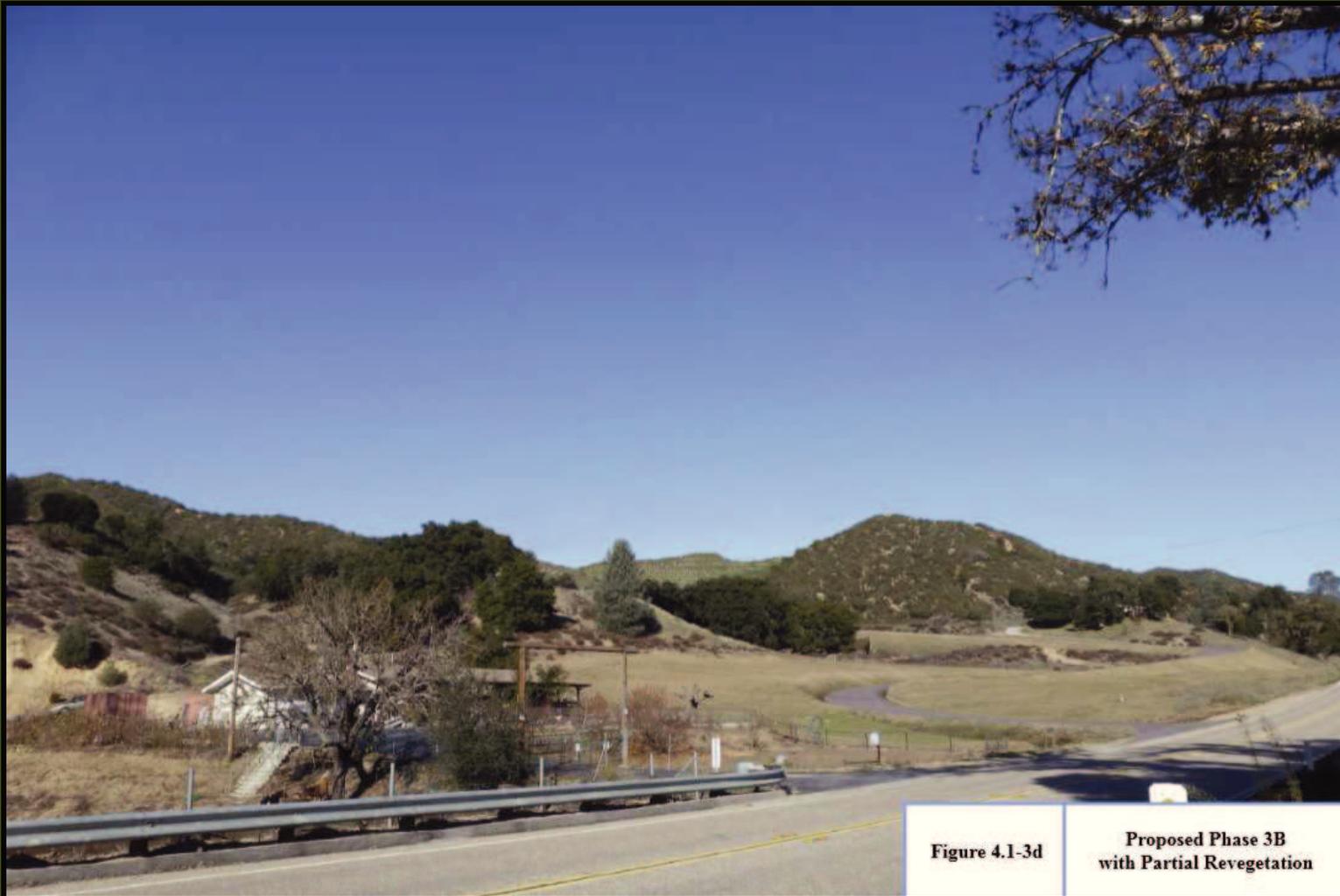


Figure 4.1-3d

Proposed Phase 3B
with Partial Revegetation



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Views of similar quarry operations





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Views of similar quarry operations





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Views of similar quarry operations





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Views of similar quarry operations





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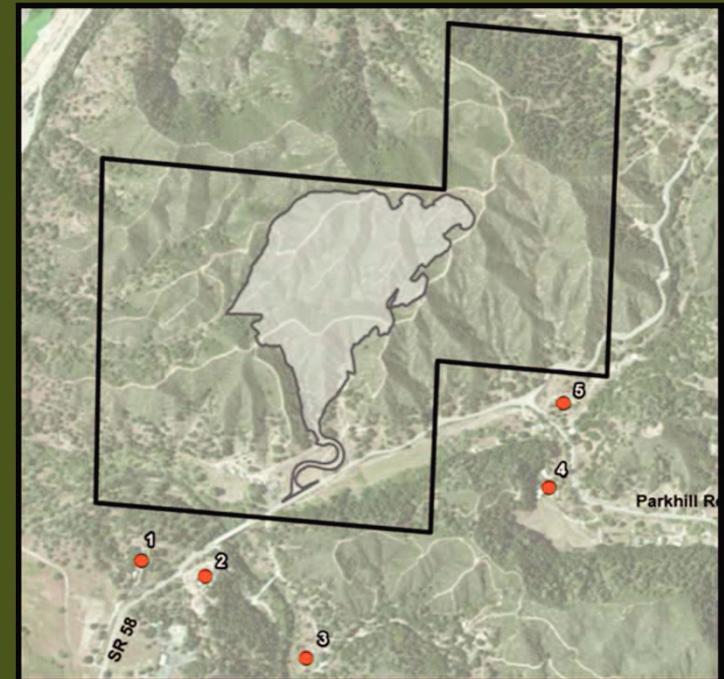
Summary of Class I Impacts

Noise – Operations

Exceedance of the 50 dBA hourly Leq associated with quarry operations

Operations:

- R1 = 58 dBA (Phase 1B - Dubbink)
- R2 = 57.4 dBA (Early Phase 1A – URS)
- R3 = 50 dBA (Early Phase 1A – URS)
- R4 = 49.7 dBA (Early Phase 1A – URS)
- R5 = 53 dBA (Phase 1B – Dubbink)





