Request for Proposal – Environmental Impact Report

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600
Promoting the Wise Use of Land • Helping to Build Great Communities

APRIL 29, 2011

Project: OSTER (LAS PILITAS QUARRY) CONDITIONAL USE PERMIT / RECLAMATION PLAN; DRC2009-00025, ED09-258

SECTION 1 – GENERAL INFORMATION

1.1 Purpose

The purpose of this request for proposals (RFP) is to provide interested consultant firms with sufficient information concerning the services desired by the County of San Luis Obispo. This information is intended to enable the firms to prepare and submit proposals to prepare an Environmental Impact Report to allow for hard rock mining east of the community of Santa Margarita.

1.2 Right of Rejection

The County reserves the right to reject any or all proposals received as a result of this request. The County will not pay for any information contained in the proposals obtained from participating firms. The County is not liable for costs incurred by firms prior to issuance of a contract. The County also may negotiate separately with any source in any manner necessary to serve the best interest of the County. This request for proposals is made for informational and planning purposes only. Awards (if granted) will not be made solely on the basis of proposals resulting from this request.

1.3 How to submit Proposals

In order for proposals to be examined and evaluated by the Environmental Coordinator's office, the County is requesting eight (8) copies of the proposals and eight (8) copies of any supportive materials (2 of the 8 copies may be on CDs). It is preferred that all proposals be submitted on recycled paper and printed on two sides. **Proposals must be delivered no later than 12:00 PM noon, May 20, 2011**. Please ship copies so as to insure prompt delivery to:

JOHN NALL, PRINCIPAL ENVIRONMENTAL SPECIALIST
DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET, RM 300
SAN LUIS OBISPO, CA 93408-2040

Once submitted, the proposals and any supplementary documents become the property of the County.

1.4 Acceptance of Proposal Content

If a contract is awarded as a result of a response to this request, the County will select the successful firm as quickly as possible after the final date from receipt of the proposals. However, final award is contingent upon successful contract negotiation.

It is likely that the content of the proposal of the successful bidder will be used in a legal contract of agreement. Bidders should be aware that methods and procedures proposed could become contractual obligations.

1.5 Inquiries

If the consultant has any questions in regard to this RFP, please contact: John Nall at (805) 781-5027 jnall@co.slo.ca.us

1.6 Contract Amount

The consultant shall prepare a cost estimate based upon the services requested in this RFP. The EIR document shall be bid at a firm, fixed price, while staff meetings, public hearings, and preparation of findings shall be bid on a time and materials basis.

1.7 Project Location

The proposed project is within the Rural Lands land use category and is located at 6660 Calf Canyon Way (north side of Highway 58), east of the Salinas River Bridge and approximately ¼ mile west of the Parkhill Road intersection, east of the community of Santa Margarita. The site is in the Las Pilitas planning area, within the Energy Extractive 1 Combining Designation Overlay.

1.8 Project Description

A request by Las Pilitas Resources LLC for a Conditional Use Permit/ Development Plan and Reclamation Plan to allow for an aggregate quarry, and asphalt and concrete recycling facility. The applicant is requesting a 30-year timeframe for the mining operation and eventual reclamation of the site, with a maximum annual extraction of 500,000 tons. The project will result in the disturbance of approximately 60 acres on two parcels totaling approximately 203 acres in size (APN 070-141-070 = 66.5 acres, APN 070-141-071 = 137.3 acres).

The proposed project would be implemented in two stages and would include the following:

Initial Stage: Installation of a truck scale, portable office, access road construction and landscaping. The production of aggregate material would start with removing and stockpiling overburden for future reclamation use, and excavating, processing and stockpiling of decomposed granite (DG) and granite rock. This initial extraction would occur towards the center of the site, extending towards the north and northeast. Processing of excavated material will be done by portable crushing and screening equipment as needed. According to the applicant, this phase would yield up to 500,000 tons of material annually and last approximately 5 years. The annual rate establishes a yearly maximum for the life of the project.

Follow Up Stage: Consists of continued excavation, processing and stockpiling of DG and granitic rock at the same annual rate. In addition, this stage of operations would include the recycling of concrete and asphalt. Rock and recycled material would be processed by portable and/or fixed plant equipment. Reclamation would begin in this phase as the upper benches of the mine are excavated and established.

Operational Details: The proposed mining operation would commence with clearing of vegetation and topsoil overburden from the area of excavation for later use. The aggregate material will then be removed by a wheel loader, hydraulic excavator and/or bulldozer for sorting by size and stockpiled for sale. Material would be loaded by a front end loader for the smaller material while large rocks would be loaded with a hydraulic excavator. Trucks would proceed to a scale for weighing and ticketing before leaving the site. In the event that the source material becomes too consolidated to be ripped by heavy equipment, the aggregate material will be loosened by blasting.

Blasting activities include drilling into the source material and adding explosives into the holes for detonation. All blasting would be performed by a California Licensed blaster. The material will then be brought down from the mine for sizing, sorting and stockpiled for processing. A portion of the high quality material will be sorted for use in the manufacturing of building materials and sold for specialty applications. The remainder of the material would be sold for commercial applications that do not require high quality specifications (e.g., road base).

Reclamation and Revegetation: Reclamation of the site would consist of slope preparation and

revegetation. As the mining of designated areas is completed and operations have moved on from one bench to the next, the slope of the completed areas will be contoured as appropriate for continued future use as ranching and grazing land. Finished slopes will be no greater than 1.5:1 ratio (1.5 feet horizontal for every 1 foot of vertical drop) with a 25-foot wide bench every 50 vertical feet. Benches would be sloped back into the hill with a ditch at the bottom of the slope to control any stormwater runoff or debris that may roll downslope. Stockpiled overburden soils excavated from the site would be applied to the finished slopes to be reclaimed. The slopes would then be replanted with native vegetation prior to the rainy season to prevent erosion.

Recycling: Asphalt and concrete debris from construction sites would be brought to the site for recycling. Material will be inspected and scaled, then dumped in appropriate stockpiles for processing. All materials for recycling will be required to be free of oil, plastics, steel pipe, wood, or any other waste. The material would be processed by the same portable crushing and screening equipment that is used in the processing of the mined materials. The recycled material would be stockpiled for public sale and reused.

It is important to note that the project does not include any provisions for asphalt production, nighttime activities or associated nighttime lighting. In addition, the project does not include the storage of fuel on-site.

SECTION 2 -SCOPE OF WORK

2.1 General Requirements

The EIR shall meet all of the requirements set forth in the California Environmental Quality Act (Public Resources Code 21000 et seq.) and the State CEQA guidelines (California Code of Regulations, section 15000 et seq.).

2.2 Specific Requirements

An Initial Study outlining the potential environmental impacts was completed for this project (Exhibit A), which concluded that there may be significant environmental impacts associated with the proposed project and that an environmental impact report (EIR) is required. The applicant is not disputing the need for preparation of an EIR. The issues described in the attached Initial Study should be addressed in the EIR. Other issues to make the EIR a complete document in compliance with CEQA and the State CEQA Guidelines should also be addressed. The consultant shall include peer review as one of the methodologies for evaluation and preparation of the EIR for those issue areas where consultants have prepared and submitted technical studies on behalf of the applicant. If the consultant identifies areas of concern not mentioned in this request, these should be described in the consultant's proposal and included in the cost estimate.

Identified impacts shall be designated as significant or insignificant pursuant to the criteria of CEQA and the State CEQA Guidelines, and any thresholds or criteria used by the County. Indirect or secondary impacts of the project shall also be discussed and mitigation measures recommended.

Mitigation measures should be described in detail and should be specific to the project. Two types of mitigation measures should be recommended: measures addressing impacts related to the primary impacts; and measures addressing impacts related to the secondary impacts associated with the proposed project.

The alternatives analysis, while mostly a qualified effort, shall make all efforts to use or cite existing applicable detailed information to make for as meaningful a comparison as possible to the proposed project.

Mitigation Monitoring

A comprehensive Mitigation Monitoring and Reporting Program (MMRP), pursuant to Public Resources Code section 21081.6 shall be developed for applicable mitigation measures. The monitoring program shall incorporate both monitoring by the county and reporting by the developer, with subsequent report verification by on-site inspection, if necessary. Involvement

of a private, independent consultant may be included in the mitigation monitoring program.

2.3 Findings

A time and materials not-to-exceed-budget of 50 hours shall be included in the proposal and cost estimate, for preparation of findings pursuant to Sections 15091 and 15093 of the State CEQA Guidelines. These findings shall be prepared in a format approved by the Environmental Division.

2.4 Staff Meetings

The consultant shall be available for a "kick off" meeting and available to meet with one or more of the County or other agency staff when given advance notice. The cost estimate shall include the "kick off" meeting and at least five (5) other meetings.

