

## **EXECUTIVE SUMMARY**

### **ES.1 INTRODUCTION AND SUMMARY OF ACTIONS**

This Draft Environmental Impact Report (EIR) assesses the environmental effects from the Las Pilitas Quarry proposed by Las Pilitas Resources LLC, on land owned by the Oster family. The project will require approval of a Conditional Use Permit (CUP) and Reclamation Plan by San Luis Obispo County. The County case number is: DRC2009-00025. The proposed quarry and related improvements would occupy 48 acres within the 234 acre property which is located in the Las Pilitas Planning Area north of State Route 58 (SR 58) and east of the Salinas River, approximately three miles east of the community of Santa Margarita. The property is designated Rural Lands and is covered by the EX1 (Energy and Extractive Resources) Combining Designation which extends over a large portion of the Las Pilitas Planning Area in recognition of the aggregate resources present in the La Panza granitic rocks there.

The County of San Luis Obispo Department of Planning and Building has prepared this EIR as the Lead Agency under the California Environmental Quality Act (CEQA). Responsible Agencies or other agencies with review authority over the project include:

- California Department of Conservation, Office of Mine Reclamation (review of Reclamation Plan)
- California Department of Resources Recycling and Recovery (CalRecycle – review and enforcement for recycled concrete operation)
- State Water Resources Control Board and Regional Water Quality Control Board (review and enforcement related to management of stormwater discharges and authority over any other water or waste discharges)
- California Department of Fish and Game (review and agreement for any streambed alteration)
- California Department of Transportation (approval of any encroachment permit for work within state highway right-of-way)
- California Public Utilities Commission (CPUC – review of any future improvements affecting railroad right-of-way at road crossing)
- U.S. Army Corps of Engineers (review of potential discharges or effects on jurisdictional waters or wetlands)
- County Air Pollution Control District (review of construction related emissions, and authority over any stationary point sources)

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**ES.2 CEQA PROCESS FOR THIS PROJECT**

The revised CUP application for this project was received by the County on March 22, 2010. A CEQA Initial Study was prepared and concluded that the project may have a significant impact on the environment. The Initial Study was circulated with a Notice of Preparation that an EIR would be prepared on July 1, 2010. In response to the NOP, eleven letters were received by the Department of Planning and Building. The NOP, and these letters, along with other related correspondence, are included in this EIR as Appendix A.

On July 8, 2010, the County staff conducted a public Scoping Meeting. Twenty-four persons provided comments and suggestions on the physical impacts to be discussed in the forthcoming Draft EIR.

This Draft EIR is being released for agency and public review for the period from April 5, 2013 to May 20, 2013, and is tentatively scheduled at the Planning Commission on September 26, 2013. After completion of the public review period, all comments received will be reviewed and written responses will be prepared, along with any necessary revisions to the Final EIR. All of this information will be presented in Section 9.0 of the Final EIR. The County Planning Commission at a noticed public hearing will then consider approval of the CUP and Reclamation Plan after completion of the Final EIR.

**ES.3 BRIEF SUMMARY OF PROPOSED PROJECT**

Figure ES-1 shows the location and major features of the project. Access to the property is directly from SR 58, and an access road about 700 feet in length would lead from the highway to the quarry entrance. A key component of the project design is retention of two ridgelines on either side of the quarry entrance (shown in Figure ES-1). From the entrance point, the initial quarry operation would cut through an east-west oriented ridgeline (Phases 1A and 1B) in order to reach the central portion of the property where the main quarry area is located. Benched slopes created during Phases 1A and 1B, as well as the more distant slopes in later phases of the operations would be visible from a portion of SR 58 about one mile southwest from the site. Some residences in this vicinity may also have partial views into the quarry. The preserved ridges on either side of the entrance would help to block or obscure some views into the property, as will oaks and other trees in the vicinity. No residences east of the property along Parkhill Road will have views of the quarry operations. Subsequent quarry activities will consist of clearing, quarrying and reclamation through Phases 2 and 3.

The project will produce up to 500,000 tons per year of aggregate for use in Portland cement concrete (PCC) and asphaltic concrete (AC). The proposal does not include a hot plant for mixing asphaltic concrete, but it would include a storage area for recycled PCC and AC pavement that will be crushed and sold within the 500,000-ton-per-year permit limit. Depending on market conditions, the life of the quarry is estimated to range from 25 to 58 years. If the full production rate is achieved, then the average daily truck traffic associated

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with the project would range from 198 to 273 trips per day; this range is discussed further in Section 2.3.3.

The project is expected to require drilling and blasting as part of the quarry operations. Crushing and sorting of the produced rock would occur with portable equipment brought on to the property several times per year for that purpose. Water use for the quarry project, estimated at 5,500 gallons per day (including 1,000 gpd for irrigation), would be supplied from an existing shallow well on the Oster property drawing riparian water from the Salinas River.

The Reclamation Plan proposes to cover and revegetate slopes in phases as the quarry proceeds. A mix containing predominantly native species would be used along with minimal irrigation and monitoring/maintenance to promote the success of the revegetation. Final reclamation will include smoothing interior slopes, removing the access road, and revegetating the remaining disturbed areas. The project will also preserve about 69 acres of native habitat including riparian, oak woodland, and chaparral vegetation in a permanent open space to compensate for the loss of biological habitat in the quarry.

Additional details regarding the project are contained in Section 2 of the EIR.

### **ES.4 ENVIRONMENTAL CONSEQUENCES OF THE PROJECT**

Based on the information and analysis in this EIR, the project will have a significant and unmitigable impact on aesthetics by affecting views in the vicinity, particularly for eastbound travelers on SR 58, which is identified as a suggested scenic corridor in the Conservation and Open Space Element of the General Plan. The project will also have localized significant and not mitigable noise impacts related to blasting and quarry operations, during portions of the quarry development when these noise sources are not shielded by intervening topography. In addition, the heavy truck traffic from the project will increase noise levels at residential locations along SR 58 in Santa Margarita—also considered a significant and not mitigable impact. In a similar fashion, the project generated truck traffic will also contribute towards cumulative noise impacts that would be significant and unmitigable at some residential locations along SR 58 in Santa Margarita.

Emissions of criteria air pollutants (reactive organic gases, nitrogen oxides and fine particulate matter) are considered significant and unmitigable impacts based on the applicable criteria used by the Air Pollution Control District. Finally, cumulative traffic volumes on SR 58 through Santa Margarita are also considered significant and not mitigable, due to uncertainty in financing, right-of-way acquisition and other matters affecting future roadway and intersection improvements.

Each of the topical subsections throughout Section 4 of this EIR discusses cumulative effects. The degree of detail in each discussion varies depending on the issue and approach used in

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the evaluation. With or without the project, traffic volumes are expected to increase along SR 58 to the point where a signal will be warranted at its intersection of Camino Estrada with El Camino Real. The proposed quarry will contribute towards this impact, and a proportional contribution towards mitigating that impact will be required.

Section 5 of the EIR summarizes the cumulative impact discussions from the environmental topics presented in Section 4.

For many other issues, potential environmental impacts are identified in the EIR along with mitigation measures that will reduce the effects to a level below what is considered significant. And for some issues, the effects of the project are found to be less than significant without any special conditions or mitigation measures. Section ES.6 describes the various impacts and mitigation measures presented in the EIR.

Several alternatives to the proposed quarry are considered in the EIR. These include a No Project alternative, seven alternative locations, three alternative access routes, and other possible changes. While some of these alternatives may have a reduced aesthetic impact because they are not visible from SR 58, they would all have some adverse visual impact and they would all have the same types of operational effects.

### **ES.5 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED**

The aesthetic impact of the project was noted above in Section ES.4. The appearance of quarry slopes along with the nature of quarry activities including heavy equipment operation, blasting, and the crushing and sorting of rock, are all aspects of the project that are opposed by some residents in the vicinity and larger community. The project design, mitigation measures, and CUP conditions can minimize these effects. The phased Reclamation Plan proposed will provide a naturalized appearance at the project site, but the quarry lifetime will be several decades.

Issues of most concern to the public, as reflected in the NOP comments, include the increase of heavy truck traffic that would travel on SR 58 into and through Santa Margarita. While the issue is important, the physical effects of the project traffic—when evaluated using standard measures of Level of Service, acceleration patterns, turning radius, and similar procedures—would be less than significant. Public concern, however, is directed at the size of trucks and the perceived effects they may have at sensitive traffic locations, such as the Santa Margarita Elementary School crossing on SR 58 (Estrada Avenue) at H Street. The EIR discusses these locations and concerns, and in some cases identifies mitigation measures to minimize potential conflicts within the community. Future traffic growth will also necessitate improvements at the intersection of SR 58 and El Camino Real. The project will contribute towards this need, and is required to contribute a proportionate share towards the improvement of the intersection. Cooperation between the County and Caltrans, and review by the CPUC for the adjacent railroad crossing, will be necessary along with the participation

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of other developers in the community in order to mitigate future cumulative traffic impacts at this intersection.