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Summary of Class I Impacts

Noise – Blasting

Exceedance of the 70 dBA – Lmax standard associated with blasting noise

Blasting:

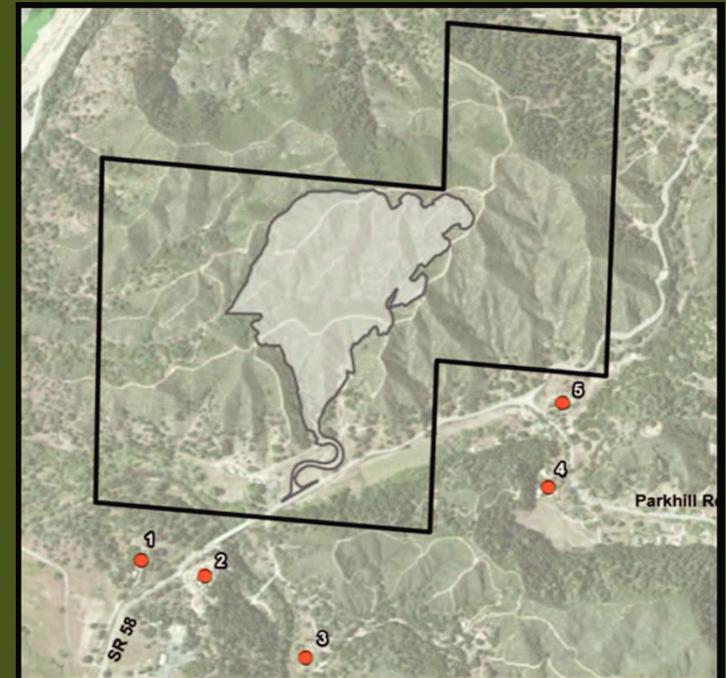
R1 = 78.7 dBA (1,920 feet)

R2 = 80.1 dBA (1,688 feet)

R3 = 79.3 dBA (1,822 feet)

R4 = 79.1 dBA (1,861 feet)

R5 = 78.7 dBA (1,920 feet)





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Summary of Class I Impacts

Noise – Truck Traffic

Exceedance of the 60 dBA - Ldn standard associated with truck traffic

- SR 58
- Estrada Avenue
- J Street

R6 = 59.6 dBA (+1.9)

R7 = 57.4 dBA (+1.9)

R8 = 64.2 dBA (+1.9)

R9 = 65.8 dBA (+1.9)





Summary of Class I Impacts

Cumulative Traffic

- LOS at SR 58 intersections (based on 2030 traffic volumes) requires signalization
 - Estrada Avenue and El Camino Real (RR Crossing)
 - 8.1 % - contribution to improvement required
 - Estrada Avenue and H Street (Elementary School)
 - 9.1 % - contribution to improvement required
- Delays in implementation / uncertainty of improvement resulted in significant and unavoidable impact



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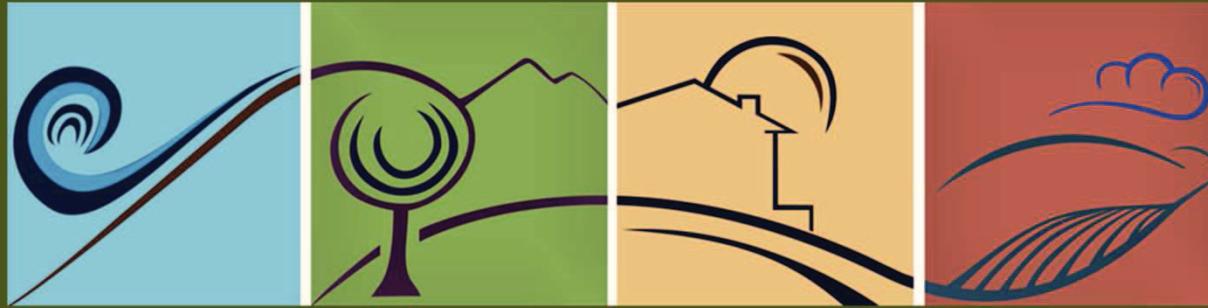
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Recommendation

- Receive Applicant / Public Testimony
- Deliberate
- Deny the proposed project based on the Findings contained in Exhibit A

- Or -

- Continue with specific direction to Staff



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COUNTY OF SAN LUIS OBISPO

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Questions?



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Las Pilitas Quarry - Continued Hearing

DRC2009-00025

- **Continue Public Comment**
- **Applicant Response**
- **Staff Response to Public / Applicant Comment**
- **Commission Deliberations**



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Surface Mining and Reclamation Act

Designation Process



Special Report 215

- **Concerns were raised about aggregate shortfalls identified in SR 215**
- **Prepared in 2011 by the State Geologist / State Geological Survey**
- **Evaluated the availability of PCC and AC grade aggregate in the SLO and SB Consumption Region because it is the most “scarce and valuable” aggregate resource**
 - ***Does not evaluate other aggregate resources***
- **SR 215 is a policy tool for local agencies and has no regulatory authority**
- **The stated purpose is to “benefit local lead agencies” and to help land use planners, decision makers, and the public to understand and plan for the Region’s future aggregate needs”**



Reserves vs. Resources

- **Reserves are construction aggregate deposits that have been determined to be acceptable for commercial use - ***permitted*****
- **Resources include reserves as well as all potentially usable aggregate materials that may be mined in the future, but for which no mining permit has been granted**



Aggregate Demand

- **SR 215 – 263 million tons of total aggregate is needed through 2060 (SLO – SB P-C Region)**
- **52% or 137 million tons for PCC / AC is needed (SLO – SB P-C Region)**
 - ***Important note: PCC and AC grade aggregate is not proposed by the Las Pilitas Quarry Project***
- **54% (75 million ton) of the 137 million is currently available in permitted reserves (PCC / AC)**



Permitted Reserves w/in La Panza Granitics

- **Hanson / Santa Margarita – 11.7 million tons**
- **Rocky Canyon – 6.2 million tons (Phase II)**
- **30 additional mines in the County**