2.5 Public Hearings

The consultant shall include costs for attendance at four (4) public hearings. The consultant shall be prepared to respond to questions, make presentations and/or participate in an advisory capacity during meetings/hearings. The costs for attendance at the public hearings shall be itemized and are to be considered an option to be exercised by the County.

2.6 Deliverables

The format for all text documents, tables, charts, and illustrations shall be 8-1/2 x 11" vertical. If oversize inclusions are necessary, they will be 11" x 17". Document covers for all related documents shall be coordinated so they appear as a "set." All efforts shall be made to reduce the size of the EIR analysis to no more than 200 pages. As much of the technical information as possible shall be placed in the appendices. Duplication of information in multiple locations of the EIR shall be avoided to the extent feasible. **All hard copy administrative drafts, drafts, and final documents shall be two-sided, black ink, on white or light recycled stock paper.**

Deliverables shall include:

A. Four (4) hard copies and one electronic copy of the draft Project Description and EIR Outline.

B. Five (5) copies of the Administrative Draft EIR with appendices as follows: four (4) hard copies (in three ring binders); and one CD in original format (e.g., Word).

C. Forty five (45) copies of the Draft EIR as follows: five (5) hard copies with appendices (in three ring binders); fifteen (15) bound copies with appendices included as a CD in an envelope; twenty five (25) CDs (with graphics and appendices) in "searchable" .pdf format; ten (10) separately bound copies of appendices; and one (1) electronic copy in original format [e.g., Word].

D. One (1) copy of the Draft EIR in an HTML, or other acceptable web-friendly format, so text and graphics can be easily placed on the county's web site; (this shall include breaking the document in smaller, easily downloadable portions).

E. Five (5) copies (2 three-hole drilled, 2 bound, 1 CD) of the Administrative Final EIR with appendices.

F. Fifty five (55) copies of the Final EIR as follows: five (5) hard copies with appendices (in three ring binders); twenty five (25) bound copies with appendices as CDs in envelopes at back of document; twenty five (25) CDs (with graphics and appendices) in "searchable" .pdf format; fifteen (15) separately bound copies of appendices; and one (1) CD in original software format (e.g., Word).

G. If Mitigation Monitoring and Reporting Program (MMRP) is not incorporated into the Final EIR, provide five (5) bound copies, one (1) unbound copy (single-sided), and 1 CD (with graphics and appendices) in "searchable" .pdf format, and one (1) CD in original software format (e.g., Word) of the final MMRP.

H. One set of CDs (or other electronic medium acceptable to the county), in Word (current version, properly formatted), with the Draft and Final EIR, mitigation monitoring program and appendices. Spreadsheets and or databases developed for this EIR shall also be included on these CDs using the latest County's spreadsheet software. If GIS layers are developed / used, this information shall also be submitted electronically. The County uses ArcGIS and expects the following process to be used for GIS work:

Any geographic information electronically mapped as part of this project shall be provided as a .SHP file, a format compatible with ESRI's ArcView GIS software program, and shall be registered to the California State Plane NAD 83, Zone 5 coordinate system, units in feet. A .PRJ file shall be included reflecting this coordinate system.

All .SHP files submitted shall include sufficient metadata compatible with the ArcCatalog .XML format. This metadata shall include at minimum the following:

- *An abstract containing a brief narrative summary of the data set including levels of accuracy and methods of data capture.*
- *Purpose for creating the data with a summary of the intentions with which the data set was developed*
- *Citation including the name of the organization and/or individual that developed the dataset*
- *Maintenance requirements noting the frequency with which changes (if any are necessary) are made to the data set after the initial data set is completed*
- *Theme key words associated with the data set*
- *Contact information for the creator of the data set and for the creator of the metadata*
- *Date the data was published*

Descriptive text, thoroughly defining all features within each mapped data set, shall be incorporated into the data attribute tables. If codes or abbreviations were used for data attributes then a .LYR or other document explaining the codes shall be included. If maps were created in ArcView a .MXD file shall be included showing proper final map layout with any necessary symbolization. Map symbology shall be provided in a .LYR file which the County can import into any subsequent maps if desired.

I. Two unbound copies of CEQA Findings and an electronic version (include as an optional task).

SECTION 3 - PROPOSAL CONTENT

3.1 Form

Proposals and supporting materials shall be submitted in bound copies suitable for evaluation. Legibility, clarity and completeness are essential. Proposals should provide assurance that the firm has the professional capability to satisfactorily complete all tasks as described in Section 2 of this RFP.

3.2 Personnel and Experience

If subcontractors are to be used, describe the methods that will be used to assure their cooperation and performance. Describe the project contribution of each key person and approximate amount of time to be devoted to the project. Include a resume for each of the key personnel detailing their special qualifications applicable to the project. Describe the firm's qualifications in relationship to the required services. Summarize past projects of a similar nature that the consultant's firm has completed.

3.3 Coordination

Describe the process for maintaining a close working relationship between the consultant and the county project coordinator. Considerable merit will be placed on a relationship in which county staff is frequently and completely briefed on all work in process.

3.4 Task Timetable and Cost Estimates

The proposal shall contain the tasks required to complete the EIR with a completion target date for

each milestone (i.e., Project Description and EIR Outline and Thresholds, Administrative Draft EIR, Draft EIR, Administrative Final EIR, and Final EIR). Examples of key tasks are: data collection, data verification and analysis, completion of the Draft EIR, responses to comments, attendance at public hearings, and certification of the Final EIR. The proposal shall include a table which specifies the following for each task: assigned personnel, number of hours to be spent, rate/hour, and total cost. The time for firm members to attend public hearings where the EIR is considered (minimum of four) should be included as part of the hours estimate. Proposal amounts will be considered a factor in selecting a consultant.

3.5 Objectivity

Environmental Impact Reports are to be an independent, objective, and unbiased work product. Proposals shall certify that the consultant, principals, and subcontractors (if used) have the capacity to submit a neutral and unbiased environmental document.

SECTION 4 - CRITERIA FOR EVALUATION OF PROPOSAL

The County of San Luis Obispo will evaluate the proposals based on but not limited to the following criteria:

4.1 Understanding of the scope of work to be performed

A. Demonstrated understanding of the project objectives.

B. Consultant's approach to accomplishing the scope of work.

C. Timetable and costs for completing the project.

4.2 Consultant's methods and procedures to be used

A. Consultant's general approach to evaluating the issues.

B. Complete description of the procedures and analytical methods to be utilized.

4.3 Management, personnel and experience

A. Qualifications of each participant and overall "skill mix" for the firm.

B. Experience and performance on projects of a similar nature.

C. Information obtained by contacting references listed by the consultant.

4.4 Consultant's consultation and coordination with the County of San Luis Obispo

A. Procedures to be used to insure close contact between consultant and the project coordinator. A discussion should also be provided regarding consultation with applicable responsible agencies (e.g. CDFG, RWQCB, etc.).

B. Demonstrated experience in working with local government.

4.5 Cost Estimates

A. Are professionals and nonprofessionals used for the appropriate tasks in the proposal?

B. What quality of product will be delivered for the consultant's fee?

C. Are the cost estimates reasonable for the work product proposed?

SECTION 5 - EXISTING INFORMATION

5.1 Background Information

The following materials and documents contain information and standards applicable to the project site:

NOTE: *An additional list of County documents will be provided to the consulting firm chosen for the proposed project prior to starting the EIR to ensure the chosen consultant has all relevant information needed to complete a satisfactory analysis.*

-County Land Use Ordinance – Inland Portion
-County Framework for Planning – Inland Portion of the Land Use Element Salinas River Area Plan
-Oster (Las Pilitas Quarry) Conditional Use Permit / Reclamation Plan application and supporting documents
-Clean Air Plan and Technical Appendices
-State Natural Diversity Database
-Countywide Public Facility Fee Program
-San Luis Obispo Regional Transportation Plan
-County Ag & Open Space Element
-Energy Element
-Noise Element
-Annual Resource Summary Report (2008)
-County of San Luis Obispo Safety Element (1999)
-Draft Conservation Open Space Element
-Uniform Fire Code
-Solid Waste Management Plan
-Parks & Recreation Element
-County Master Water and Sewer Plan (1972)
-San Luis Obispo County Water Quality Reports
-San Luis Obispo County Hydrologic Report -Water Years 01-02 & 02-03
-San Luis Obispo County Integrated Regional Water Management Plan (2005)

5.2 Specific Information

The following materials and documents have been submitted by the applicant and contain information applicable to the project site. The consultant may use any or all of this information in the preparation of the EIR. However, the consultant must verify the accuracy of all information submitted by the applicant and shall not adopt any of the conclusions of the documents submitted by the applicant without independent analysis. The consultant shall be solely responsible for the contents of the EIR.

1) Las Pilitas Rock Quarry, San Luis Obispo County, California, APN: 070-141-070, -071, Sensitive Species and Habitat Survey. LFR, Inc.. October 2009

2) Engineering Geology Investigation, Las Pilitas Rock Quarry, Highway 58, APN: 070-141-070, 071, Santa Margarita Area, San Luis Obispo County, Ca. GeoSolutions, Inc. July 14, 2009.