Noise generated by the normal quarry operations is expected to comply with applicable County standards with the imposition of mitigation measures identified in this EIR, but will still be audible at nearby residences. Infrequent blasting noise, expected one to two times per month (up to twenty times per year), may exceed the County numerical standard. These noise aspects of the project, along with its contribution to cumulative traffic noise within specific locations in Santa Margarita, are significant and unmitigable impacts.

Certain air quality impacts are also considered significant and unmitigable based on the analysis within this EIR. Subsequent review and permitting by the Air Pollution Control District may identify additional measures that will serve to reduce or offset emissions further and potentially reduce the identified significant air quality impacts to less than significant levels after subsequent review of the final mitigation measures proposed by the applicant.

Throughout the topics in Section 4, consistency with land use and other policies is discussed and in some cases policies with which the project would be inconsistent are identified. The larger issue of land use compatibility is summarized in Section 4.14, along with a listing of Applicant Proposed Measures intended to help improve the compatibility of heavy truck traffic along the SR 58 through Santa Margarita. The final decision with respect to land use compatibility, however, will be made by the Planning Commission and/or Board of Supervisors in their consideration of the project's Conditional Use Permit and Reclamation Plan.

**ES.6 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

This section consists of a series of tables that contain the results of the impact assessment for all topics addressed in this EIR. It is organized into a series of five tables as follows:

- Table ES-1 Lists potentially significant environmental impacts that can be fully mitigated to a level below significance, as described in Section 21081(a) (1) of CEQA.
- Table ES-2 Lists those environmental impacts that cannot be mitigated by the County of San Luis Obispo, and which will remain significant and not mitigable if the project is approved.
- Table ES-3 Lists effects that have been found to be less than significant. Some of these issues were determined to be less than significant through the Initial Study-Notice of Preparation and EIR scoping process. These included: Cultural Resources, and Population and Housing. Other issues and effects in this table were determined to be less than significant in the EIR analysis.
- Table ES-4a Presents the summary land use analysis for the area surrounding the proposed quarry site.
- Table ES-4b Presents the summary land use analysis for the Santa Margarita community, including a listing of the Applicant Proposed Measures to reduce land use incompatibility.

**TABLE ES-1  
IMPACTS WHICH CAN BE MITIGATED BY THE COUNTY OF SAN LUIS OBISPO**

The following impacts would be feasibly mitigated by implementation of the identified mitigation measures, in accordance with Section 21081(a) (1) of CEQA. For each of these impacts, the residual effect after implementation of the mitigation measures will be less than significant.

<b>Description of Impact</b>	<b>Mitigation Measures</b>
<b>IMPACT AES-3: Nighttime Glare.</b> The project will create a new source of nighttime lighting in the vicinity, which may generate glare visible to residences on properties to the south or southwest.	<b>MM AES-3: Lighting Plan.</b> Prior to the issuance of a building permit for the project scale house, the applicant/quarry operator shall provide a plan or specifications for security lighting that complies with the County Land Use Ordinance for approval by the County Planning and Building Department.
<b>IMPACT AG-2: Introduction of Invasive Species.</b> Ground disturbance and regular movement of vehicles into and out of the property, and revegetation efforts during reclamation, will increase the potential for an introduction of invasive weed species. These weed species may impair the agricultural use of other properties near the project.	<b>MM AG-2: Introduction of Invasive Species.</b> Prior to the issuance of the Notice to Proceed, the applicant shall incorporate a Weed Control Program into the Operational Plan and Reclamation Plan for County review and approval. The Weed Control Plan shall include methods, success criteria and a monitoring and reporting program to the satisfaction of the County.
<b>IMPACT AG-3: Dust Generation.</b> Dust will be generated during the quarry development and use which could adversely affect agricultural resources.	<b>MM AG-3: Dust Generation.</b> Mitigation Measure AQ-1b serves as adequate mitigation for Impact AG-3.
<b>IMPACT AQ-2a: Emissions of DPM.</b> The project operations will emit diesel particulate matter (DPM) above the daily SLOAPCD threshold. Modeling of the long term carcinogenic effects of DPM, and other carcinogens that may be released in small amounts, indicate that the unmitigated increase in potential cancer risk may be higher than the SLOAPCD health risk threshold.	<b>MM AQ-2a: Emissions of DPM.</b> Mitigation Measure AQ-1a serves as adequate mitigation for Impact AQ-2a.
<b>IMPACT AQ-2b: Naturally Occurring Asbestos.</b> The project will involve grading and soil removal and quarrying of the underlying rock. If Naturally Occurring Asbestos (NOA) were present, it could be disturbed and emitted into the air where it could expose workers or nearby residents to this toxic air contaminant.	<b>MM AQ-2b: Naturally Occurring Asbestos.</b> Prior to the issuance of the Notice to Proceed or related permit to start construction on the project, the quarry operator shall submit evidence to the Department of Planning and Building, that either an exemption has been granted by the SLOAPCD, or the provisions of the CARB Air Toxic Control Measure related to NOA have been implemented.
<b>IMPACT BIO-1: Effect on Rare Plants.</b> The quarry project, through construction and/or ongoing quarry operations, will result in the loss of populations of seven plant species considered sensitive by the CNPS or of concern to San Luis Obispo County.	<b>MM BIO-1: Effect on Rare Plants.</b> Prior to issuance of the Notice to Proceed for the quarry project, the applicant/quarry operator shall identify and permanently preserve 69 acres of habitat land on-site, consistent with the areas shown in Figure 4.5-1. To

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<p>This loss is considered a potential significant impact.</p>	<p>ensure this preservation, the applicant shall record an open space easement that protects the habitat in perpetuity. The open space easement shall be controlled by a qualified conservation organization approved by the County. Potential conservation organizations include but are not limited to: The Nature Conservancy, San Luis Obispo Land Conservancy, or Greenspace.</p>
<p><b>IMPACT BIO-2: Effect on Wildlife Species.</b> Habitat for several animals considered Species of Special Concern by the California Department of Fish and Wildlife, and Birds of Conservation Concern by the U.S. Fish and Wildlife Service will be directly removed or affected by the quarry project.</p>	<p><b>MM BIO-2: Effect on Wildlife Species.</b> Mitigation BIO-1 serves as adequate mitigation for Impact BIO-2.</p>
<p><b>IMPACT BIO-3: Effect on Ringtail Cat.</b> The quarry project, through construction and/or ongoing quarry operations, may adversely impact the ringtail cat, which is a California Fully Protected Species. Specifically, vegetation clearing during the ringtail cat breeding season (March 1 through June 30) has the potential to result in the mortality of ringtail cats, which would be a significant impact.</p>	<p><b>MM BIO-3: Effect on Ringtail Cat.</b> If vegetation clearing will occur during the ringtail cat breeding season (March 1 through June 30), a qualified biologist will conduct focused searches for potential dens within areas that are proposed for clearing and grading. Any active dens will be protected with a suitable buffer based on location, and types of activity with the area as determined by the qualified biologist. Once the young have left the den or the breeding attempt has failed, as determined by a qualified biologist, normal vegetation clearing activities may resume.</p>
<p><b>IMPACT BIO-4: Effect on Birds.</b> The quarry project, through construction and/or ongoing quarry operations, may adversely impact native birds and their active nests, which are protected under the Migratory Bird Treaty Act (MBTA), administered by the US Fish and Wildlife Service. Specifically, vegetation clearing during the bird breeding season (March 1 through June 30) has the potential to result in the mortality of eggs or nestlings of native birds.</p>	<p><b>MM BIO-4: Effect on Birds.</b> If vegetation clearing will occur during the bird breeding season (March 1 through June 30), a qualified biologist will conduct focused searches for nesting birds of the affected areas and adjacent areas within 200 feet of the affected areas, or to the property boundary if less than 200 feet and permission from the adjacent landowner cannot be obtained. All active native bird nests will be protected with a suitable buffer based on the species of bird, nest location, and types of activity with the area as determined by the qualified biologist. Once the young have fledged or the nest has failed, as determined by a qualified biologist, the nest will be removed and normal activities may resume.</p>
<p><b>IMPACT BIO-5: Effect on Bats.</b> The quarry project, through construction and/or ongoing quarry operations, may adversely impact the Pallid bat and its roost, or one of three other species all of which are California Species of Special Concern. Removal of trees or rocks with crevices or pockets where bats are roosting would be considered a significant impact on these species.</p>	<p><b>MM BIO-5: Effect on Bats.</b> If bat roosts are identified within the quarry during active operations, a qualified biologist will work to displace the bats using passive techniques. If quarry operations are stopped for greater than 30 days, a qualified biologist will survey the quarry for bat roosts prior to restarting quarry operations. After three nights of relocation efforts or after the qualified biologist has determined that the area is clear of bats, quarry operations may resume.</p>