***do not all produce PCC / AC grade material**



Aggregate Resources at Existing Quarries

Rocky Canyon Specific Plan

- 116.3 million tons

Santa Maria / Sisquoc Rivers Specific Plan

- 40 to 90 million tons

Santa Margarita Quarry (Hanson) Proposed Expansion

- 21.5 million tons



Aggregate Resources at Existing Quarries

- **SR 215**
 - **263 million tons needed**
 - **Permitted plus Available Resources at Existing Quarries**
 - **233 to 302 million tons**



Average Cost of Aggregate

- **In SLO / SB Production Consumption Area average cost:**
 - **\$12 / ton**
- **For Comparison Purposes:**
 - **Bakersfield - \$12 / ton**
 - **Sacramento - \$10 / ton**
 - **Fresno - \$14 / ton**
 - **Los Angeles - \$13-16 / ton**



Traffic Analysis

- **EIR Traffic Estimates (273 Trips – Avg.)**
 - **Reasonable Worst Case Scenario based on annual production of 500,000 tons, plus recycling assumptions**



Mine Buffer Area

- **Not a zoning designation or planning requirement of the General Plan**
- **Parcels surrounding various EX-1 designated area noted as “Mine Buffer Area”**
- **Intended to inform Staff and the Public of nearby mineral resource areas**



Visual Impacts

- **Comment suggested that visual impacts can only be evaluated from a scenic pull-out**
- **CEQA does not limit visual impacts to only scenic pull-outs**
- **CEQA criteria includes:**
 - **“Introduce a use within a scenic view open to the public,” and**
 - **“Change the visual character of an area...”**

Overview of the Surface Mining and Reclamation Act and Designation Process

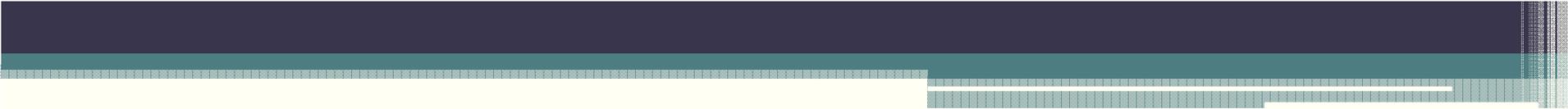
County of San Luis Obispo
Office of the County Counsel
January 8, 2015

Surface Mining and Reclamation Act (SMARA)

- Body of state statutes pertaining to surface mining operations, found at Public Resources Code (PRC) §2710, et seq.
- Administered at the state level by the Department of Conservation's Office of Mine Reclamation (OMR) and the Surface Mining & Geology Board (SMGB)

SMARA (cont.)

- Serves two purposes:
 - (1) assure proper reclamation of mined lands, and
 - (2) promote conservation of mineral resources



- **SMARA retains local land use and zoning authority:**

PRC §2715: “No provision of this chapter or any ruling, requirement, or policy of the board is a limitation on any of the following:

- (a) On the police power of any city or county or on the power of any city or county to declare, prohibit, and abate nuisances.
- (e) On the power of any lead agency to adopt policies, standards, or regulations imposing additional requirements on any person if the requirements do not prevent the person from complying with the provisions of this chapter.
- (f) On the power of any city or county to regulate the use of buildings, structures, and land as between industry, business, residences, open space (including agriculture, recreation, the enjoyment of scenic beauty, and the use of natural resources), and other purposes.”

- Lead agencies administer SMARA at the local level in a number of ways:
 - adopt a surface mining ordinance
 - review and approve reclamation plans and supporting financial assurances
 - annually inspect mines
 - ensure that operators annually revise their financial assurances
 - forfeit financial assurances when an operator is financially incapable of reclaiming or abandons the operation
 - provide OMR with documentation
 - establish and maintain procedures for organized recordkeeping and monitoring of mines
 - take enforcement actions as necessary
 - *adopt mineral resource management policies for identified resources*

- Mineral resource management policies required when the SMGB does any of the following:
 - receives and incorporates into policy a report from the State Geologist classifying areas as containing mineral deposits of any significance

- Mineral resource management policies required when the SMGB :
 - designates an area as containing mineral deposits of regional or statewide significance
- designation must be completed by regulation adopted in accordance with the Administrative Procedures Act (PRC §2790, Gov't Code §§11340.5, 11346)

- Designation, generally:
 - purpose: “ensure, through appropriate lead agency policies and procedures, that mineral deposits of statewide or of regional significance are available when needed” (SMGB Guidelines, p. 2)

- Designation, generally (cont.):
 - “area of regional significance” =
 - “an area designated by the board pursuant to Section 2790
 - which is known to contain a deposit of minerals,
 - the extraction of which is judged to be of prime importance in meeting future needs for minerals in a particular region of the state within which the minerals are located
 - and which, if prematurely developed for alternate incompatible land uses, could result in the permanent loss of minerals that are of more than local significance.” (PRC §2726)

- Effect of designation:
 - Policy: the lead agency must adopt mineral resource management policies in its general plan, if not already adopted in response to a classification report
 - Review of non-mining projects in a designated area: prior to permitting a use that would threaten the potential to extract minerals in the area, the lead agency must explain its reasons for permitting the proposed use, in either its environmental document or a separate statement of reasons, and provide those explanations to the State Geologist and SMGB for review

- Effect of designation (cont.)
 - Review of a mining project in a designated area:
“Lead agency land use decisions involving areas designated as being of regional significance **shall be in accordance with the lead agency’s mineral resource management policies and shall also, in balancing mineral values against alternative land uses, consider the importance of these minerals to their market region as a whole and not just their importance to the lead agency’s area of jurisdiction.**” (PRC §2763(a))