3) Drainage Calculations for Las Pilitas Rock Quarry. Tartaglia Engineering. August 2009.

4) Las Pilitas Rock Quarry Traffic Impact Study. TPG Consulting, Inc. May 2009.

5) An Archaeological Surface Survey for the Las Pilitas Rock Quarry Project, Highway 58 Area, Northern San Luis Obispo County, California. Heritage Discoveries, Inc. April 16, 2009.

6) Noise Analysis Las Pilitas Rock Quarry. David Dubbink Associates. January 26, 2010.

7) General Blasting Plan for the Las Pilitas Rock Quarry, 6600 Calf Canyon Highway, Santa Margarita, San Luis Obispo County, California. Gasch & Associates. Dec, 2009.

8) Sight Distance Evaluation. TPG Consulting, Inc. June 8, 2009.

Additional project specific information may be found on the Planning Department's website at: http://www.slocounty.ca.gov/planning/environmental/EnvironmentalNotices/oster.htm

The following Sections 6 and 7 are excerpts from the Master Contract and are intended mainly for informational purposes. However, for those Consultants not on the Master Contract list, they must be willing to accept these provisions as written should they decide to submit a proposal.

SECTION 6 - INDEMNIFICATION

The County of San Luis Obispo will require the successful bidder to indemnify the County as follows. These provisions will become contractual obligations.

6.1 (1) Except as provided in paragraph (2) below, Consultant shall defend, indemnify and save harmless the County of San Luis Obispo, its officers, agents and employees, from any and all claims, demands, damages, costs, expenses, judgments or liability arising out of this Contract or attempted performance of the provisions hereof, including but not limited to those predicated upon theories of violation of statute, ordinance, or regulation, professional malpractice, negligence, or recklessness including negligent or reckless operation of motor vehicles or other equipment, furnishing of defective or dangerous products or completed operations, premises liability arising from trespass or inverse condemnation, violation of civil rights and also including any adverse determination made by the Internal Revenue Service or the State Franchise Tax Board with respect to Consultant's "independent contractor" status that would establish a liability for failure to make social security and income tax withholding payments, failure to comply with workers' compensation laws, or any act or omission to act, whether or not it be willful, intentional or actively or passively negligent on the part of Consultant or his agents, employees or other independent Consultants directly responsible to Consultant; providing further that the foregoing shall apply to any wrongful acts or any active or passively negligent acts or omissions to act, committed jointly or concurrently by Consultant or Consultant's agents, employees or other independent contractors and the County, its agents, employees or independent contractors. Nothing contained in the foregoing indemnity provision shall be construed to require indemnification for claims, demand, damages, costs, expenses or judgments resulting solely from the conduct of the County.

(2) If any claim, demand, litigation or other challenge to the County is brought alleging a deficiency with the County's compliance under the California Environmental Quality Act, the County shall provide the initial legal response to such challenge and shall give the Consultant notice of the challenge within 10 business days of the County's receipt of the challenge. If the case moves to litigation, the County shall provide the attorneys to defend the action. However, the Consultant shall assist in the defense by providing any and all documents, personnel who worked on the project, including sub-consultants, and any other in-house expertise that can assist the County in preparing for and presenting the defense to the CEQA challenge. Such assistance shall be at no cost to the County, and shall continue until the CEQA challenge is finally resolved. If the environmental study or documents need to be upgraded or modified, the Consultant shall accomplish the same at no cost to the County, unless the Consultant has advised the County in writing of the need to upgrade or modify the study or documents and the County has declined to follow the advice of the Consultant. If the County, Consultant or anyone in Consultant's chain of contractual privity is found to be liable for the claim, demand, challenge or litigation, including attorney's fees, the Consultant shall reimburse the County in accordance with the percentage of fault attributed to the Consultant. The reimbursement to the County shall include a reimbursement for the County's attorney's fees and costs of defending the suit apportioned by the same percentage of fault. If the percentage of fault is not included in a judgment, the percentage of fault shall be determined by agreement between the County and the Consultant or arbitration. Arbitration shall be in accordance with the California Code of Civil Procedure, section 1280 et seq.

SECTION 7 - INSURANCE

The County of San Luis Obispo will require the successful bidder to provide insurance as follows. These provisions will become contractual obligations.

7.1 Consultant shall not perform any work under the Contract until it has obtained insurance complying with the provisions of this section, delivered a copy of each insurance policy to the County, and obtained County approval of all such policies. Said policies shall be issued by companies authorized to do business in California. Consultant shall maintain said insurance in force at all times. The following coverages with the following features shall be provided:

A. Professional Liability Insurance

Contractor shall maintain professional liability "errors and omissions" insurance with limits of liability of not less than $100,000 per occurrence to cover all services rendered by Contractor pursuant to this contract.

B. Comprehensive Liability Insurance and Automobile Insurance

Consultant shall maintain comprehensive general and automobile liability insurance, which shall cover claims arising from bodily and personal injury, including death resulting therefrom, and damage to property, resulting from any act or occurrence arising out of Consultant's operations in the performance of the contract, including, without limitation, acts involving automobiles. The policies shall provide not less than $1,000,000.00 single limit coverage applying to bodily and personal injury, including death resulting there from, and property damage. The following endorsements must be attached to the policy:

1. If the policy covers on an "accident" basis, it must be changed to an "occurrence" basis.
2. The Comprehensive Liability Insurance policy must cover personal injury as well as bodily injury.
3. The Comprehensive Liability Insurance policy must have blanket coverage of contractually assumed liability, subject to the limitations of the policy.
4. The policy must have a "Cross Liability" ("Severability of Interests") endorsement such that each insured is covered as if separate policies had been issued to each insured.
5. The County of San Luis Obispo, its officers, employees and agents shall be named as additional insureds under the Comprehensive Liability Insurance policy, and the policy shall provide that the insurance will operate as primary insurance and that no other insurance effected by the County will be called upon to contribute to a loss hereunder.

C. Workers' Compensation Coverage

In accordance with the provisions of " 3700 et seq. of the Labor Code, Consultant is required to be insured against liability for workers compensation or to undertake self-insurance. Consultant agrees to comply with such provisions before commencing performance of the work covered by this Contract.

D. Certification of Coverage

Prior to commencing work under the contract, Consultant shall furnish County with the following for each insurance policy required to be maintained by this contract:

1. A copy of the entire policy and not just the "face sheet" or proof of coverage (except that no copy of Consultant's workers' compensation policy need be provided).
2. A certificate of insurance including certification that the policy will not be canceled or reduced in coverage or changed in any other material aspect without thirty (30) days prior written notice to the County.

E. Effect of Failure or Refusal

If Consultant fails or refuses to procure or maintain the insurance required by this contract, or fails or refuses to furnish County with the certifications required by subparagraph (B4) above, County shall have the right, at its option, to forthwith terminate the Contract for cause.

Revised Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

(ver 3.3)Word Form

Project Title & No.Las Pilitas Quarry Conditional Use Permit and Reclamation Plan DRC2009-00025 ED09-258, REVISED INITIAL STUDY

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

☒ Aesthetics	☒ Geology and Soils	☒ Recreation
☒ Agricultural Resources	☒ Hazards/Hazardous Materials	☒ Transportation/Circulation
☒ Air Quality	☒ Noise	☒ Wastewater
☒ Biological Resources	☒ Population/Housing	☒ Water
☐ Cultural Resources	☒ Public Services/Utilities	☐ Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Jeff Oliveira — Prepared by (Print) — Signature — 7/1/10 Date

John Nall — Reviewed by (Print) — Signature — Ellen Carroll, Environmental Coordinator (for) — 7/1/10 Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Las Pilitas Resources LLC for a Conditional Use Permit/ Development Plan and Reclamation Plan to allow for an Aggregate Quarry, and Asphalt and Concrete Recycling facility. The applicant is requesting a 30-year timeframe for the mining operation and eventual reclamation of the site, with a maximum annual extraction of 500,000 tons. The project will result in the disturbance of approximately 60 acres on two parcels totaling approximately 203 acres in size (APN 070-141-070 = 66.5 acres, APN 070-141-071 = 137.3 acres). The proposed project is within the Rural Lands land use category and is located at 6660 Calf Canyon Way (north side of Highway 58), east of the Salinas River Bridge and approximately ¼ mile west of the Parkhill Road intersection, east of the community of Santa Margarita. The site is in the Las Pilitas planning area, within the Energy Extractive 1 Combining Designation Overlay.

The proposed project would be implemented in an initial and follow up stage and would include the following:

Initial Stage: Consists of installing a truck scale, portable office, access road construction and landscaping. The production of aggregate material would start with removing and stockpiling overburden for future reclamation use, and excavating, processing and stockpiling of decomposed granite (DG) and granite rock. This initial extraction would occur towards the center of the site, extending towards the north and northeast. Processing of excavated material will be done by portable crushing and screening equipment as needed. According to the applicant, this phase would yield up to 500,000 tons of material annually and last approximately 5 years. The annual rate establishes a yearly maximum for the life of the project.