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<p><b>IMPACT BIO-6: Effect on California Red Legged Frog (CRLF).</b> The project, through grading into the main drainage in Phase 2 of the quarry could impact creek or pond habitat used by CRLF – a species listed as threatened by the U.S. Fish and Wildlife Service and as a Species of Special Concern by the California Department of Fish and Wildlife. Any impacts to CRLF would be considered significant.</p>	<p><b>MM BIO-6: Effect on California Red Legged Frog (CRLF).</b> Prior to authorization to proceed with Phase 2 of the quarry, or any preparatory work that would impact the main drainage located in the Phase 2 area, the quarry operator shall retain a qualified biologist to conduct a habitat assessment and/or protocol survey for CRLF in accordance with guidance published by the U.S. Fish and Wildlife Service current at the time. If CRLF is determined to be present, the quarry operator shall either modify the project design and implementation to avoid any take of the species, or obtain the appropriate permit or authorization from USFWS to allow any specified take of the species. Evidence of compliance with USFWS requirements shall be provided to the Department of Planning and Building prior to the issuance of a Notice to Proceed for Phase 2A of the quarry, or related clearing and grading work.</p>
<p><b>IMPACT BIO-7: Effect on Oak Trees.</b> The Quarry project will have a potentially significant impact by the direct removal of 44 mature (i.e., greater than five inches in diameter at breast height) oak trees.</p>	<p><b>MM BIO-7: Effect on Oak Trees.</b> Mitigation BIO-1 serves as adequate mitigation for Impact BIO-7, since the areas to be preserved in open space include approximately 200 mature oak trees in their associated habitats.</p>
<p><b>IMPACT BIO-8: Effect of Dust on Plants.</b> The proposed quarry will generate dust which could impact the health and vigor of native vegetation.</p>	<p><b>MM BIO-8: Effect of Dust on Plants.</b> Mitigation AQ-1b serves as adequate mitigation for Impact BIO-8.</p>
<p><b>IMPACT BIO-9: Effects on Vegetation and Habitat.</b> The quarry project will result in a loss of 2.35 acres of sensitive habitat, within a total disturbance area of 40.29 acres. This habitat loss is considered a potential significant impact.</p>	<p><b>MM BIO-9: Effects on Vegetation and Habitat.</b> Mitigation BIO-1 serves as adequate mitigation for Impact BIO-9. The area preserved as open space in Mitigation BIO-1 would include 9.66 acres of sensitive habitats within a total of 68.82 acres of permanent open space.</p>
<p><b>IMPACT BIO-10: Effect on Wetland or Riparian Habitat.</b> The Quarry project will adversely impact (remove) approximately 0.25 acre of Seasonally Flooded Vernal Swale, which may be wetland or riparian habitat.</p>	<p><b>MM BIO-10: Effect on Wetland or Riparian Habitat.</b> The project design includes preservation of approximately 0.45 acre of the drainage in question, plus the creation of a 0.75 acre detention basin adjacent to the preserved portion of the drainage, and other detention basins within the quarry site. Prior to County issuance of a Notice to Proceed to commence quarry activities, the quarry operator shall provide a copy of an approved California Department of Fish and Game Streambed Alteration Agreement or a written determination that such an agreement is not necessary.</p>
<p><b>IMPACT GEO-1: Potential Slope Instability.</b> The project may create unstable slopes if fracture patterns or other discontinuities in the underlying granitic rock are of a type and orientation that would adversely affect the designed slopes.</p>	<p><b>MM GEO-1: Potential Slope Instability.</b> The applicant/quarry operator shall supplement the Engineering Geology Investigation prepared by Geosolutions (2009) to address potential fractures or other discontinuities and their effect on final slope stability. If warranted by the supplemental investigation, the applicant shall also submit a revised quarry design, Reclamation Plan and slope stability analysis</p>

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	consistent with requirements of the Surface Mine and Reclamation Act. Any changes shall be reflected in the final Mining Plan, prior to Notice to Proceed.
<p><b>IMPACT GEO-3: Soil Erosion and Loss of Topsoil.</b> The project will create graded slopes into natural hillsides and remove natural vegetation and topsoil, which may increase soil erosion and sediment transport.</p>	<p><b>MM GEO-3: Soil Erosion and Loss of Topsoil.</b> Vegetation and topsoil removed from the areas to be quarried shall be managed as described in the Reclamation Plan, as approved by the County. (Additional measures to minimize erosion and protect surface water form sediment discharge are described in Mitigation Measures WQ-1a and 1b).</p>
<p><b>IMPACT GEO-4: Changes in Surface Runoff and Drainage Patterns.</b> The project will grade and quarry an area of approximately 41 acres, draining towards Moreno Creek (entrance road and Phases 1A and 1B), and in the northern unnamed creek drainage towards the Salinas River. Substantial and adverse on- or off-site erosion effects may occur.</p>	<p><b>MM GEO-4: Changes in Surface Runoff and Drainage Patterns.</b> The detention basins and other drainage control features depicted in the project plans (Sheets 12 and 13 in plans dated September 9, 2009, or equivalent sheets in final plans) shall be installed as early as practicable in their associated construction phases, and shall be maintained throughout the life of the quarry operation. (Additional measures to minimize erosion and protect surface water form sediment discharge are described in Mitigation Measures WQ-1a and WQ-1b).</p>
<p><b>IMPACT HAZ-1a: Risk of Explosion or Release of Explosive Material - Transportation.</b> The Project could create a hazard to the public or the environment through inadvertent explosion during the transportation of explosives.</p>	<p><b>MM HAZ-1a: Risk of Explosion or Release of Explosive Material – Transportation.</b> In accordance with the Blast Plan and as required by federal, state and local regulations, the Blaster and/or explosive delivery company must show evidence of compliance with the following requirements:</p> <ul style="list-style-type: none"> <li>• Copy of drivers current CDL with HAZMAT endorsement,</li> <li>• Current USDOT HAZMAT Certification of Registration,</li> <li>• Maintain a current California HAZMAT Transportation License,</li> <li>• Current enrollment in a drug screening program according to USDOT CFR Title 49 regulations, and</li> <li>• Maintain a general liability insurance policy for explosive transportation for not less than \$5,000,000.</li> </ul>
<p><b>IMPACT HAZ-1b: Risk of Explosion or Release of Explosive Material – Use On-site.</b> The Project would create a hazard to workers, public or the environment as a result of accidental explosions of blasting material at the site.</p>	<p><b>MM HAZ-1b: Risk of Explosion or Release of Explosive Material – Use On-site.</b> The management, handling and storage of explosive materials shall be conducted in accordance with the Blast Plan (Gasch &amp; Associates, December 2009) and with adherence to the federal, state and local regulations. The Blaster shall have a current, valid California “Blaster’s License” issued by CalOSHA. No on-site storage of explosive materials is allowed.</p>

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<p><b>IMPACT HAZ-2: Release of Hazardous Materials or Wastes.</b> The Project could release hazardous materials or hazardous wastes stored on-site, or brought to the site in loads of material to be recycled.</p>	<p><b>MM HAZ-2: Release of Hazardous Materials or Wastes.</b> Prior to issuance of a Notice to Proceed for the quarry project, the applicant/quarry operator shall provide the Planning and Building Department with documentation that the County Environmental Health Division has reviewed and approved any required registration or plan documents related to the use of hazardous materials and/or generation of hazardous wastes. The management, handling, storage and disposal of hazardous materials and waste shall comply with the applicable federal, state and local hazardous materials and waste regulations. These regulations may include the following requirements:</p> <ul style="list-style-type: none"> <li>• Potentially hazardous materials and waste shall be stored in a manner to minimize a release (e.g., secondary containment).</li> <li>• A Training Program that addresses the federal, state and local regulatory requirements shall be prepared and implemented.</li> <li>• A Contingency and Spill Response Plan shall be prepared and implemented.</li> <li>• A Business Plan which includes a hazardous materials/waste inventory, quantities and location of hazardous materials/waste and copies of the Training and Contingency Plans shall be prepared and provided to the Certified Unified Program Agency, if hazardous materials are stored above threshold quantities.</li> <li>• Routine inspections of the equipment and storage areas shall be conducted.</li> <li>• Hazardous waste shall be transferred off-site by a licensed transporter to a permitted hazardous waste disposal facility.</li> <li>• Servicing and fueling activities shall take place only in designated fueling areas.</li> <li>• Sediment runoff shall be managed under the SWPPP.</li> <li>• Spills of fluid hazardous materials shall be reported immediately to the site supervisor and Environmental Health Division.</li> <li>• Inspection and emergency response records shall be maintained and made available to regulatory agencies upon request.</li> <li>• Any storage of materials shall be consistent with Section 22.10.155 – Stormwater Management.</li> </ul>