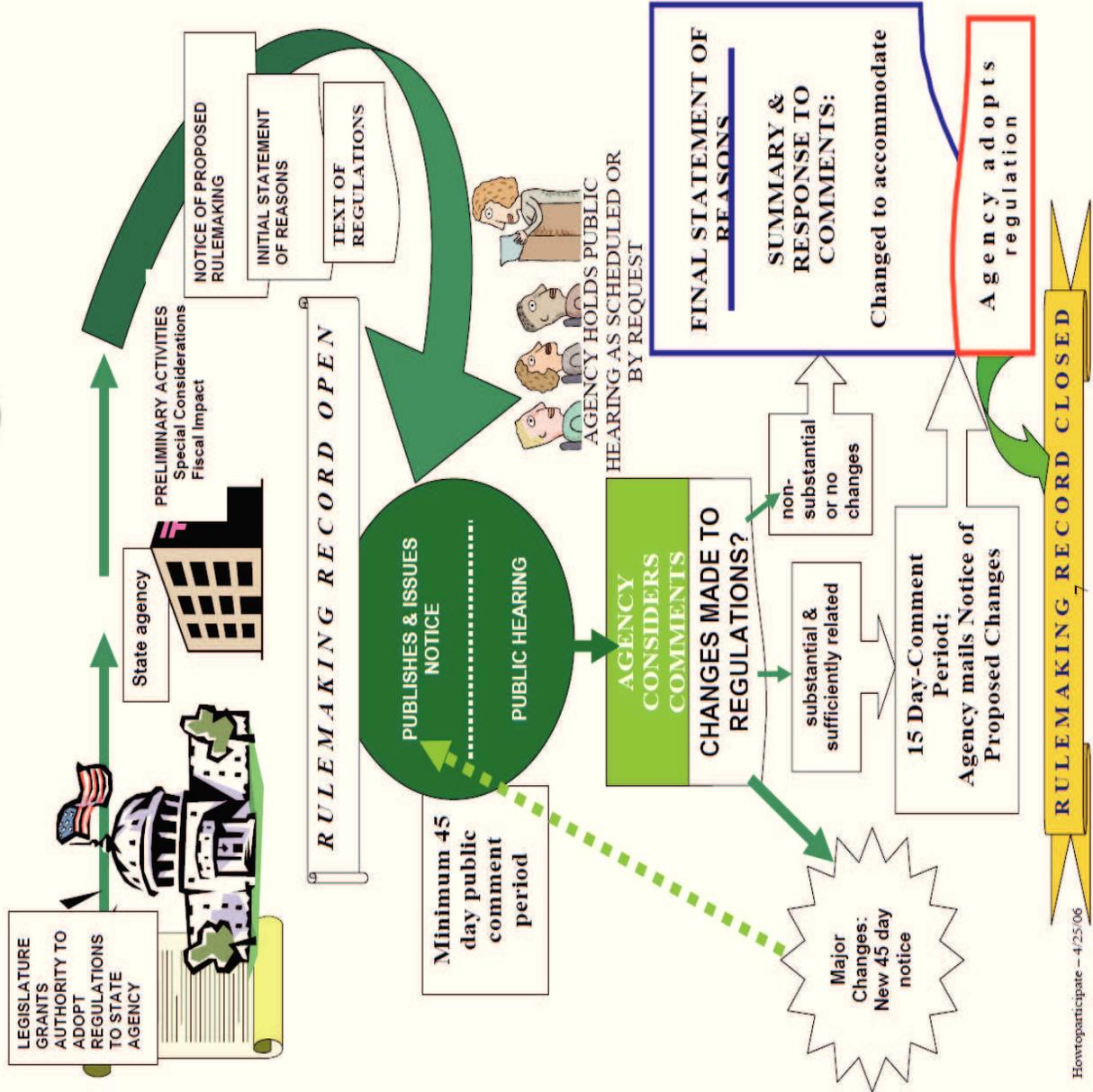
• Effect of designation (cont.)

▫ Appeal to SMGB:

- Lead agency decisions on mining permits in designated areas may be appealed to the SMGB (PRC §2775)
- SMGB review limited to whether there is substantial evidence to support the decision
- If no substantial evidence, SMGB remands matter to lead agency for reconsideration of its decision
- Appeal does not operate to undo or invalidate the lead agency's decision (*Friends of the Kings River v. County of Fresno* (5th Dist. Ct. of App., Dec. 8, 2014))

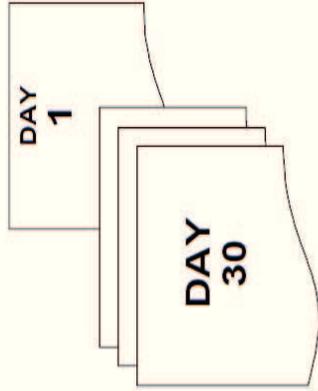
- Status of Designation Regulations
 - Pursuant to the Administrative Procedures Act, the SMGB must transmit its complete record of proceedings to the Office of Administrative Law (OAL) for review and approval
 - August 14, 2014: SMGB adopted the proposed regulatory language, and directed its Executive Officer to compile the rulemaking file for submittal to the OAL
 - This has not yet occurred

The Rulemaking Process



OAL REVIEW

State agency must submit rulemaking record within 1 year of notice publication
OAL has 30 WORKING days to review a regulation