Follow Up Stage: Consists of continued excavation, processing and stockpiling of DG and granitic rock at the same annual rate. In addition, this stage of operations would include the recycling of concrete and asphalt. Rock and recycled material would be processed by portable and/or fixed plant equipment. Reclamation would begin in this phase as the upper benches of the mine are excavated and established.

Operational Details: The proposed mining operation would commence with clearing of vegetation and topsoil overburden from the area of excavation for later use. The aggregate material will then be removed by a wheel loader, hydraulic excavator and/or bulldozer for sorting by size and stockpiled for sale. Material would be loaded by a front end loader for the smaller material while large rocks would be loaded with a hydraulic excavator. Trucks would proceed to a scale for weighing and ticketing

before leaving the site. In the even that the source material becomes too consolidated to be ripped by heavy equipment, the aggregate material will be loosened by blasting. This includes drilling into the source material and adding explosives into the holes for detonation. All blasting would be performed by a California Licensed blaster. The material will then be brought down from the mine for sizing, sorting and stockpiled for processing. A portion of the high quality material will be sorted for use in the manufacturing of building materials and sold for specialty applications. The remainder of the material would be sold for commercial applications that do not require high quality specifications (e.g., road base).

Reclamation and Revegetation: Reclamation of the site would consist of slope preparation and revegetation. As the mining of designated areas is completed and operations have moved on from one bench to the next, the slope of the completed areas will be contoured as appropriate for continued future use as ranching and grazing land. Finished slopes will be no greater than 1.5:1 ratio (1.5 feet horizontal for every 1 foot of vertical drop) with a 25-foot wide bench every 50 vertical feet. Benches would be sloped back into the hill with a ditch at the bottom of the slope to control any stormwater runoff or debris that may roll downslope. Stockpiled overburden soils excavated from the site would be applied to the finished slopes to be reclaimed. The slopes would then be replanted with native vegetation prior to the rainy season to prevent erosion.

Recycling: Asphalt and concrete debris from construction sites would be brought to the site for recycling. Material will be inspected and scaled, then dumped in appropriate stockpiles for processing. All materials for recycling will be required to be free of oil, plastics, steel pipe, wood, or any other waste. The material would be processed by the same portable crushing and screening equipment that is used in the processing of the mined materials. The recycled material would be stockpiled for public sale and reused.

It is important to note that the project does not include any provisions for asphalt production, nighttime activities or associated nighttime lighting. In addition, the project does not include the storage of fuel on-site. The proposed project is within the Rural Lands land use category and is located at 6660 Calf Canyon Way (north side of Highway 58), east of the Salinas River Bridge and approximately ¼ mile west of the Parkhill Road intersection, east of the community of Santa Margarita. The site is in the Las Pilitas planning area.

ASSESSOR PARCEL NUMBER(S): 070-141-070 & 071

Latitude: 35 degrees 24 ' 42.898 " N Longitude: 120 degrees 34' 4.929" W SUPERVISORIAL DISTRICT 5

B. EXISTING SETTING

PLANNING AREA: Las Pilitas, Rural

LAND USE CATEGORY: Rural Lands

COMBINING DESIGNATION(S): Flood Hazard , Energy Extractive Area 1

EXISTING USES: Single-family residence(s) agricultural uses

TOPOGRAPHY: Nearly level to steeply sloping

VEGETATION: Grasses , chaparral , oak woodland , riparian

PARCEL SIZE: 203 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Rural Lands; industrial uses

East: Rural Lands; residential

South: Rural Lands; residential

West: Rural Lands; industrial uses

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study).

COUNTY OF SAN LUIS OBISPO

INITIAL STUDY CHECKLIST

1.	**AESTHETICS** - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	***Create an aesthetically incompatible site open to public view?***	☒	☐	☐	☐
b)	***Introduce a use within a scenic view open to public view?***	☒	☐	☐	☐
c)	***Change the visual character of an area?***	☒	☐	☐	☐
d)	***Create glare or night lighting, which may affect surrounding areas?***	☒	☐	☐	☐
e)	***Impact unique geological or physical features?***	☐	☐	☐	☐
f)	***Other:_____***	☐	☐	☐	☐

Setting. This site comprises two parcels, totaling approximately 203 acres with the southern portion directly adjacent to California State Highway 58 (also known as Calf Canyon Highway). The total site acreage includes both the proposed construction quarry area as well as surrounding open space area primarily to the east of the quarry; open space also occurs west of the quarry. The site is located approximately 2.25 miles southeast of the town of Santa Margarita, and is less than one half mile east of the Salinas River in San Luis Obispo County, California. Moreno Creek is south of the site on the opposite side of Highway 58; Moreno Creek connects to the Salinas River southwest of the site. The site is largely surrounded by undeveloped open space, with the exception of the large Hanson Aggregate granite quarry located less than one half mile northwest of the site; there is also a residence and associated structures located immediately adjacent to the southwest corner of the proposed quarry area and one residence along Goldie Lane. Low density rural residential and ranch holdings are typical of the area. In general, moderately steep to steep terrain dominates the site with slopes ranging from 15 to 75%. Maximum elevation on the site approaches 1,500 feet in the northeast corner of the site, and lowest elevation occurs along Highway 58 at approximately 1000 feet.

Other than dirt roads surrounding and throughout the site, existing disturbance generally is limited to the areas along Highway 58 in association with residences and related structures, and other reported work (e.g., Caltrans road improvements, State Water Project work, pipeline relocation reported by the San Luis Obispo County Planning and Building Department). In addition, grading has occurred in the southern portion of the site near where the proposed entrance to the quarry exists.

The site is characterized by moderate to very steep terrain with one east-west trending canyon in the center. From the canyon bottom, the topography slopes steeply up to the northern site boundary that follows the top of the northern ridge. To the south from the canyon bottom, the topography slopes steeply up to the top of the southern ridgeline. The southern portion of the site is relatively flat along

Highway 58 before sloping up steeply to the ridge that comprises the southern ridge of the central valley. The site is located in the La Panza Range, with the Salinas River and the Santa Lucia Range to the west. The valley bottom at the southern end of the Site is formed from alluvium carried by Moreno Creek, which drains in a westerly direction to the southeast of the Site towards the Salinas River.

Impact. Structural development associated with the project includes two water tanks located towards the center of the site, and a truck scale and scale house located towards the south central portion of the site. Existing structures on the site include a barn, storage shed, shop/garage, a trailer and a residential structure all located towards the southern boundary of the site off of Highway 58. These structures will also support the proposed operation. Overall, structural development is considered minimal and compatible with surrounding rural development.

In addition to some structural development, the project includes the use of heavy equipment including excavators and bulldozers, crushing and sorting equipment, and areas of stockpiled material. At this time, the applicant has not proposed the use of nighttime lighting.

The majority of the site, its associated development, stockpiling and equipment use will be screened from public views along Highway 58 by intervening topography and vegetation. However, portions of the excavation slopes will be visible from Highway 58. In particular, the excavation of the upslope portions of the proposed extraction area would be visible to vehicle traffic along the portions of Highway 58 directly fronting the site. Although these views would only be seen momentarily by moving vehicles, impacts are considered potentially significant. In addition, if the applicant proposes nighttime activities and associated lighting, impacts would be considered potentially significant. These impacts will be analyzed in detail in an Environmental Impact Report (EIR) prepared for this project.

Mitigation/Conclusion. Although portions of the site would be shielded from view by intervening topography and vegetation, the project could result in a change to the visual character of the area by introducing a semi-industrial use into a rural area. The aesthetic and visual impacts potentially resulting from the proposed project shall be evaluated as part of the EIR. The analysis shall be conducted to determine if views of the project site from surrounding roadways and public access areas would be significantly impacted by the proposed project layout and activities. The analysis shall include establishing the existing visual character of the area, identification of key viewing areas from public view corridors, accurate and verifiable photosimulations, and an accompanying written analysis of impacts as they relate to relevant policies and standards. This analysis shall form the basis for any measures necessary to mitigate potentially significant impacts. Measures may include, but not be limited to, stockpile height limitations, location of stockpiles, landscaping, and lighting restrictions including shielding of night lighting away from sensitive light receptors should lighting be proposed.

2. AGRICULTURAL RESOURCES - *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Convert prime agricultural land to non-agricultural use?	☐	☐	☒	☐
b) Impair agricultural use of other property or result in conversion to other uses?	☐	☒	☐	☐
c) Conflict with existing zoning or Williamson Act program?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. Project Elements. The following area-specific elements relate to the property's importance for agricultural production:

Land Use Category: Rural Lands	Historic/Existing Commercial Crops: None
State Classification: Not prime farmland, or Farmland of Statewide Importance	In Agricultural Preserve? No
	Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property include:

Cieneba-Andregg coarse sandy loams (30 -75 % slope).