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<p><b>IMPACT HAZ-5: Fire Hazard Risk.</b> The project will involve blasting and the use of heavy equipment in the vicinity of natural vegetation in an area within a very high fire hazard severity zone.</p>	<p><b>MM HAZ-5: Fire Hazard Risk.</b> Prior to issuance of Notice to Proceed or issuance of a construction permit for the project, whichever occurs first, the applicant/quarry operator shall apply for and obtain CalFire approval of a Fire Safety Plan for the project. The applicant/quarry operator shall comply with provisions of the Fire Safety Plan and other requirements from CalFire. The applicant/quarry operator shall comply with the current California Fire Code (24 CCR Part 9), California Building Code, Public Resources Code and any other applicable fire laws, as outlined in the “Commercial Fire Plan Review” letter from CAL FIRE/San Luis Obispo County Fire Department, dated July 9, 2010.</p>
<p><b>IMPACT HAZ-6: Slopes and Other Quarry Hazards.</b> Unstable, steep slopes may be created during the mining process. Workers will be exposed to risks from heavy equipment, blasting, steep slopes, truck operations, and other activities associated with mining operations.</p>	<p><b>MM HAZ-6: Slopes and Other Quarry Hazards.</b> Throughout the quarry lifetime, the operator shall comply with all applicable worker protection measures addressed by CalOSHA regulations. See MM GEO-1 (related to quarry slope and bench stability). See MM NOISE-3 (includes public notification and warnings for blast events).</p>
<p><b>IMPACT HAZ-7: Potential Exposure to Valley Fever.</b> The project will grade, remove, and stockpile topsoil, which may expose workers to fungal spores that cause Valley Fever and contribute to the off-site transport of soil and spores.</p>	<p><b>MM HAZ-7a: Potential Exposure to Valley Fever/Dust Control.</b> Mitigation measure AQ-1b (control of PM<sub>10</sub> and fugitive dust) will provide adequate control of dust within the project site. <b>MM HAZ-7b: Exposure to Valley Fever/Worker Safety.</b> The Quarry operator shall incorporate applicable recommendations from the Public Health Department regarding recognition and control of Valley Fever in safety plans and worker training material. The content of this training material shall require approval by the Planning and Building Department prior to issuance of the grading permit for construction or the Notice to Proceed (whichever occurs first), and this information shall be maintained with operational and safety plans on-site.</p>
<p><b>IMPACT LU-2: Compatibility with Land Uses in the Santa Margarita Community.</b> Truck traffic from the project has the potential to be incompatible with the elementary school, residential and other uses in the Santa Margarita village area. Lack of communication between the quarry operator and the community would increase this incompatibility if specific instances or conflicts are not identified and resolved quickly.</p>	<p><b>MM LU-2: Compatibility with Land Uses in the Santa Margarita Community.</b> The Applicant shall establish a toll-free telephone hotline which members of the public may use to report any trucks or drivers that were observed exceeding the speed limits or driving unsafely. The Applicant shall investigate all reports, and shall take appropriate corrective and disciplinary action to prevent any further incidents. The following Mitigation Measures presented in Section 4.11 will also serve to reduce land use incompatibilities from truck traffic:</p> <ul style="list-style-type: none"> <li>• MM TRAFFIC 2a: Traffic Control Management Plan</li> </ul>

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	<ul style="list-style-type: none"> <li>• MM TRAFFIC 2b: Pedestrian Crossing at Encina Avenue</li> <li>• MM TRAFFIC 3b: Internal Traffic and Parking</li> </ul>
<p><b>IMPACT PS-1: Increase in Fire Hazards.</b> The project will contribute to an increase in fire hazards by introducing sources of ignition including: blasting and construction equipment, into a high fire hazard severity zone.</p>	<p><b>MM PS-1: Increase in Fire Hazards.</b> Mitigation HAZ-5 serves as adequate mitigation for Impact PS-1.</p>
<p><b>IMPACT REC-2: Access to Future Salinas River Trail.</b> Future agricultural uses, as allowed by the Rural Lands category, may pose a conflict with the development of the future Salinas River Trail and/or may be incompatible with the recreational uses along this future trail.</p>	<p><b>MM REC-2: Access to Future Salinas River Trail.</b> Prior to issuance of a Notice to Proceed, the property owner shall offer a future trail easement for dedication to the County, along the Salinas River Trail corridor, subject to conditions and County policies to coordinate trail development and to protect public safety and property owner rights. The offer of dedication shall be a minimum of 10 feet in width and be located adjacent to the Salinas River (outside of the creek corridor). The final location of the offer of dedication shall be determined in consultation with the Parks Department.</p>
<p><b>IMPACT TRAFFIC-1a: Increase Traffic at El Camino Real/SR 58 and Estrada Avenue.</b> The project will contribute additional traffic to this intersection adjacent to the UPRR rail crossing, where a potential need for signalization already exists. Potentially unsafe traffic conditions may be created at this location.</p>	<p><b>MM TRAFFIC-1a: Increase Traffic at El Camino Real/SR 58 and Estrada Avenue.</b> Prior to the issuance of a Notice to Proceed, the applicant/quarry operator shall provide payment or a suitable financial guarantee to fund a portion of the cost of signalization and related intersection improvements at Estrada Avenue SR 58 and El Camino Real. The amount is to be determined by the County Department of Public Works based on the proportion of total peak hour traffic through the intersection that is assignable to this project, using methods consistent with Caltrans guidelines. The timing for this requirement may be extended by the County into a later phase of the quarry project in the event Caltrans and the Department of Public Works determine that postponement of signalization of this intersection is appropriate.</p>
<p><b>IMPACT TRAFFIC-2b: Pedestrian Crossing at Encina Avenue.</b> The project will increase traffic, and contribute towards pedestrian safety conflicts, at this crossing of El Camino Real in downtown Santa Margarita.</p>	<p><b>MM TRAFFIC-2b: Pedestrian Crossing at Encina Avenue.</b> Prior to issuance of a Notice to Proceed with quarry operations, the applicant/quarry operator shall construct a pedestrian refuge island on SR 58 at the intersection of Encina Avenue, or related pedestrian safety improvement consistent with the Santa Margarita Design Plan, as approved by the County Department of Public Works and Caltrans.</p>
<p><b>IMPACT TRAFFIC-3a: Access.</b> The proposed access drive will require construction within the SR 58 right-of-way causing temporary disruption of highway traffic, and long term adverse effects on traffic using the state highway.</p>	<p><b>MM TRAFFIC-3a: Access.</b> Prior to the issuance of any construction permit by the County for the project access road, the applicant/quarry operator shall obtain an Encroachment Permit from Caltrans, and shall incorporate any conditions from Caltrans related to traffic controls or construction of the access road into its design.</p>

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Description of Impact	Mitigation Measures
<p><b>IMPACT TRAFFIC-3b: Internal Traffic and Parking.</b> Early morning parking by trucks waiting for the quarry to open could disturb and adversely affect residential areas.</p>	<p><b>MM TRAFFIC-3b: Internal Traffic and Parking.</b> The applicant/quarry operator shall designate and publicize to customers and haulers, off-site limits within which trucks should not operate or park while awaiting for the quarry gates to open in the morning. Prior to issuance of the Notice to Proceed for any off-site sale and transport of aggregate material, the applicant/quarry operator shall provide the Department of Planning and Building with documentation identifying these off-site limits and how they will be communicated to truck operators and to residents in the community. The documentation shall also identify by name and telephone number, where complaints may be made regarding unacceptable truck parking. NOTE: If Applicant Proposed Measure APM LU-1 is adopted, then MM-TRAFFIC-3b would be incorporated into the Traffic Control Management Plan.</p>
<p><b>IMPACT WW-1: Demand for Wastewater Disposal Service.</b> The project will contribute to an incremental demand for Wastewater service, which can be provided by an on-site septic system.</p>	<p><b>MM WW-1: Demand for Wastewater Disposal Service.</b> Prior to the issuance of a permit for the project's septic and leach field system, the applicant/quarry operator shall submit percolation test results and leachfield design details for review and approval by the Department of Planning and Building.</p>
<p><b>IMPACT WQ-1: Alteration of Runoff Water.</b> The project would disturb an area of approximately 41 acres, draining towards Moreno Creek (entrance road and Phases 1A and 1B), and in the northern unnamed creek drainage towards the Salinas River. The grading and quarry activities may introduce pollutants including sediment, and materials associated with quarrying and rock processing, into these surface waters through stormwater runoff and/or dry season releases.</p>	<p><b>MM WQ-1a: Alteration of Runoff Water/Construction Activities.</b> The applicant/quarry operator shall submit appropriate Permit Registration Documents (PRDs) to the SWRCB to provide coverage of the construction of the project (utilities, entrance road, and completion of construction through the end of Phase 1B or other point as appropriate under the Statewide General Permit for Construction (SWRCB Order No. 2009-0009-DWQ, NPDES No. CAS000002, or more current permit). Evidence of such coverage shall be provided to the County prior to the start of construction. All measures to control stormwater runoff and minimize discharges identified in the PRDs and related plans shall be timely implemented during construction.</p> <p><b>MM WQ-1b: Alteration of Runoff Water/Mining Activities.</b> The applicant/quarry operator shall submit a Notice of Intent (NOI) and related Stormwater Pollution Prevention Plan (SWPPP) to the SWRCB to provide coverage of the surface mine as an industrial use under the Statewide General Permit for Industrial Uses (SWRCB Order No. 97-03-DWQ, NPDES No. CAS000001, or more current permit). Evidence of such coverage shall be provided to the County prior to the start of Phase 1B. Measures to control stormwater runoff and minimize discharges identified in the documentation related to this permit shall be implemented, and be subject to</p>