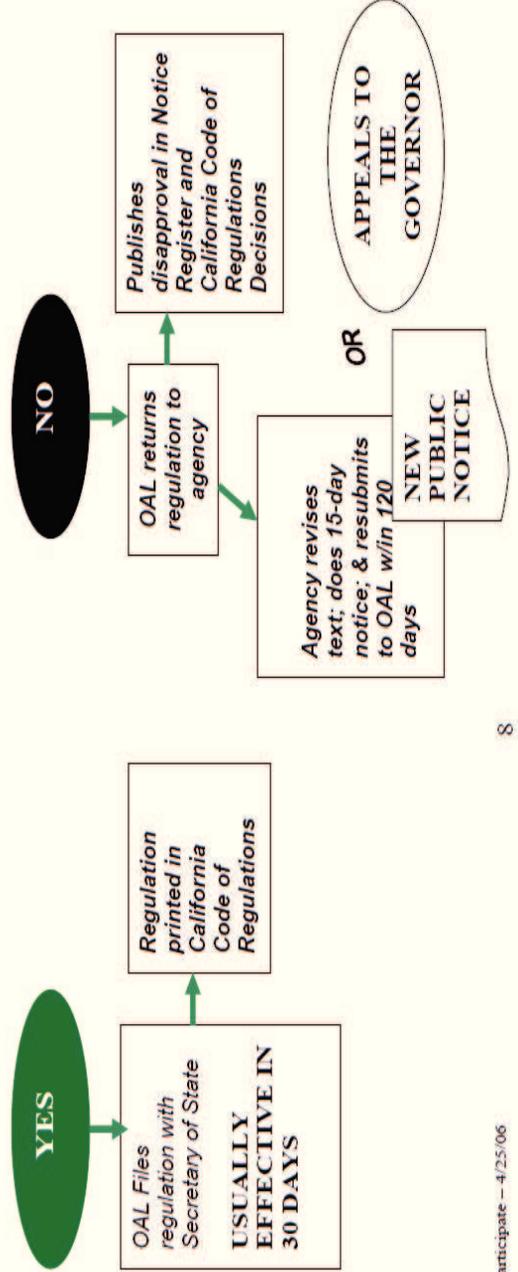


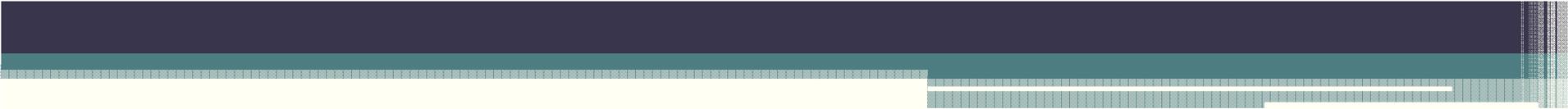
APA STANDARDS:

**AUTHORITY
REFERENCE
CONSISTENCY
CLARITY
NON-DUPLICATION
NECESSITY**

& PROCEDURAL REQUIREMENTS

DOES THE RULEMAKING SATISFY THE APA?

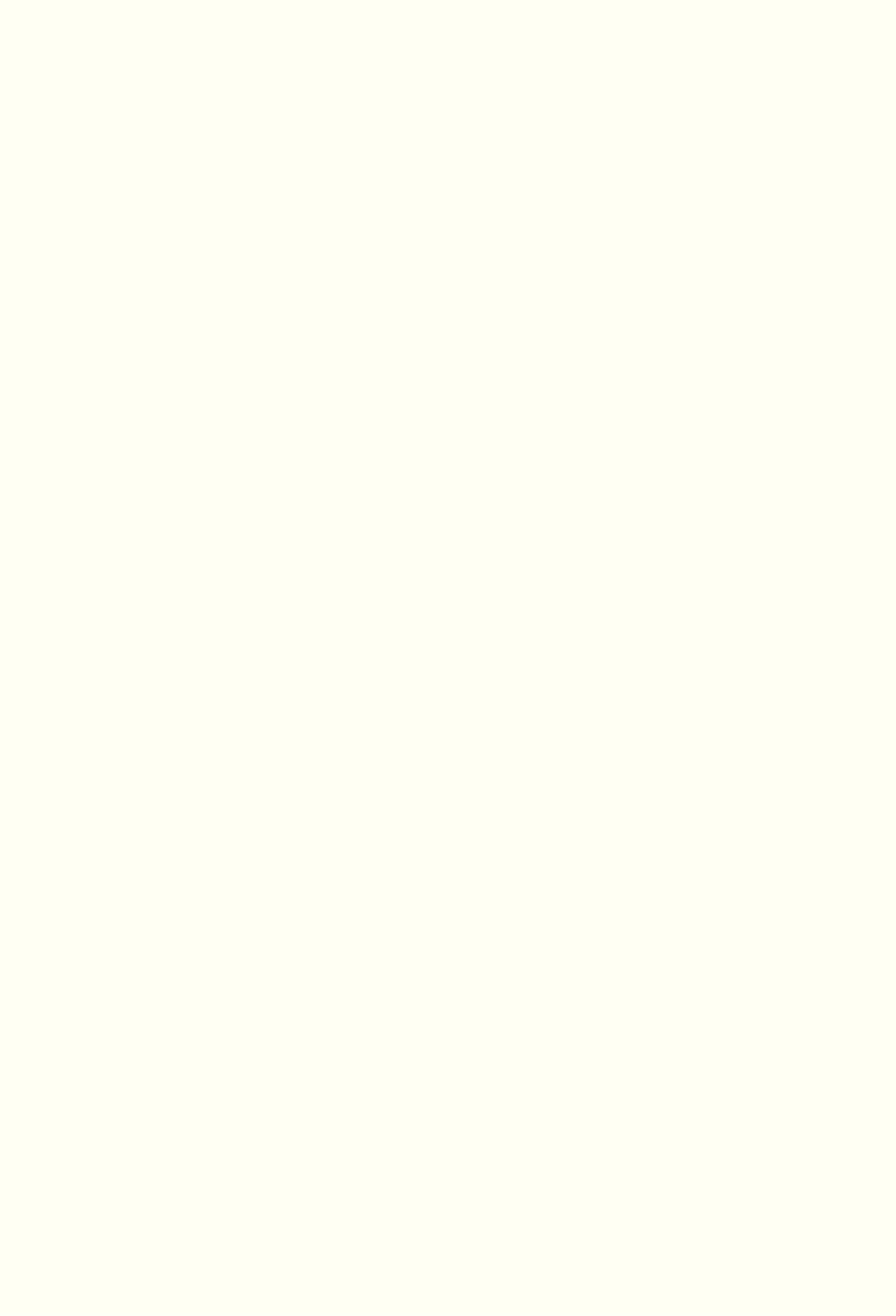
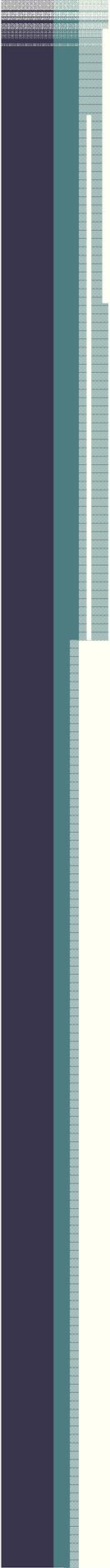




- Status of Designation Regulations (cont.)