Cieneba. This steeply to very steeply sloping, shallow coarse loamy soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Andregg. This steeply to very steeply sloping, shallow coarse loamy soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Metz loamy sand (0 - 5 % slope). This nearly level to gently sloping sandy bottom soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: flooding. The soil is considered Class IV without irrigation and Class III when irrigated.

Xerofluvents-Riverwash association. This variably sloping soil's drainage is not rated. The soil's erodibility and shrink-swell characteristics are not rated, as well as having potential septic system constraints due to: is not rated. The soil is considered Class VIII without irrigation and Class is not rated when irrigated.

Impact. The project will result in the disturbance of approximately 60 acres on two parcels totaling approximately 203 acres in size and would include a maximum annual yield of up to 500,000 tons of material per year, for a maximum total of approximately 13,068,000 tons over the proposed 30-year life of the project. The project site is located in the Rural Lands land use category and currently supports livestock grazing and ranching activity associated with the current property owners. The site is characterized by varying topography and does not support prime soils.

Although the use of the site for ranching is precluded by the proposed mining operation, the proposed reclamation of the site includes returning the property to ranching practices. This includes the recontouring of the excavated slopes and the replanting of the site with native species.

Mining operations have the potential to spread weeds through the off-site transport of seed resulting in adverse impacts to agriculture including reduced yields, increased pesticide use, increased wildfire threats, and increased erosion and / or flooding. The easiest and most effective control is preventing the spread of weed seed. In addition, the creation of dust associated with mining activities has the potential to impact nearby agricultural uses through the spread of vectors such as dust mites and by creating livestock health risks such as Valley Fever.

The EIR to be prepared for this project shall include an analysis of project impacts to both on-site agricultural uses and neighboring agricultural operations. The analysis shall be coordinated with the County Agricultural Commissioner's Office and shall incorporate any mitigation measures necessary to address these impacts including, but not limited to, dust control, invasive weed control.

Mitigation/Conclusion. The project, as proposed, would impact approximately 60-acres including sorting / stockpile areas (operations), roads, and setbacks. Impacts to existing agricultural uses, incompatibility conflicts between agricultural and non-agricultural land uses, ordinance and policy consistency, and cumulative agricultural resource impacts shall be evaluated in the project EIR. Consultation with the County Agriculture Department is required to assist in identifying any impacts from the revised project submittal and identifying any additional mitigation measures necessary.

3. AIR QUALITY - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?*	☒	☐	☐	☐
b) *Expose any sensitive receptor to substantial air pollutant concentrations?*	☒	☐	☐	☐
c) *Create or subject individuals to objectionable odors?*	☒	☐	☐	☐
d) *Be inconsistent with the District's Clean Air Plan?*	☒	☐	☐	☐
e) *Other: Greenhouse Gas Emissions*	☐	☐	☒	☐

Setting. The Air Pollution Control District (APCD) has developed the 2003 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Wind Erodibility: The project proposes to disturb soils that have been given a wind erodibility rating of unclassified, or 2 & 3 which is considered low.

Impact. As proposed, the project will result in the intermittent disturbance of an approximately 60-acre area. Materials extracted from this area will be stockpiled accordingly in the respective sorting / stockpile areas. This will result in the creation of operational dust, as well as short- and long-term vehicle emissions associated with the extraction and transportation activities.

Operating at maximum capacity (i.e. maximum quantities are extracted and all material is hauled off-site), the project would result in truck trips associated with employees and the hauling of materials. According to the traffic report prepared by the applicant (TPG Consulting, Inc., May 2009), the project would result in a total of 208 trips per day (daily trip ends, 1-directional). This includes 10 employee trips and 198 truck trips per day.

Vehicle trips associated with the delivery of mined material off the project site will continue throughout the year based on the demand for those materials. In addition, all heavy equipment associated with the proposed project will be subject to emission standards regulated by the required APCD permits.

To address projects with the potential to exceed emissions thresholds, the APCD works to assure compatibility of proposed projects with surrounding land uses (both within the development itself and land uses outside the development). In April 2005, the Air Resources Board (ARB) issued a guidance document titled "Air Quality and Land Use Handbook" (ARB Handbook). In this document, the development of sensitive land uses, such as homes, in close proximity to intensive land uses (i.e., rail yards, gasoline dispensing facilities and dry cleaners etc.) was highlighted as a health concern due to the increased exposure to air pollution and diesel exhaust. Or for the reverse application, the Handbook also highlighted health concerns when siting new intensive uses that emit toxic air pollution (such as diesel emissions) in close proximity (i.e., 1000 feet) to sensitive receptors such as residential units, schools or playgrounds. The proposed project is located sufficiently far from sensitive receptors (greater than 1000 feet from off-site residences).

Dust generation has been identified as a potential impact resulting from project implementation. Dust complaints could result in a violation of the APCD's 402 "Nuisance" Rule.

The project site is not located in proximity to candidate areas for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB).

Existing and proposed development within the County of San Luis Obispo require materials such as DG and granitic rock to facilitate construction activities within the County. Existing patterns associated with the delivery of construction materials often require transport from outside the immediate area of the project sites. These truck trips often require longer transport distances and hence additional air quality impacts associated with on-going development activities within the County and surrounding areas. As such, impacts related to vehicle / equipment emissions and dust generation are considered potentially significant impacts.

Valley fever is a disease found primarily in the central valley with potential for occurrence in San Luis Obispo County. Valley fever occurs from the spoors of fungus that grow underground in virgin soils. The fungus releases is spoors into the atmosphere when it is dug up and can become airborne in high wind conditions. This issue will require analysis in the EIR.

Greenhouse Gas Emissions

This section describes effects on climate change/greenhouse gas that would be caused by implementation of the Proposed Project. The following discussion addresses existing environmental conditions in the affected area, identifies and analyzes environmental impacts, and recommends measures to reduce or avoid adverse impacts anticipated from project construction and operation. In addition, existing laws and regulations relevant to climate change/greenhouse gas are described. In some cases, compliance with these existing laws and regulations would serve to reduce or avoid certain impacts that might otherwise occur without the implementation of the project.

The study area for climate change and the analysis of greenhouse gas (GHG) emissions is broad because climate change is influenced by world-wide emissions and their global effects. However, the study area is also limited by the CEQA Guidelines [Section 15064(d)], which directs lead agencies to consider an "indirect physical change" only if that change is a reasonably foreseeable impact which may be caused by the project. This analysis limits discussion to those physical changes to the environment that are not speculative and are reasonably foreseeable.

The baseline against which to compare potential impacts of the Proposed Project includes the natural and anthropogenic drivers of global climate change, including world-wide GHG emissions from human activities that have grown more than 70 percent between 1970 and 2004 (IPCC, 2007). The State of California is leading the nation in managing GHG emissions.

Approach to Impact Assessment

Determining significance follows available guidelines from State or local air quality management agencies, where available. However, only recent developments in statewide or local guidance exists for setting climate change thresholds of significance for large projects, and there is no legally adopted threshold for what emission levels constitute a significant amount. Rules and policies being developed by the CARB and guidelines from the SLO County APCD are used in this analysis although they are evolving in response to the serious threat of climate change effects and subsequent legislation. For operational emissions caused by the project, the SLO County APCD has not yet established significance thresholds for greenhouse gas emissions from project operations. Nonetheless, GHGs from all projects subject to CEQA must still be quantified and mitigated to the extent feasible. The California Office of Planning and Research has provided the following direction for the assessment and mitigation of GHG emissions (APCD, 2009):

- Lead agencies should make a good-faith effort, based on available information, to calculate, model, or estimate the amount of CO2 and other GHG emissions from a project, including the emissions associated with vehicular traffic, energy consumption, water usage and construction activities;

- The potential effects of a project may be individually limited but cumulatively considerable. Lead agencies should not dismiss a proposed project's direct and/or indirect climate change impacts with¬out careful evaluation. All available information and analysis should be provided for any project that may significantly contribute new GHG emissions, either individually or cumulatively, directly or indirectly (e.g., transportation impacts); and

- The lead agency must impose all mitigation measures that are necessary to reduce GHG emissions to a less than significant level. CEQA does not require mitigation measures that are infeasible for specific legal, economic, technological or other reasons. A lead agency is not responsible for wholly eliminating all GHG emissions from a project; the CEQA standard is to mitigate to a level that is "less than significant."

In the absence of quantitative significance thresholds in CEQA guidance, this analysis turns to other programs. For example, the CARB Mandatory Reporting program requirements are triggered for sources of GHG emissions exceeding 2,500 metric tonnes per year. AB32 requires California agencies to take actions that will reduce GHG emissions by 2020 to the levels of 1990, and then substantially further reduce emissions by 2050.