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Description of Impact	Mitigation Measures
	<p>monitoring and verification as provided in the permit. Alternatively, this condition may be met through compliance with the County Stormwater Management provisions of Section 20.10.155 of the Land Use Ordinance.</p> <p><b>MM WQ-1c: Alteration of Runoff Water/Equipment Maintenance.</b> The applicant/quarry operator shall provide parking areas for equipment and servicing of equipment, and storage areas for any hazardous materials or other pollutants kept on-site, that have controlled drainage such that in the event of an accidental spill pollutant runoff to off-site surface water will not occur.</p>
<p><b>IMPACT WQ-2: Alteration of Groundwater.</b> The project will discharge septic effluent via an on-site leach field, which has potential to contaminate groundwater.</p>	<p><b>MM WQ-2: Alteration of Groundwater.</b> Mitigation Measure WW-1 (Section 4.12) serves as adequate mitigation for Impact WQ-2.</p>

**TABLE ES-2  
SUMMARY OF IMPACTS WHICH CANNOT BE MITIGATED TO A LEVEL BELOW SIGNIFICANCE**

The following impacts would be significant and unavoidable. For each of these impacts, feasible mitigation measures will be applied; however, the impacts will remain significant. Prior to project approval, the Planning Commission or the Board of Supervisors must adopt a Statement of Overriding Considerations, in accordance with Section 21081(a) (3) of CEQA.

Description of Impact	Mitigation Measures to be Applied, although the Impact Remains Significant
<p><b>IMPACT AES-1: Scenic Vistas.</b> The project will create graded slopes into natural hillsides, which will be visible to the public from portions of the SR 58 corridor, which is identified for study as a scenic corridor by the Conservation and Open Space Element. These slopes may adversely affect the aesthetic character of the site and the surrounding area. The location of Tank "A" will be visible from public views and has the potential to silhouette against the skyline as viewed from SR 58.</p>	<p><b>MM AES-1a: Scenic Vistas/Reclamation and Revegetation.</b> Revegetation of all final slopes and flat portions of the completed mine shall be accomplished in accordance with the approved Surface Mine Reclamation Plan. This includes phased reclamation in which exposed slopes in Phases 1B, 2A, 2B, and 3A are revegetated as early as practical, concurrent with the start of quarrying in the next subsequent phase. Upon completion of all quarry activities, all equipment and the access road are to be removed, and lower slopes within the quarry shall be filled to a slope of no more than 2:1 and revegetated consistent with the Final Site Configuration Plan shown in Appendix B and consistent with the performance standards for revegetation in the state surface mining regulations (14 CCR 3705). In accordance with Sections 22.01.050 (D) (4) and 22.01.070 of the County Land Use Ordinance, all revegetated areas shall be permanently maintained in perpetuity. The applicant/quarry operator shall provide a financial guarantee to ensure completion of the reclamation plan, including monitoring and maintenance to demonstrate that vegetation has been self-sustaining without irrigation for a minimum of two years prior to release of the final assurance.</p> <p><b>MM AES-1b: Scenic Vistas/Off-site Landscaping Agreement.</b> Prior to the issuance of the Grading Permit for project construction activities, the applicant/quarry operator shall obtain agreement from the off-site property owner (APN 070-154-019 / 6825 Calf Canyon Highway) for installation and maintenance of additional landscaping as described below in mitigation measure AES-1c. The off-site landscaping shall be shown in a preliminary landscaping plan included within the grading plans for construction of the project access road and other initial improvements.</p> <p><b>MM AES-1c: Scenic Vistas/Off-site Landscaping.</b> Prior to the start of excavations in Phase 1A, off-site landscaping shall be installed at a location approved by the Planning and Building Department (approximately 1,500 feet southwest of the project entrance and 100 feet southeast of the SR 58 roadway edge). The landscaping shall consist of 2 to 4 conifers or other tall growing trees consistent with the existing trees at this location, and shall be planted at a location that will help to block views into the quarry site from eastbound traffic on SR 58 and maintained for the life of the project.</p> <p><b>MM AES-1d: Scenic Vistas/Screening of Water Tank.</b> Prior to the issuance of any construction permit for project construction activities, the applicant/quarry operator shall show landscape screening in a preliminary</p>

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Description of Impact	Mitigation Measures to be Applied, although the Impact Remains Significant
	landscape plan. Landscaping shall be installed and maintained for the life of the project to visually screen Tank "A" from public views along SR 58.
<p><b>IMPACT AES-4: Cumulative Effects on Aesthetics and Visual Resources.</b> It is reasonable to expect that future quarries will be approved and constructed in the area surrounding the project. An unspecified number of these future quarries will have graded areas and ultimately revegetated slopes that will have adverse visual impacts similar to the proposed project, particularly when viewed from SR 58. However, the specific number and actual configuration of these future quarries is unknown at this time.</p>	<p><b>MM AES-4: Cumulative Effects on Aesthetics and Visual Resources.</b> Mitigation measures similar to AES-1a, AES-1b, AES-1c, and AES-1d are likely to be applied to any future quarries. These measures may serve to minimize impacts on views from SR 58, but they are not likely to eliminate impacts entirely.</p>
<p><b>IMPACT AQ-1a: Emissions of ROG+NO<sub>x</sub>.</b> Operations at the quarry at the planned production rate of 500,000 tons per year would generate combined emissions of Reactive Organic Gases (ROG) and nitrogen oxides (NO<sub>x</sub>) in excess of the daily and annual SLOAPCD thresholds defining a significant impact for these ozone precursors.</p>	<p><b>MM AQ-1a: Emissions of ROG+NO<sub>x</sub>.</b> Prior to issuance of a Notice to Proceed for the first phase of the quarry operation, the applicant or quarry operator shall provide evidence to the Department of Planning and Building that an acceptable set of measures to reduce ROG+NO<sub>x</sub> emissions has been approved by the SLOAPCD. The Quarry operator shall comply with the following on-site requirements for this project to minimize ROG+NO<sub>x</sub> emissions, or achieve equivalent reductions through measures approved by the SLOAPCD:</p> <ol style="list-style-type: none"> <li>1. Blasting shall not be conducted on days when portable aggregate processing equipment is in operation.</li> <li>2. On and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and/or job sites to remind drivers and operators of the 5 minute idling limit.</li> <li>3. If not required by other regulations (CARB on-road or off-road diesel requirements), transport operations conducted by the quarry operator shall be restricted to trucks with 2007 model year engines or newer trucks.</li> <li>4. Use Best Available Control Technology (BACT) measures for construction activities as follows: <ul style="list-style-type: none"> <li>• Further reducing emissions by expanding use of Tier 3 and Tier 4 off-road and 2010 on-road compliant engines;</li> <li>• Repowering equipment with the cleanest engines available; and</li> <li>• Installing California Verified Diesel Emission Control Strategies. These strategies are listed at: <a href="http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm">http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm</a></li> </ul> </li> <li>5. If the combination of these requirements does not meet the standard of 25 pounds per day of ROG+NO<sub>x</sub>, then the applicant or quarry operator shall comply with a combination of certain off-site requirements presented in Section 3.8.3 of the "CEQA Air Quality Handbook (April 2012)" prepared by the SLOAPCD, and/or additional measures in a Construction Activities Management Plan (CAMP) described in Section 4.5 of the same</li> </ol>