- If approved by the OAL, the regulations are transmitted to the Secretary of State for publication
 - Publication occurs quarterly
- Effective date of the regulation will depend on date of approval by the OAL and publication by the Secretary of State

Questions?



Designation Process in San Luis Obispo County

- Special Report 162: published in 1989, emphasized classification of portland cement concrete-grade aggregate, and also classified other minerals such as base, fill, diatomite
- County's "mineral resources management policies" adopted in response, currently found at:
 - COSE, Chapter 6: Mineral Resources
 - COSE Appendix 6: Mineral Resources
 - Framework for Planning, Chapter 7: Combining Designations & Public Facilities
 - EX and EX₁ combining designations
 - LUCE, Part II (February 2014) -- p. III.6-9
 - Title 22, Chapter 22.14, Combining Designation Standards
 - 22.14.040 - Energy and Extractive Resource Area (EX):
 - 22.14.050 – Extractive Resource Area (EX1)

- **Special Report 215, published 2011 – (FEIR Appendix D)**
 - Reevaluates and updates the concrete aggregate resources in the San Luis Obispo-Santa Barbara Productive-Consumptive Region
 - Purposes: “for the benefit of local lead agencies” and “to help land-use planners, decision makers, and the public to understand, and plan for, the Region’s future construction aggregate needs” (p.1)
 - Conclusions:
 - 10,700 million tons of concrete aggregate resources identified
 - 137 million tons of concrete-grade aggregate will be needed in the next 50 years
 - 75 million tons of concrete-grade aggregate reserves identified, which are projected to last through 2026
 - 41,217 total acres of resources identified, 12,289 in the sector that includes Las Pilitas (Sector C)
 - Additional information provided:
 - approximately 95% of the produced aggregate is consumed in the region
 - in 2009, the region imported approximately 10% of the aggregate consumed
 - average price was \$12 per ton (compare to \$10/ton in Sacramento, \$12/ton in Bakersfield, \$13-16/ton in Los Angeles, \$14/ton in Fresno (State Geologist Map Sheet 52, p. 18))

- Designation process at the SMGB
 - December 8, 2011: SMGB accepted California Geological Survey (CGS) Special Report 215
 - March 8, 2012: SMGB accepted the State Geologist's recommendations for designation of mineral resources in the San Luis Obispo-Santa Barbara Production-Consumption Region
 - June-July, 2012: public comment period and hearing on proposed designations
 - several modifications made in response to comments to delete utility corridors that were within the proposed Sectors
 - total area within Sectors in the P-C Region changed from 38,454 acres to 38,181 acres, and total aggregate resources changed from 10.7 billion tons to 10.6 billion tons
 - April 11, July 11, September 12, 2013: SMGB held hearings, received further comments regarding the proposed designations, and approved regulatory language but continued matter to address whether Sector C should be considered of statewide in lieu of regional significance
 - November 14, 2013: SMGB approved regulatory language for designation of mineral resources of *regional* significance.
 - May-June, 2014: regulatory language published in Notice Register and made available for public comment
 - August 14, 2014: SMGB adopted the proposed regulatory language, and directed its Executive Officer to compile the rulemaking file for submittal to the OAL



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**Las Pilitas Quarry -
Continued Hearing
DRC2009-00025**

February 5, 2015



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Planning Commission Discussion Guide

1. Public Comment
2. Discussion of EIR
 1. Air Quality
 2. Visual
 3. Noise
 4. Traffic
 5. Alternatives and Other
3. Discussion of Potential Overriding Considerations
4. Discussion of CUP Findings
5. Deliberation and Actions



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Introduction

Note: existing information as contained in EIR and the staff report

→ Key issue areas of EIR include:

- Air Quality
- Visual
- Noise
- Traffic
- Land Use Compatibility
- Other



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Air Quality

Project would result in significant impacts related to:

- Diesel Particulate Matter (DPM)
- PM₁₀ emissions (dust)
- Reactive Organic Gases (ROG) and Nitrogen Oxides (No_x) emissions
- Naturally Occurring Asbestos



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Air Quality

- Mitigation measures for air quality include:
 - Prepare Activity Management Plan (AMP) to reduce ROG, No_x and Greenhouse Gases
 - Payment of fees to off-site mitigation program
 - Use of Best Available Control Technologies
- Mitigation measure would reduce impacts to air quality to a less than significant level



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Visual Resources

Project would result in significant impacts related to:

- Scenic vistas/viewsheds
- Cumulative impacts to aesthetics and visual resources
- Light and glare



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Visual Resources

- Mitigation measures for visual resources include:
 - Reclamation plan / revegetation plan
 - Offsite landscaping 1,500 feet southeast of site to screen Phases 1a and 1b
 - Lighting plan
- Mitigation measures reduce impacts to light and glare to a less than significant level
- Mitigation measure would not reduce impacts to scenic vistas and cumulative visual impacts



Noise

EIR Noise Related Conclusions

- Project would result in significant and unmitigable impacts related to:
 - Truck traffic
 - Quarry operations during Phase 1a and 1b
 - Blasting noise
 - Cumulative traffic noise



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Noise

- Mitigation measures for noise include:
 - Driver education of sensitive nearby sensitive receptors
 - Maintenance of equipment
 - Preparation of a noise management plan for quarry operations
 - Preparation of a blasting plan and public notification
- Mitigation measures would help to reduce noise but would not reduce impacts to a less than significant level



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Traffic and Circulation

- 500,000 tons annual extraction proposed
- Demand for aggregate fluctuates, difficult to predict over a given year
- EIR is required to disclose and analyze a reasonable worst case scenario
- 500,000 tons/year was averaged over 250 working days to represent reasonable worst case



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Traffic and Circulation

- 500,000 tons/year = 198 truck trips / day
 - 1 truck trip is a single trip
 - Roundtrip = 2 truck trips
 - 500,000 tons / year = 2,000 tons/day
 - 2,000 tons / 20.2 tons/truck = 99 truck loads
 - 99 trucks loads X 2 = 198 truck trips / day
- 1,500 tons / day recycling
 - 1,500 tons / 20.2 tons / truck = 75 truck loads
 - 75 truck loads X 2 = 150 truck trips / day
 - Assumed 50% of trucks would leave with a full load
 - = 75 truck trips / day
- 10 round trips / day employees