Mine operations, processing and eventual reclamation would occur over a period of 30 years during which heavy equipment and other motor vehicle use would create GHG emissions. Use of fossil fuels for mining activities and vehicles serving the mine would result in GHG emissions at levels less than the level of 2,500 metric tonnes per year triggering CARB Mandatory Reporting. These emissions would be lower than those attributable to using aggregate material from a more distant source, which would cause substantially higher transportation fuel use. As a result, the GHG emissions caused by aggregate mine operation would be less than significant.

Mitigation/Conclusion. Based on the project's previously identified air quality impacts, there are a number of measures available to reduce air quality impacts. If these are incorporated into the project, air quality impacts would be less than significant. Detailed impact analysis of project emissions, impacts to sensitive receptors, impacts related to GHG emissions and associated mitigation measures will be discussed in the EIR prepared for this project. The following provides a general description of the measures that will be considered:

Fugitive Dust (PM_{10}). To minimize nuisance dust impacts, the following measures would be

applied to offset fugitive dust, including reducing the amount of disturbed area where possible, the use of water trucks or sprinkler systems to water down airborne dust, daily spraying of dirt stock-pile areas, paving of applicable surfaces as soon as possible after grading, laying of building pads as soon as possible.

Vehicle Emissions. To reduce vehicle emissions, including diesel particulate matter, the following measures would be applied to offset vehicle emissions, such as: use of green building materials (materials which are resource efficient, recycled, and sustainable) available locally if possible; use of clean engine technologies (e.g., alternative fuel, electrification) engines that are not subject to regulations; use of vanpool, shuttle, mini bus service (alternative fueled preferred); implementation of a "No Idling" program for heavy-duty diesel vehicles, which includes signage, citations, etc.; installation of electrical hookups at loading docks and the connection of trucks equipped with electrical hookups to eliminate the need to operate diesel-powered TRUs at the loading docks; if not required by other regulations (ARB's on-road or offroad diesel), restrict operation to trucks with 2007 model year engines or newer trucks; if not required by other regulations (ARB's on-road or offroad diesel), require or provide incentives to use diesel particulate filters for truck engines.

Due to the project's potential impacts to air quality and that San Luis Obispo County has been designated non-attainment for PM10 (fine particulate) and ozone precursors, the following additional efforts are needed:

1. Consultation with the SLO County Air Pollution Control District.

2. Discussion of federal and/or state nonattainment ambient air quality standard area for any criteria air pollutant. Discussion of County air quality policies relative to development, using thresholds of significance derived from the adopted Clean Air Plan.

3. As applicable, provide summary of the thresholds and air quality constraints for the proposed development.

4. Conduct air modeling utilizing latest software (e.g., URBEMIS, etc.) to generate emission impacts (e.g., PM10, ozone precursors, etc.). Greenhouse gas emission analysis (e.g., CO2, CH4, etc.), and shall apply APCD CEQA handbook methodologies.

5. Recommendation and discussion of adequate and feasible mitigation measures, as applicable, to address significant air quality impacts.

4. **BIOLOGICAL RESOURCES** - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species or their habitats?	☒	☐	☐	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☒	☐	☐	☐
c) Impact wetland or riparian habitat?	☐	☒	☐	☐
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☒	☐	☐
e) Other: _____	☐	☐	☐	☐

Setting. The project site is characterized by moderate to very steep terrain with one east-west trending canyon in the center. From the canyon bottom, the topography slopes steeply up to the northern site boundary that follows the top of the northern ridge. To the south from the canyon bottom, the topography slopes steeply up to the top of the southern ridgeline. The southern portion of the Site is relatively flat along Highway 58 before sloping up steeply to the ridge that comprises the southern ridge of the central valley.

The site is located in the La Panza Range, with the Salinas River and the Santa Lucia Range to the west. The valley bottom at the southern end of the Site is formed from alluvium carried by Moreno Creek, which drains in a westerly direction to the southeast of the site towards the Salinas River.

In order to provide a comprehensive analysis of project site biological resources, a biological / botanical assessment was prepared (Sensitive species and habitat Survey for the Las Pilitas Rock Quarry, LFR, October 2009) which provides a detailed description of the site, the biological resources likely to be found in the project area, observations and surveys conducted to confirm the presence of any special status biological resources on the site, the possible impacts to these resources that could result from the proposed project and mitigation measures recommended to reduce impacts to less than significant levels.

The findings of the biological survey indicate that at least four sensitive plant communities and five sensitive species occur at the site. No state or federally listed threatened or endangered species were observed at the site during the 2009 surveys. The five sensitive plant species observed at the site include shining navarretia, La Panza mariposa lily, straightawned spineflower, Brewer's red maids, and trumpet-throated gilia. Coast live oaks, blue oaks, valley oaks, and gray pines are also at the site, and are considered locally important. One sensitive wildlife species was also observed, coast horned lizard. In addition to the coast horned lizard, the site provides suitable habitat for a number of other sensitive wildlife species including the American badger, which is associated with oak woodland and chaparral habitat. Numerous protected raptors and bird species also utilize the site for foraging and potentially nesting.

The biological survey also indicates that the site supports a mosaic of vegetation communities in both the upland communities and wetland communities. The upland communities include chaparral, coast live oak woodland, foothill woodland, diablan sage scrub and annual grassland. The site also supports wetland communities which includes Central Coast live oak riparian forest and seasonally-flooded vernal swale. Due to the presence of potentially jurisdictional wetlands, the following State and regulations would be triggered:

- *Section 1600-1607 of the Fish and Game Code.* The California Department of Fish and Game (CDFG) is responsible for conserving, protecting, and managing California's fish, wildlife, and native plant resources. To meet this responsibility, the law requires any person, state or local government agency, or public utility proposing a project that may impact a river, stream, or lake to notify the CDFG before beginning the project. If the CDFG determines that the proposed project may adversely affect existing fish and wildlife resources, a Lake or Streambed Alteration Agreement is required. A Streambed Alteration Agreement lists the CDFG conditions of approval relative to the proposed project, and serves as an agreement between an applicant and the CDFG for a term of not more than five years for the performance of activities subject to this section.

  Project activities proposed within or adjacent to streambeds, banks, channels or associated riparian resources, may fall under the jurisdiction of the CDFG; therefore, any impacts to jurisdictional areas will be regulated under Section 1600-1607 provisions.

- *Section 401 of the Clean Water Act.* Section 401 of the Clean Water Act (CWA) and its provisions ensure that federally permitted activities comply with the federal CWA and state

water quality laws. Section 401 is implemented through a review process that is conducted by the Regional Water Quality Control Board (RWQCB) or the County, and is triggered by the Section 404 permitting process. The RWQCB or the County certifies, via the 401 process, that a proposed project complies with applicable effluent limitations, water quality standards, and other conditions of California law. Evaluating the effects of the proposed project on both water quality and quantity (runoff) falls under the jurisdiction of the RWQCB or the County.

In addition, the project proposes to disturb more than one acre. Therefore, prior to work beginning, the project will be required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that has been approved by the Regional Water Quality Control Board or County. This Plan will include measures to reduce potential sedimentation, erosion and drainage impacts to existing downstream water sources.

The biological report prepared for this project provides a detailed discussion of all habitats/communities, listed (both State and Federal) species, species of special concern, botanical and wildlife species. This includes species with the potential to occur on the site and those observed during on-site surveys. The EIR should contain a detailed discussion of biological resources as they pertain to the subject site. All existing project reports will be reviewed and supplemented as necessary during the preparation of the EIR.

Impact. The project would disturb up to 60 acres of the site. As such, there is the potential that the project would result in significant impacts to the biological resources discussed above. In particular, the biological survey prepared for the project site indicates the potential to impact the following species:

Plants	**Wildlife**
Shining navarretia	California horned lizard
Straight-awned spine flower	Coast range newt
Trumpet-throated gilia	Prairie falcon
Hardham's suncups	Purple martin
Cambria morning glory	Southwestern pond turtle
Michael's rein orchid	Silvery legless lizard
La Panza mariposa lily	Golden eagle
Brewer's red maids	Cooper's hawk
Caper-leaved tropidocarpum	American badger
San Luis Obispo owl's-clover	California horned lizard
San Luis Obispo County lupine	Coast range newt
Paso Robles navarretia	

Impacts to sensitive communities, habitats, plants and wildlife are therefore considered potentially significant. As a part of the EIR, the above-reference biological report will be peer reviewed and field-verified by an independent, third-party, qualified biologist and supplemented with further industry research as needed to provide a detailed biological impact assessment of the proposed project. The result of the review and field inspection could result in additional field surveys and revised mitigation as necessary.

Mitigation/Conclusion. Applicant proposed mitigation measures for the revised project include avoidance, revegetation and restoration. Project development would result in the direct loss and / or fragmentation of vegetation and habitats found on the project site, as well as indirectly impacting habitats surrounding the proposed project.