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Description of Impact	Mitigation Measures to be Applied, although the Impact Remains Significant
	<p>Handbook, to achieve this standard to the satisfaction of the SLOAPCD. This requirement may include funding and implementation of off-site mitigation measures consistent with the existing SLOAPCD program described in Section 3.8.3 of the same Handbook.</p>
<p><b>IMPACT AQ-1b: Emissions of PM<sub>10</sub> Fugitive Dust.</b> Operations at the quarry at a production rate of 500,000 tons per year would generate emissions of PM<sub>10</sub> fugitive dust in excess of the daily SLOAPCD thresholds defining a significant impact for this criteria pollutant. The fugitive dust emissions would not exceed the annual threshold.</p>	<p><b>MM AQ-1b: Emissions of PM<sub>10</sub> Fugitive Dust.</b> The Quarry operator comply with the following on-site requirements for this project to minimize PM<sub>10</sub> fugitive dust emissions:</p> <ol style="list-style-type: none"> <li>1. Reduce the amount of disturbed area where possible, by retaining the natural vegetation and soil within each quarry phase until that phase is ready to start.</li> <li>2. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.</li> <li>3. All soil or product stockpile areas should be sprayed daily as needed, or be covered or treated to minimize windblown dust.</li> <li>4. The project access drive should be completed and paved prior to the start of quarry operations and the operation of heavy trucks on the property for aggregate sales purposes.</li> <li>5. Locations for stockpiles and material storage areas, along with specifications for dust control measures, shall be shown on all applicable construction and mining plans.</li> <li>6. The quarry operator shall designate a person to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20 percent opacity, and to prevent transport of dust off-site. Their duties shall include holidays and weekend periods when work may not be in progress. The name and phone number of such person shall be provided to the SLOAPCD prior to issuance of Notice to Proceed or other permit to initiate work on the project.</li> <li>7. Reclamation and revegetation of all disturbed areas shall occur as soon as practicable in a phased manner consistent with the project plans. Watering or other treatments shall be used on replaced soil material to control windblown dust until vegetation is established.</li> <li>8. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the SLOAPCD.</li> <li>9. Vehicle speed for all quarry vehicles and trucks on unpaved portions of the operations area shall not exceed 15 mph.</li> <li>10. All trucks hauling dirt, sand, soil, or other loose materials are to be covered, fitted with appropriate seals and splash guards, and must be operated in conformance with California Vehicle Code 23114 related to hauling materials.</li> <li>11. Sweep streets at the end of each day if visible soil material is carried onto the project access road. Water</li> </ol>

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Description of Impact	Mitigation Measures to be Applied, although the Impact Remains Significant
	<p>sweepers with reclaimed water should be used where feasible.</p> <p>12. Prior to commencement of any construction activities (e.g., site preparation, grading or construction activities) the applicant will notify the County Department of Planning and Building and the SLOAPCD, by letter, of the status of the air quality measures outlined above. The letter will state the following:</p> <ol style="list-style-type: none"> <li>a) The controls that will be implemented;</li> <li>b) The reasons why any unimplemented measures are considered infeasible and the measures incorporated to substitute for these measures; and</li> <li>c) When scheduled construction activities will be initiated to allow for SLOAPCD inspection of the mitigation measures.</li> </ol>
<p><b>IMPACT NOISE-1: Truck Traffic Noise.</b> The project will generate additional truck traffic, which may potentially increase noise levels along SR 58 by up to 1.9 dBA with distinct low frequency noise associated with heavy trucks. At some locations the resulting noise levels will reach the County criteria of 60 dBA, which would be a potential significant impact.</p>	<p><b>MM NOISE-1: Truck Traffic Noise.</b> The applicant/quarry operator shall advise all truck drivers exiting the facility regarding the noise sensitive residential uses along the truck route through Santa Margarita, and shall prohibit the use of compression brakes except under emergency conditions. Documentation in the form of notification copies shall be provided to the Planning and Building Department prior to the notice to proceed for Phase 1A of the quarry.</p> <p>NOTE: If Applicant Proposed Measure APM LU-1 is adopted, then MM-NOISE-1 would be incorporated into the Traffic Control Management Plan.</p>
<p><b>IMPACT NOISE-2: Quarry Operations Noise.</b> During early phases of the proposed quarry, including the initial construction and quarrying through the completion of Phases 1A and 1B, the hourly Leq values caused by the quarry operations at some nearby residences may exceed the County daytime Leq standard of 50 dBA (or ambient plus 1 dBA).</p>	<p><b>MM NOISE-2a: Quarry Operations Noise/Maintenance.</b> The applicant shall maintain all manufacturers' mufflers or other noise reducing equipment on all quarry vehicles and equipment.</p> <p><b>MM NOISE-2b: Quarry Operations Noise/Noise Management Plan.</b> Prior to issuance of any permits for the start of construction, the applicant shall prepare and submit a noise management plan to specify measures for the control and monitoring of noise levels, to be approved by the Planning and Building Department and implemented by the operator throughout at least the completion of Phase 1A and 1B. Elements of the Noise Management Plan shall include:</p> <ul style="list-style-type: none"> <li>• Descriptions of measures that may be used to reduce noise levels, which may include: <ul style="list-style-type: none"> <li>▪ The use of low noise emitting equipment</li> <li>▪ Scheduling of operations to minimize the number of heavy equipment vehicles in use at one time</li> <li>▪ Design of stockpile and loading areas to minimize the need for trucks to back up</li> <li>▪ Use of adjustable back up alarms or similar measures to minimize noise from this source</li> <li>▪ The design and placement of stockpiles to act as noise barriers</li> <li>▪ The use of temporary noise barriers</li> </ul> </li> <li>• Descriptions of monitoring points and times appropriate to obtain data to demonstrate compliance with the</li> </ul>

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	<p>County Code (Section 22.10.120)</p> <p><b>MM NOISE-2c: Quarry Operations Noise/Noise Complaint Procedures.</b> The applicant shall provide the County Planning and Building Department with, and post at a visible location on the property, the name and contact information for a representative who will be available to respond to noise complaints. Procedures for responding to and resolving noise complaints shall also be incorporated into the operating plans for the quarry.</p>
<p><b>IMPACT NOISE-3a: Blasting Noise.</b> Quarry operations involving blasting may potentially cause a significant impact. During early phases of the proposed quarry blasting, L<sub>max</sub> values at nearby residences are predicted to range from 62 dBA to 80 dBA, depending on the prediction method used.</p>	<p><b>MM NOISE-3a: Blasting Noise/Blasting and Public Notification Plan.</b> Prior to the Notice to Proceed with quarrying in Phase 1A, the applicant shall provide, and the Planning and Building Department shall review and approve if acceptable, a Public Information and Notification Plan for blasting activities. The Plan shall describe the blasting and related activities, and specify a notification procedure so that nearby residences may be informed ahead of time regarding pending blast events. The warning and all clear signal system shall be described, and contact information provided for the purpose of obtaining further information or for lodging complaints. All blasting activities shall be conducted by a licensed blasting contractor in a manner consistent with the blasting plan prepared for the project, and shall be limited to daytime hours on normal working days. All blast events shall be monitored for air overpressure (sound levels) at points that will allow computation of resulting noise levels at nearby residences. Blast reports, including the results of ground vibration and air overpressure monitoring shall be retained at the quarry office and shall be submitted to the County Department of Planning and Building on request, and be available for inspection. Control measures and public information can reduce the effects of blasting noise but they cannot be fully mitigated.</p>
<p><b>IMPACT NOISE-5: Cumulative Traffic Noise.</b> Truck traffic from the project, when added to existing truck traffic from the Hanson Santa Margarita Quarry, may cause a significant impact.</p>	<p><b>MM NOISE-5: Cumulative Traffic Noise.</b> Mitigation NOISE 1a and 1b serve as mitigation for Impact NOISE-5.</p>
<p><b>IMPACT TRAFFIC-2a: Elementary School Crossing.</b> Project generated heavy truck traffic may impair visibility of roadway traffic from the Santa Margarita Elementary school crossing on Estrada Avenue at H Street. Since the crossing design and improvements on this state highway are consistent with applicable standards, this effect is a less than significant impact.</p>	<p><b>MM TRAFFIC-2a: Elementary School Crossing.</b> Since this effect is less than significant, no mitigation is required.</p> <p>NOTE: Applicant Proposed Measure APM LU-1A addresses this item as a land use compatibility issue.</p>
<p><b>IMPACT TRAFFIC-4: Cumulative Contribution to 2030 Traffic Volumes.</b> The project will contribute towards future (2030) traffic volumes including trips associated</p>	<p><b>MM TRAFFIC-4: Cumulative Contribution to 2030 Traffic Volumes.</b> The applicant/quarry operator shall enter into an agreement with the County to pay their fair share of improvements necessary to identified intersections in the community of Santa Margarita. The applicable fair share is currently estimated at 8.1 percent based on the</p>

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<b>Description of Impact</b>	<b>Mitigation Measures to be Applied, although the Impact Remains Significant</b>
with the development of the Santa Margarita Ranch Agricultural Residential Cluster Subdivision, that will degrade the LOS at the intersection of Estrada Avenue SR 58 and El Camino Real, and at the intersection of Estrada Avenue and H Street (location of the Santa Margarita Elementary School pedestrian crossing).	proportional contribution by the project to traffic at the intersection of Estrada Avenue and El Camino Real. The fair share contribution shall be evaluated and the agreement updated as necessary by the County in consultation with Cal Trans, prior to the issuance of each Notice to Proceed for each phase of the quarry. Although the proposed mitigation would reduce impacts to the extent possible, due to the uncertainty regarding Caltrans approval of improvements within their jurisdiction, and uncertainty regarding right-of-way acquisition, in cannot be assured that all improvements would be feasibly constructed prior to the time when they are needed. As a result, cumulative traffic impacts would remain significant and unavoidable.