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Traffic and Circulation

198 *average* truck trips / day for aggregate
75 *average* truck trips / day for recycling
+ 10 employee trips / day
283 trips / day (haul trucks & employees)

- Important to note this is an average, truck trip rates could be higher or lower based on demand for aggregate at any given time or day



Traffic and Circulation

- 273 trucks trips per day = 1 truck / 1.75 minutes
or 34 trucks / hour
- 198 trucks trips per day (no recycling) = 1 truck / 2.5 minutes or 24 trucks / hour
- 137 trucks trips per day (50% reduction) = 1 truck / 3.5 minutes or 17 trucks / hour
- 68 trucks trips per day (75% reduction) = 1 truck / 6.5 minutes or 9 trucks / hour



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Traffic and Circulation

EIR Traffic Related Conclusions

- Roads along haul route have the capacity in terms of Level of Service (LOS) to accommodate trips generated by project, no mitigation is required
- Contribute to delay at Estrada/El Camino intersection, but can be mitigated
- Increase rate of roadway deterioration, but can be mitigated
- Significant and unavoidable impacts to cumulative traffic conditions in 2030
 - It is unknown whether needed improvements would be implemented by Caltrans and if adequate funding would be available



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Traffic and Circulation

- Physical improvements to the road can be implemented to mitigate impacts of the project
- Mitigation includes:
 - Payment of fair share fees to signalize Estrada and El Camino
 - Monitoring plan or payment of fees to reduce road wear/damage
- While LOS would be acceptable with the project and other road impacts can be mitigated, LOS is not an indicator of land use compatibility and the truck trips generated by the project would be disruptive to and incompatible with the community character



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Land Use

- Truck traffic associated with the project would result in land use compatibility conflicts with pedestrians, bicyclists, school children, and the downtown business district
- Result in noise levels that would be exceed County standards and would be incompatible with the community



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Land Use

- Mitigation measures for land use include:
 - Preparation of Traffic Control Plan
 - Installation of flashing light crosswalk
 - Establishment of a toll-free hotline to report unsafe driving
- Mitigation measure would reduce impacts to land use conflicts but conflicts will still occur due to number of trucks trips generated by project



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Alternatives

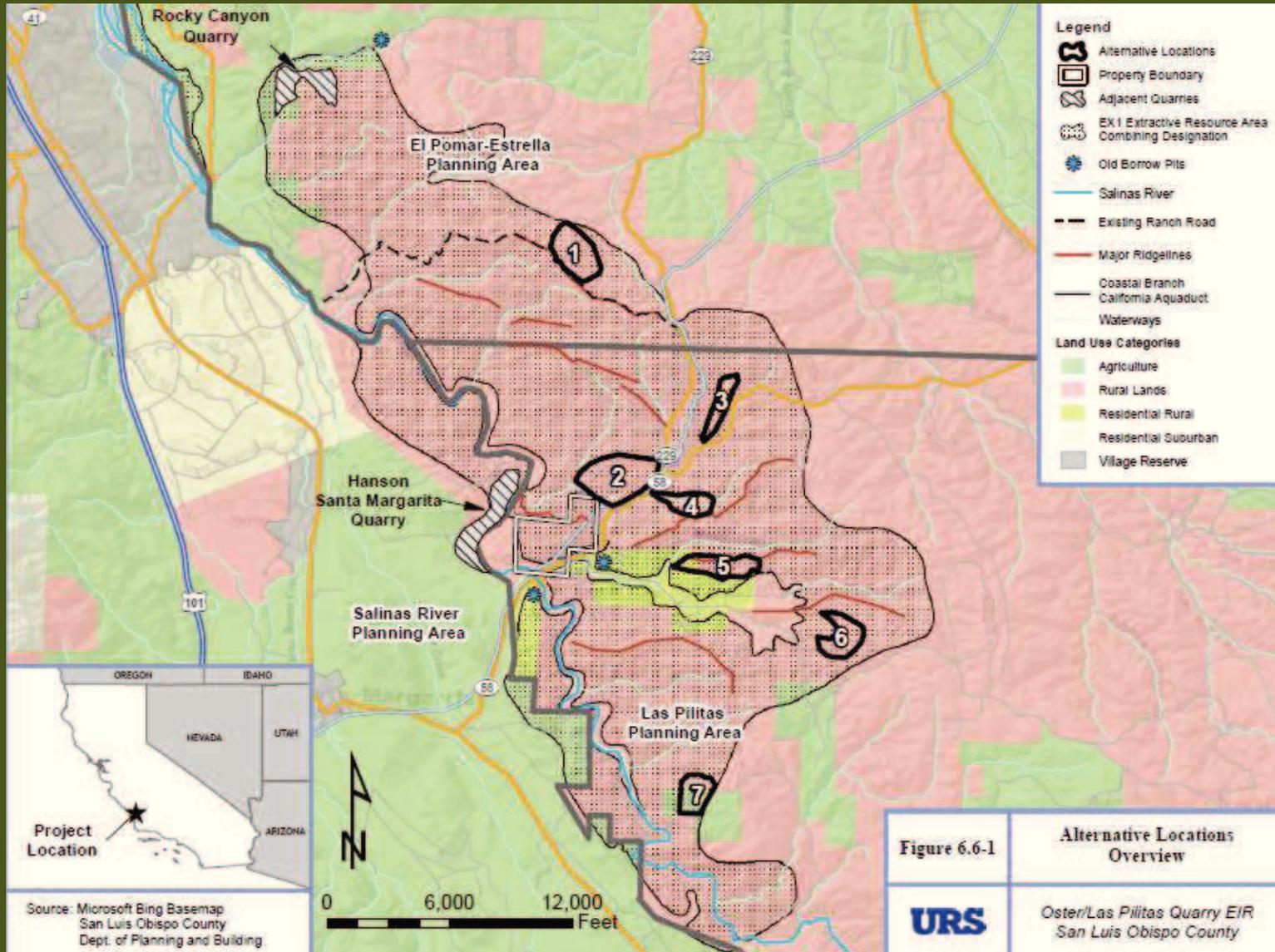
1. No Project Alternative
2. Expansion of Existing Quarries
3. Alternative Sites - 7 Different Locations within the EX-1 Designation
4. Alternative Design –
 1. Western Access
 2. Eastern Access
 3. Narrow Cut Design
5. Alternative Access Via Hanson Quarry