The biological report prepared for the project recommends avoidance as the primary measure to reduce impacts. The report also provides measures intended to reduce impacts such as the permanent protection of the areas off-site outside the quarry construction boundary, on-site habitat

restoration, oak tree replacement, replanting, and the protection of seasonally-flooded vernal swales and coast live oak riparian resources.

In addition to these measures, the project also includes the restoration of mined areas in accordance with the requirement for a Reclamation Plan per the Surface Mining and Reclamation Act (SMARA). The applicant proposes the restoration of cut slopes and the replanting of native habitats upon completion of mining activities. The EIR will analyze the reclamation efforts proposed by the applicant, as well as the mitigation recommended in the biological report and will include performance standards for the purpose of ensuring the implementation and function of reclamation and required mitigation. These measures will be included as requirements in the EIR and will be supplemented as necessary.

5. CULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	☐	☐	☒	☐
b) Disturb historic resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
*d) Other:*_____	☐	☐	☐	☐

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Salinan. No historic structures are present and no paleontological resources are known to exist in the area.

The Las Pilitas Rock Quarry project covers less than one hundred acres of undeveloped ranch land in a mountainous region with scrub vegetation and some oak forest. The area has been subject to forest fires in the past. A series of jeep roads traverse many of the ridges in the study area. The study area is part of the upper Salinas River Valley. It forms the north side of Calf Canyon.

The project is within 300 feet of a blue line creek(s) and the Salinas River. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

Impact. The project is located in an area that is considered culturally sensitive due to presence of physical features typically associated with prehistoric occupation (i.e., permanent water source). A Phase I (surface) survey was conducted (Conway; April 16, 2009). The result of the Phase I survey indicated that there was no evidence of cultural materials on the property within the project activity areas.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable

6. GEOLOGY AND SOILS - *Will the project:*		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?*	☐	☐	☒	☐
b)	*Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone"?*	☐	☐	☒	☐
c)	*Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?*	☒	☐	☐	☐
d)	*Change rates of soil absorption, or amount or direction of surface runoff?*	☐	☒	☐	☐
e)	*Include structures located on expansive soils?*	☐	☐	☒	☐
f)	*Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?*	☐	☒	☐	☐
g)	*Involve activities within the 100-year flood zone?*	☐	☐	☒	☐
h)	*Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☒	☐	☐
i)	*Preclude the future extraction of valuable mineral resources?*	☐	☐	☒	☐
j)	*Other:*_____	☐	☐	☐	☐

Setting

GEOLOGY - The following relates to the project's geologic aspects or conditions:

Topography: Gently sloping to steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low to high

Liquefaction Potential: Low to moderate

Nearby potentially active faults?: Yes Distance? .89 miles to the SW

Rinconada-East Huasna Fault

The East Huasna Fault is located approximately .89 miles SW of the project. This fault extends north-northwest from Sisquoc in Santa Barbara County until it joins the Rinconada fault about 15 miles east of the city of San Luis Obispo. The East Huasna Fault is a nearly vertical or steeply dipping reverse fault that displaces Quaternary deposits. The northern extension of the East Huasna Fault joins the Rinconada Fault, which projects north-northwest, eventually following the western edge of the Salinas Valley up to Monterey Bay. Although the California Geological Survey classifies the Rinconada Fault as exhibiting Quaternary movement, recent studies for the Santa Ysabel Ranch in Paso Robles and the Chicago Grade Landfill in Templeton have shown features that suggest Holocene movement. No ground rupture has been mapped in Holocene time on the Rinconada fault, although there have been historical small to moderate earthquakes (<5.9 magnitude) that have been recorded in the vicinity of the fault. It is possible that the shock waves produced by these small earthquakes did not have enough energy to break the ground surface or cause any displacement within the surface materials. The Rinconada Fault is considered capable of generating a maximum Mw 7.3 earthquake.

Area known to contain serpentine or ultramafic rock or soils?: No

Due to the distance of any known fault (at least three miles away) or serpentine rock outcrop (at least three miles away), it is not expected that any naturally occurring asbestos would be encountered during any earthmoving activities.

Shrink/Swell potential of soil: Low

Other notable geologic features? None

Within the 100-year Flood Hazard designation? Yes, however, this designation occurs only in a portion of the southwest corner of the site and will not be disturbed as a part of this project.

Closest creek? Salinas River Distance? Approximately ¼ mile to the west

Soil drainage characteristics: Not well drained to moderately drained to well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.080 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, amount of disturbance and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the the project's soil erodibility is as follows:

Soil erodibility: Low to moderate

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

In order to better characterize the geology of the project site, an engineering geology investigation was prepared (Geosolutions, Inc., July 14, 2009). According to this report, the site is located in the vicinity of the San Luis Range of the Coast Range Geomorphic Province of California. The Coast Ranges lie between the Pacific Ocean and the Sacramento-San Joaquin Valley and trend

northwesterly along the coast for approximately 600 miles between Santa Maria and Oregon. Locally, the site is located within the Granitic Basement Rock units.

Impact. As proposed, the project will result in the disturbance of approximately 60 acres. Extraction will occur in phases with the first phase starting towards the center of the site and then working towards the north and northeast. Excavation of the mine would disturb the upper soil surface and expose the underlying weathered and unweathered granitic bedrock. The exposed bedrock would not be susceptible to erosion. Stockpiles of stripped topsoil, spoil, and smaller aggregate may be susceptible to erosion. The conceptual mine layout includes provisions to direct drainage to stormwater basins to collect runoff and sediment. The top soil stripped from the mine area would be stockpiled and reserved for mine reclamation.

Steep slope faces are likely to be created during the mining process, resulting in a potential for damage to mining equipment and injury or death to workers if the steep slopes along actively mined faces are unstable and fail. However, implementation of OSHA regulations related to mine safety, Title 8, Chapter 4 Division of Industrial Safety, Subchapter 17 Mine Safety Orders, which include regulation regarding ground control (Article 12) and safety of workers near the free face would minimize the potential that workers could be injured or killed by ground failures such as rock fall or landslides.

Project grading will create exposed graded areas subject to increased soil erosion and down-gradient sedimentation. The primary erosive areas will likely be the material stockpile areas. Adherence to the County's LUO for sedimentation and erosion control [Sec. 22.52.090] will adequately address these impacts. Also, since ground disturbance involves more than one acre, the project will be subject to the NPDES program, which includes additional measures to reduce sedimentation and erosion.

While the area proposed for development is outside of the 100-year Flood Hazard designation, due to the size and amount of material and proximity to a tributary, a drainage plan (to be designed per County LUO Sec. 22.52.080) will be required, which will adequately address potential drainage issues to a less than significant level.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed. According to the geologic report prepared for the site, the following measures are recommended to reduce impacts:

- Due to the presence of competent Granitic rock units in the subsurface, un-retained rock cuts with slopes steeper than 1.5-to-1 may be considered under the supervision of the Engineering geologist who verifies rock quality and performs a stability analysis;
- Surface drainage facilities (graded swales, gutters, positive grades, etc.) are recommended at the base of the cut slopes that allow surfacing water to be transferred away from the base of the slope;
- Surface drainage should be controlled to prevent concentrated water-flow on either natural or constructed slopes. Surface drainage gradients should be planned to prevent ponding and promote drainage of surface water away from natural or man-made slopes;
- Benches should be maintained periodically to remove collected debris;
- Any proposed sewage disposal system shall include percolation testing;
- All site grading plans shall be reviewed by an Engineering Geologist prior to construction; and
- Excavation, fill, and construction activities should be in accordance with appropriate codes and ordinances of the County of San Luis Obispo. In addition, unusual subsurface conditions encountered during grading such as springs or fill material should be brought to the attention of the Engineering Geologist.

In addition to the measures and regulations cited above, a 'Placement of stockpiles' mitigation

measure should be required to ensure that the placement of fill or short-term stockpiling would be in an appropriate location as to minimize environmental impacts. Another measure should include provisions to protect water and biological resources regarding the location of short-term stockpiling or long-term placement of fill. In addition, inclusion of a measure to protect the soil from erosion and ensure that the top soil would be reserved for mine reclamation is recommended.

The applicant has included several drainage retention basins intended to retain stormwater runoff before it reaches any natural drainages. This will help avoid the sedimentation of the Salinas River and its tributaries. As a part of the EIR, the above-reference geologic report will be peer reviewed and field-verified by an independent, third-party, qualified geologist and supplemented with further industry research as needed to provide a detailed geologic impact assessment of the proposed project. The result of the review and field inspection could result in additional field surveys and revised mitigation as necessary.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	☒	☐	☐	☐
b) Interfere with an emergency response or evacuation plan?	☐	☐	☒	☐
c) Expose people to safety risk associated with airport flight pattern?	☐	☐	☒	☐
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	☐	☐	☒	☐
e) Create any other health hazard or potential hazard?	☐	☒	☐	☐
f) Other: _____	☐	☐	☐	☐

Setting. The project is not located in an area of known hazardous material contamination. With regards to potential fire hazards, the subject project is within the Very High Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 5-10 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts. The project is not within the Airport Review area.