**TABLE ES-3  
SUMMARY OF ENVIRONMENTAL EFFECTS WHICH HAVE BEEN FOUND TO BE LESS THAN SIGNIFICANT**

According to Section 15126.4 of the CEQA Guidelines, Mitigation Measures are not required for effects which are found not to be significant. The Initial Study/Notice of Preparation identified certain issues which were determined to be less than significant at the outset. Also, the EIR analyzed certain other issues and concluded that they were less than significant. Both types of issues are summarized in Table ES-3.

Description of Impact	Mitigation Measures
<b>Effects Identified in the Notice of Preparation/Initial Study</b>	
<b>Cultural Resources.</b>	A Phase I (surface) survey was conducted (Heritage Discoveries, Inc., April 16, 2009), which indicated that there was no evidence of cultural materials on the property within the project activity areas. No historic structures are present and no paleontological resources are known to exist in the area. Due to the steepness of the terrain affected by the proposed quarry, the likelihood of major cultural resources being present is very low.
<b>Population and Housing.</b>	Existing structures on the larger property that includes the proposed quarry site include a barn, storage shed, shop/garage, a trailer and two single residential structures, all located towards the southern boundary of the site off of SR 58. These structures are limited in number, and support the existing residences and ranch uses located there. The project will not induce growth in the area (as described further in Section 7.1 of this EIR).
<b>Effects Identified in the EIR</b>	
Description of Impact	Mitigation Measures
<b>IMPACT AES-2: Scenic Vistas/Salinas River Trail.</b> Although the project will create graded slopes into natural hillsides in the general vicinity of the proposed Salinas River trail corridor, those views will be blocked by existing vegetation and intervening topography.	<b>MM AES-2: Scenic Vistas/Salinas River Trail.</b> Since this effect is less than significant, no mitigation is required.
<b>IMPACT AG-1: Loss of Agricultural Land.</b> The project involves the direct conversion of 1.2 acres of Metz loamy sand, 0–5 percent slope, which is currently used for grazing, and loss of access to an additional 0.9 acre. This is a relatively small area of Important Agricultural Soil and the current agricultural use is of low intensity.	<b>MM AG-1: Loss of Agricultural Land.</b> Since this effect is less than significant, no mitigation is required.

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Description of Impact	Mitigation Measures
<b>IMPACT AG-4: Cumulative Effects Related to Agricultural Resources.</b> The proposed project would result in a loss of approximately 2.1 acres of grazing land which is relatively small in size and is generally of low productivity.	<b>MM IMPACT AG-4: Cumulative Effects Related to Agricultural Resources.</b> Since this effect is less than significant, no mitigation is required.
<b>IMPACT AQ-1c: Emissions of Other Criteria Pollutants (CO and SO<sub>2</sub>).</b> The project will result in emissions of carbon monoxide (CO) and small amounts of sulfur dioxide (SO <sub>2</sub> ) which will not accumulate or cause exceedances of any AAQS.	<b>MM AQ-1c: Emissions of Other Criteria Pollutants (CO and SO<sub>2</sub>).</b> Since this effect is less than significant, no mitigation is required.
<b>IMPACT AQ-3: Creation of Objectionable Odors.</b> The project proposes to mine granitic rock and produce aggregate products for sale. The project will also accept and process "Type A" inert debris, consisting of Portland Cement Concrete and Asphaltic Concrete, to produce recycled material for use in roadway construction.	<b>MM AQ-3: Creation of Objectionable Odors.</b> Since this effect is less than significant, no mitigation is required.
<b>IMPACT AQ-4: Consistency with Clean Air Plan.</b> The project involves activities and generation of truck traffic that would be potentially inconsistent with the Clean Air Plan.	<b>MM AQ-4: Consistency with Clean Air Plan.</b> Since this effect is less than significant, no mitigation is required.
<b>IMPACT AQ-5: Cumulative Effects Related to Air Quality.</b> The project, in combination with the Hanson Santa Margarita Quarry and other significant projects, involve activities and generation of truck traffic that would be potentially inconsistent with the Clean Air Plan.	<b>MM AQ-5: Cumulative Effects Related to Air Quality.</b> Since this effect is less than significant, no mitigation is required.
<b>IMPACT BIO-11: Effect on Wildlife Movement.</b> The Quarry project may potentially impact landscape level movement of large mammals, migratory birds or other wildlife.	<b>MM BIO-11: Effect on Wildlife Movement.</b> Since this effect is less than significant, no mitigation is required.
<b>IMPACT BIO-12: Cumulative Effects Related to Biological Resources.</b> The loss of 40.29 acres of habitat from this project site may potentially constitute a cumulatively considerable biological impact in this region, in the context of surrounding habitat in the region surrounding the project site.	<b>MM BIO-12: Cumulative Effects Related to Biological Resources.</b> Since this effect is less than significant, no mitigation is required.
<b>IMPACT GEO-2: Exposure to Geologically Hazardous Conditions.</b> The proposed quarry site may potentially be affected by an Alquist-Priolo fault zone, expansive soils, or a 100-year floodplain.	<b>MM GEO-2: Exposure to Geologically Hazardous Conditions.</b> Since this effect is less than significant, no mitigation is required.

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Description of Impact	Mitigation Measures
<p><b>IMPACT GEO-5: Policy Consistency and Effects on Future Mining.</b> The project design may potentially preclude future mining on other portions of the Oster property, and/or potentially not affect the potential for mining granitic rock on nearby properties.</p>	<p><b>MM GEO-5: Policy Consistency and Effects on Future Mining.</b> Since this effect is less than significant, no mitigation is required.</p>
<p><b>IMPACT GEO-6: Cumulative Effects Related to Geology.</b> Some effects related to geology could be cumulative in nature. These effects include the loss of topsoil through erosion and the discharge of sediment into surface water courses. These effects may be associated with any proposed quarry, or with any other type of development or even with a change in agricultural activities. For these issues, permit requirements and existing statewide programs provide measures that serve to avoid or minimize the potential cumulative effects on a project-by-project basis.</p>	<p><b>MM GEO-6: Cumulative Effects Related to Geology.</b> Since this effect is less than significant, no mitigation is required.</p>
<p><b>IMPACT GHG-1: Greenhouse Gas Generation.</b> The greenhouse gas emissions generated from the Quarry project may potentially exceed the Screening Threshold (10,000 MTCO<sub>2</sub>e/year) established for evaluating these emissions.</p>	<p><b>MM GHG-1: Greenhouse Gas Generation.</b> Since this effect is less than significant, no mitigation is required.</p>
<p><b>IMPACT GHG-2: Potential Greenhouse Gas Generation Plan Conflicts.</b> The Quarry project may potentially conflict with the applicable Greenhouse Gas Emission policies of the Open Space and Conservation Element of the County General Plan.</p>	<p><b>MM GHG-2: Potential Greenhouse Gas Generation Plan Conflicts.</b> Since this effect is less than significant, no mitigation is required.</p>
<p><b>IMPACT GHG-3: Cumulative Effects Related to Greenhouse Gas Emissions.</b> The greenhouse gas emissions generated from the Quarry project may be significant, when combined with the emissions from the Hanson Quarry or other sources.</p>	<p><b>MM GHG-3: Cumulative Effects Related to Greenhouse Gas Emissions.</b> Since this effect is less than significant, no mitigation is required.</p>
<p><b>IMPACT HAZ-3: Effect on Regional or Local Evacuation Plans.</b> The Project may potentially conflict with emergency response or regional or local evacuation plans. The project will have its own dedicated access drive from SR 58, which may potentially affect access to either of the two residences located elsewhere on the property, or any other residences in the vicinity.</p>	<p><b>MM HAZ-3: Effect on Regional or Local Evacuation Plans.</b> Since this effect is less than significant, no mitigation is required.</p>