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Alternatives Sites





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Eastern/Western Access

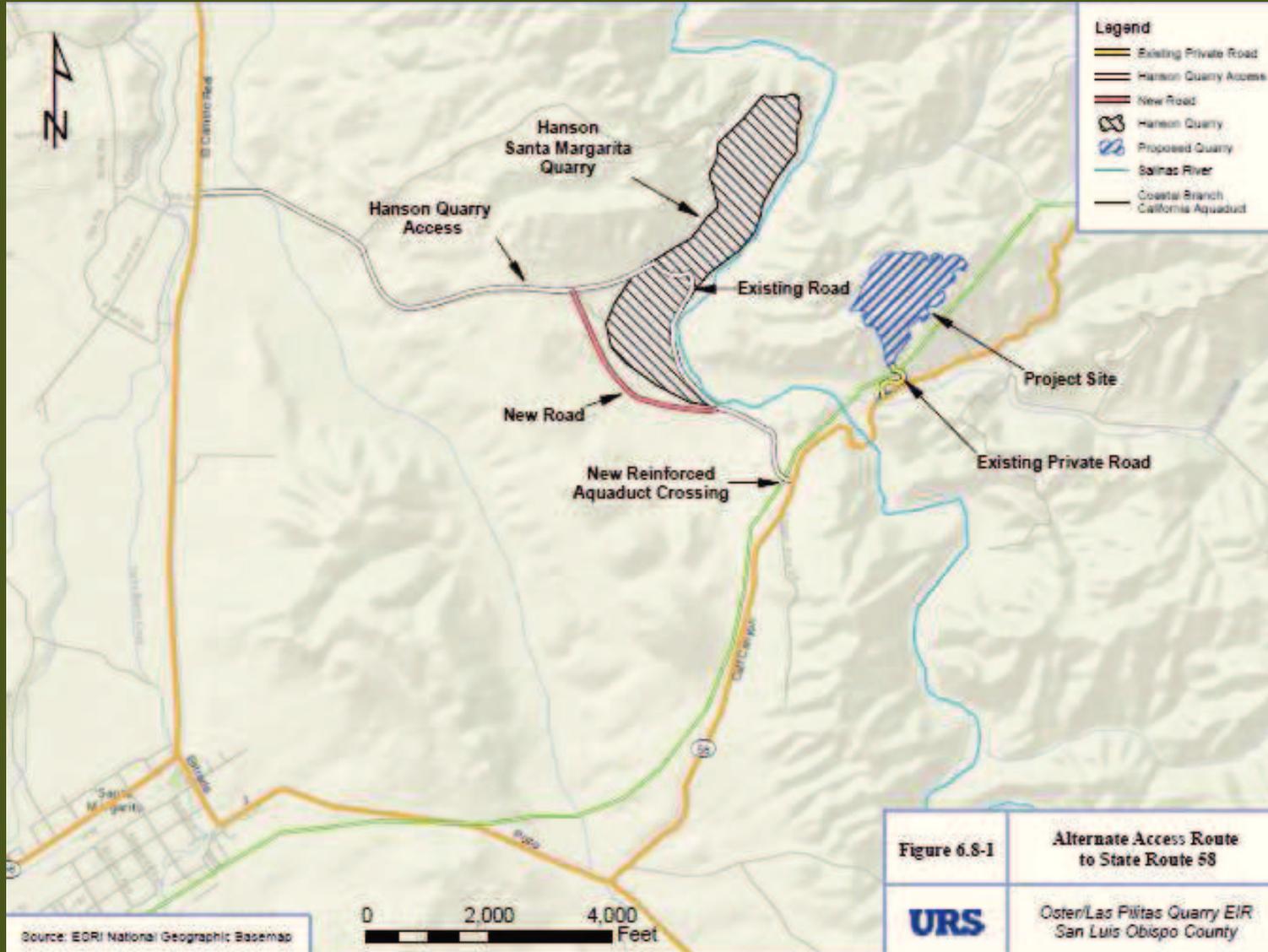




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Alternative Access Via Hanson





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Alternatives Sites

- Alternatives are intended to reduce impacts
- Alternative Sites 1-7 would still use 58 as primary access and would result in similar impacts
- Alternative Design Narrow Cut (20%) would reduce impacts proportionately
- Access Via Hanson would eliminate most impacts
- Expansion of Quarries would reduce or eliminate most impacts
- All alternative were deemed infeasible by the applicant because of cost, unknown whether access would be granted, or it would not meet the objectives outlined in the EIR
- Note: Rejection of these alternatives does not preclude development of a mine in the EX-1 designation, this project was evaluated independently on its own merits, but there could be other sites/projects that could be compatible with the community.



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Reasons for Denial Recommendation

The project would:

- Compromise small town, rural character of the community
- Result in land use compatibility conflicts between truck traffic, bicyclists, pedestrians and school children
- Increase ambient noise levels in the community and expose sensitive receptors to excessive noise levels
- Result in noise that would be incompatible with the rural, quiet character of the community
- Significantly change the visual character of the area



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CEQA Overriding Findings

CEQA requires the decision-making agency to balance a project's unavoidable environmental risks when determining whether to approve the project (Section 15093).

Lead agencies must balance risks against:

- Economic
- Legal
- Social
- Technological
- Or other benefits

If a lead agency (County) can provide substantial evidence to related to economic, legal, social, technological or other benefits of a project, it may issue a statement of overriding findings and approve a project in light of the environmental consequences of a project.



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CEQA Overriding Findings

If a lead agency (County) can provide substantial evidence related to economic, legal, social, technological or other benefits of a project, it may issue a statement of overriding findings and approve a project in light of the environmental consequences of a project.

Based on Staff's review of the proposed project and the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits presented at this time, the benefits of the project do not appear to outweigh the significant environmental impacts identified in the FEIR and community compatibility issues.



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END