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Description of Impact	Mitigation Measures
<p><b>IMPACT HAZ-4: Airport Flight Patterns.</b> The proposed quarry may potentially involve activities that would interfere with aircraft operations in the vicinity. For these reasons, the proposed project could potentially expose people to a safety risk associated with airport flight patterns.</p>	<p><b>MM HAZ-4: Airport Flight Patterns.</b> Since this effect is less than significant, no mitigation is required.</p>
<p><b>IMPACT HAZ-8: Cumulative Effects Related to Hazards and Hazardous Materials.</b> All present and future granite quarries which transports, manages, and handles explosive and hazardous materials may cause potential impacts related to hazards. All quarries and major construction projects have potential to contribute to Valley Fever, through removal of vegetation and topsoil during grading.</p>	<p><b>MM HAZ-8: Cumulative Effects Related to Hazards and Hazardous Materials.</b> Since this effect is less than significant, no mitigation is required.</p>
<p><b>IMPACT NOISE-3b: Blasting Ground Vibration.</b> The project will involve blasting and heavy equipment operation that may potentially induce vibration at nearby residences. Estimated peak particle velocities of 0.2–0.3 inch per second are considered very low and are not expected to cause damage to normal structures.</p>	<p><b>MM NOISE-3b: Blasting Ground Vibration.</b> Since this effect is less than significant, no mitigation is required.</p>
<p><b>IMPACT NOISE-4: Cumulative Effects Related to Operational Noise.</b> Operational noise from the project, when added to existing operational noise from the Hanson Santa Margarita Quarry, may cause a significant impact.</p>	<p><b>MM NOISE-4: Cumulative Effects Related to Operational Noise.</b> Since this effect is less than significant, no mitigation is required.</p>
<p><b>IMPACT PS-2: Demand for Public Services.</b> The project will contribute a small increment to demand for other public services, which can be provided by the appropriate public service providers (police, schools, roads, and solid waste).</p>	<p><b>MM PS-2: Demand for Public Services.</b> Since this effect is less than significant, no mitigation is required.</p>
<p><b>IMPACT PS-3: Cumulative Effects Related to Public Services and Utilities.</b> This project, along with others in the area, will have a cumulative effect on road facilities as well as police and fire protection, and will not affect schools.</p>	<p><b>MM PS-3: Cumulative Effects Related to Public Services and Utilities.</b> Since this effect is less than significant, no mitigation is required.</p>
<p><b>IMPACT REC-1: Increase Use or Demand for Recreational Facilities.</b> The project may potentially increase population and/or provide new housing, and it may potentially increase the demand for recreational facilities.</p>	<p><b>MM REC-1: Increase Use or Demand for Recreational Facilities.</b> Since this effect is less than significant, no mitigation is required.</p>

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Description of Impact	Mitigation Measures
<p><b>IMPACT REC-3: Cumulative Effects Related to Recreation.</b> All present and future granite quarries may potentially increase population and/or provide new housing, and they may potentially increase the demand for recreational facilities.</p>	<p><b>MM REC-3: Cumulative Effects Related to Recreation.</b> Since this effect is less than significant, no mitigation is required.</p>
<p><b>IMPACT TRAFFIC-1b: Traffic Volume Increases – Level of Service.</b> The project will cause small increases in the traffic delay at intersections in the project vicinity, and on the traffic density on US Highway 101 and the SR 58 freeway ramps. In all cases, these changes will not alter the existing Level of Service (LOS) and in all cases the existing LOS is within applicable standards.</p>	<p><b>MM TRAFFIC-1b: Traffic Volume Increases – Level of Service.</b> Since this effect is less than significant, no mitigation is required.</p>
<p><b>IMPACT WW-2: Cumulative Effects Related to Wastewater.</b> The project, in conjunction with future development in the area, may potentially contribute to a small increment of demand for wastewater treatment services.</p>	<p><b>MM WW-2: Cumulative Effects Related to Wastewater.</b> Since this effect is less than significant, no mitigation is required.</p>
<p><b>IMPACT WQ-3: Increased Use of Surface Water.</b> The project will increase total water use on the property from approximately 2 afy to 7 afy. This amount may potentially require an increase in the use of surface water.</p>	<p><b>MM WQ-3: Increased Use of Surface Water.</b> Since this effect is less than significant, no mitigation is required.</p>
<p><b>IMPACT WQ-4: Effect on Community Water Service Provider.</b> This project could potentially affect a nearby water service provider such as CSA 23 in Santa Margarita.</p>	<p><b>MM WQ-4: Effect on Community Water Service Provider.</b> Since this effect is less than significant, no mitigation is required.</p>
<p><b>IMPACT WQ-5: Cumulative Effects Related to Water Quality and Supply.</b> The project, in conjunction with the nearby Hanson Santa Margarita Quarry and other uses, will continue the use of surface and shallow subsurface water from the Salinas River. This water use could potentially and adversely affect upstream users or contribute to any short-term declines in water levels along Parkhill Road, due to its location.</p>	<p><b>MM WQ-5: Cumulative Effects Related to Water Quality and Supply.</b> Since this effect is less than significant, no mitigation is required.</p>

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**TABLE ES-4A  
COMPATIBILITY WITH SURROUNDING AREA SITE**

Description of Land Uses, Categories	Discussion
North: vacant land, grazing, Rural Lands/EX1 Extractive Resource Area Combining Designation	Large lots and adherence to the EX1 Extractive Resource Area Combining Designation will ensure compatibility if these properties are developed in the future
South: several rural homes on Parkhill Road and SR 58 1. Rural Lands/EX1 Extractive Resource Area Combining Designation 2. Residential Rural	Combination of: distance; retention of ridgelines; and operational restrictions may reduce incompatibility of the quarry to the existing and future residential development south of the project, but impacts (Noise) would still result.
East: vacant land, grazing, rural home on SR 58, 1. Rural Lands/EX1 Extractive Resource Area Combining Designation 2. Residential Rural	Combination of: distance; retention of ridgelines; and operational restrictions may reduce incompatibility of the quarry to the existing and future residential development south of the project, but impacts (Noise) would still result. Large lots and adherence to the EX1 Extractive Resource Area Combining Designation will ensure compatibility if vacant properties develop in the future.
West: vacant land, grazing, Hanson Quarry, Rural Lands/EX1 Extractive Resource Area Combining Designation	Large lots and adherence to the EX1 Extractive Resource Area Combining Designation may ensure compatibility if these properties develop in the future.

**TABLE ES-4B  
COMPATIBILITY WITH SANTA MARGARITA COMMUNITY**

Description of Issue	Applicant Proposed Measures
<p><b>Compatibility with Land Uses in the Santa Margarita community.</b> Truck traffic from the project has the potential to be incompatible with surrounding land uses that generate pedestrian traffic, such as the Santa Margarita Elementary School and the downtown business district.</p>	<p><b>APM LU-1:</b> Compatibility with Land Uses in the Santa Margarita community.</p> <p><b>LU-1a:</b> Prior to any commercial production or sales at the quarry, the Applicant shall prepare and submit a Traffic Control and Management Plan (TCMP) which be updated and resubmitted annually no later than July 1 of each year. The TCMP shall ensure that trucks arriving at or leaving the quarry reduce conflicts with peak pick-up and drop-off and bus arrival/departure times at Santa Margarita Elementary School, and also that truck traffic will not be active on the day of the annual Wildflower Ride. The Applicant shall obtain school start and end times from the Atascadero School District prior to July 1 of each year and shall coordinate with the San Luis Obispo Bike Club to determine the date of the Wildflower Ride for each year.</p> <p><b>LU-1b:</b> The Applicant shall be responsible for funding the installation of a motion-generated flashing light system to be embedded in the crosswalk at the intersection of SR 58 and H Street, subject to authorization by</p>

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Caltrans and in accordance with Caltrans standards.

**LU-1c:** All trucks hauling in and out of the project shall be required to abide by posted speed limits at all times and keep at 25 mph or less through the designated school zone. All drivers visiting the quarry must be provided with a printout advising them to obey these speed limits and use extra caution when driving through the school zone and the downtown area and advising them that the use of engine brakes is prohibited in these areas except in emergency situations.

**LU-1d:** The Applicant shall establish a toll-free telephone hotline which members of the public may use to report any trucks or drivers that were observed exceeding the speed limits or driving unsafely. The Applicant shall investigate all reports, and shall take appropriate corrective and disciplinary action to prevent any further incidents. The Applicant shall provide a two-way radio or other communication device to the school crossing guards or school authorities so that they may directly contact the quarry or the scale house to report any incidents as they happen.