The project is within the Salinas "dam inundation" area. The boundary of the dam inundation area is intended to show the maximum water limit line should there be a catastrophic release/failure of the upstream dam.

Impact. Potential sources of pollution at the project site include sediment in runoff, discharge of fluids such as wash water, and leaks or spills of toxic materials such as petroleum products. However, as discussed in Section 6 (Geology and Soils) above, under the federal Clean Water Act as amended in 1987, the project will be required to have a Storm Water Pollution Prevention Plan

(SWPPP). The SWPPP is intended to facilitate the identification of pollution sources that could affect the quality of water discharged from the facility and to document the best management practices that an operation is committed to implement to minimize the pollutants that may be discharged.

In addition, the storage of fuels is regulated and inspected by the County Environmental Health Department and Cal Fire. As applicable, these agencies will recommend specific measures for safe storage of these materials, as well as recommended specific fire safety measures including sprinklers and on-site suppression equipment appropriate for the specific chemicals (e.g. foam). These measures will reduce the safety impacts to a level of insignificance.

Hazardous chemicals such as mineral and lubricating oils, cleaning detergents, welding gasses, and other various chemicals would be used and stored in relatively small amounts. The proposed aggregate mine would be required to comply with OSHA and CalOSHA requirements for personnel safety. In addition, the mine would be required to comply with SMARA, which would ensure safe and proper closure at the completion of mining activities.

The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan. However, because of the risk of equipment leaks and spills, impacts are considered significant unless mitigated.

Steep slope faces are likely to be created during the mining process, resulting in a potential for damage to mining equipment and injury or death to workers if the steep slopes along actively mined faces are unstable and fail. However, implementation of OSHA regulations related to mine safety, Title 8, Chapter 4 Division of Industrial Safety, Subchapter 17 Mine Safety Orders, which include regulation regarding ground control (Article 12) and safety of workers near the free face would minimize the potential that workers could be injured or killed by ground failures such as rock fall or landslides.

In addition to the above impacts, the project includes a blasting plan (Gasch & Associates, December, 2009) intended to facilitate aggregate extraction. The general blast plan includes specifications for the use of explosives and blasting, limiting ground vibrations and air-overpressure levels, records requirements and safety and warning programs and vibration predictions based on project parameters. OSHA includes detailed safety requirements for each blasting event to insure worker safety. Current blasting techniques do not use large quantities of explosives, and cannot be heard ¼ mile away. Impacts related to blasting are considered significant but mitigable.

Mitigation/Conclusion. In addition to the implementation of all required local, state and federal policies and codes, the following measures will be required to reduce impacts to less than significant impacts:

- To reduce impacts from spillage of petroleum products, the operators shall inspect roads, equipment and trucks daily for leakage and take immediate corrective action to eliminate any discovered leakage.
- A log of facility, equipment and road inspections shall be kept at the site office and shall be available for inspection by County staff.
- On-site servicing and fueling of vehicles shall be accomplished with the use of the following best management practices:
    1. Servicing and fueling shall take place only in designated fueling areas outside of on-site drainages.
    2. When fueling, tanks shall not be "topped off."

3. A secondary containment, such as a drain pan or drain cloth, shall be used when fueling to catch spills or leaks.
4. Employees and subcontractors shall be trained in proper fueling, servicing, and clean-up procedures.
5. All fluid spills shall be reported immediately to the facility log.
6. Storage of hazardous materials shall be as far as practical from the on-site drainages.
7. A contingency plan for possible leaks and spills of hazardous materials shall be developed and implemented.

In order to reduce impacts related to the proposed blasting, the applicant shall be required to implement the recommendations of the blasting contractor, including but not limited to:

- Controlled blasting techniques
- Blast site inspections
- Employee safety meetings
- loading of explosives only under direction of a blaster-in-charge
- limiting blasting hours to between 7:00am and 6:00pm weekdays (no blasting after sunset)
- established drilling operations
- post blast safety procedures
- pre-blast notification and survey
- Preparation of a conceptual blasting plan
- Blasting safety plan
- Blast site security
- safety requirements for ignition systems
- safe blasting site preparation
- blast warning signs/signals
- safe blasting procedures in accordance with regulatory agencies

These measures will be analyzed in detail in the EIR and will be supplemented as necessary.

8. **NOISE** - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☒	☐	☐	☐
b) Generate increases in the ambient noise levels for adjoining areas?	☐	☒	☐	☐
c) Expose people to severe noise or vibration?	☐	☒	☐	☐
d) Other: _____	☐	☐	☐	☐

Setting. There are presently two significant noise sources in the vicinity of the proposed Las Pilitas Quarry. The site fronts on Highway 58 and an existing quarry, the Hanson Quarry, is located to the north and west.

Initial site noise analysis was conducted on November 10, 2009 (Dubbink; 2010). The survey site locations ran from the base of the hill and followed the ridgeline that frames the project site. The lower portion of the site is presently exposed to the sound of occasional vehicles passing on Highway 58. When there are no vehicles in the vicinity of the project, the background sound is at a very low level, around 30 dB. But along the ridge line activities at the Hanson Quarry are audible whenever there is a direct line of site to the sources of the sound. These sounds are faint, at or just above the background levels. Audible activities include the backup warning beepers of loaders and occasional diesel engine runups by trucks hauling materials from the face of the quarrying to the lower levels where the processing takes place. The sounds of the rock crushing which takes place at lower elevations are mostly blocked by intervening topography.

The following are summaries of applicable regulations.

Federal

Under the Occupational Safety and Health Act of 1970 (OSHA) (29 U.S.C. §651 et seq.), the United States Department of Labor, Occupational Safety and Health Administration (OSHA) adopted regulations (29 CFR §1910.95) designed to protect workers against the effects of occupational noise exposure. These regulations list limits on noise exposure levels as a function of the amount of time during which the worker is exposed, as shown in Table C.11-2. The regulations further specify requirements for a hearing conservation program (§1910.95(c)), a monitoring program (§1910.95(d)), an audiometric testing (i.e., test of hearing ability) program (§1910.95(g)), and hearing protection (§1910.95(i)). There are no federal laws governing community noise.

OSHA Permissible Noise Exposure Standards

Duration of Noise (hours/day)	A-Weighted Noise Level (dBA)
8	90
6	92
4	95
3	97
2	100
1.5	102
1	105
0.5	110
0.25 or less	115

State

California Government Code §65302 encourages each local government entity to implement a noise element as part of its general plan. In addition, the California Governor's Office of Planning and Research has developed guidelines for preparing noise elements, which include recommendations for evaluating the compatibility of various land uses as a function of community noise exposure.

Local – San Luis Obispo County

The Proposed Project would be located within an unincorporated area of San Luis Obispo County. Therefore, the Noise Element of the San Luis Obispo County General Plan (County, 1992) and the Noise Ordinance of the San Luis Obispo County Land Use Ordinance (County, 2008) apply to this project.

The Noise Element of the County of San Luis Obispo General Plan (1992) provides policy framework within which potential future noise impacts are minimized. Policy 3.3.3 limits noise created by new transportation noise sources, such as traffic on public roadways, within outdoor activity areas and interior spaces of existing noise-sensitive land uses. The limit for residential land uses near transportation noise sources is 60 dB Ldn or CNEL at the property line of the receiving land use. Policies 3.3.4 and 3.3.5 limit new development of noise-sensitive land uses where the noise level due to existing stationary noise sources will exceed the noise level standards.

County of San Luis Obispo Land Use Ordinance, Title 22 of the County Code. The noise standards specified in Section 22.10.120(B)(1) of the San Luis Obispo County Code – Title 22, Land Use Ordinance limit exterior noise levels affecting noise-sensitive land uses to the same limits specified above in Table C.11-6 (County, 2008). Section 22.10.120(A) of this ordinance, however, exempts noise sources associated with construction, provided such activities do not take place before 7:00 a.m. or after 9:00 p.m. on any day except Saturday or Sunday, or before 8:00 a.m. or after 5:00

p.m. on Saturday or Sunday. In addition, traffic on public roadways, railroad line operations, aircraft in flight, and any other activity to the extent regulation thereof has been preempted by State or federal law is also exempt.

The San Luis Obispo County Code – Title 22, Land Use Ordinance also provides vibration standards. Per Section 22.10.170(A), any land use conducted in or within one-half mile of an urban or village reserve line shall be operated to not produce detrimental earth-borne vibrations perceptible at or beyond the boundary of the industrial land use producing the vibration source. Exceptions to this standard include vibrations from construction, the demolition of structures, surface mining activities or geologic exploration between 7:00 a.m. and 9:00 p.m. and vibrations from moving sources such as trucks and railroads.

Impact. In order to provide an analysis of project-related noise impacts, a noise study was prepared (Noise Analysis Las Pilitas Rock Quarry, David Dubbink Associates, January 26, 2010).

As discussed in the noise study, based on the standards established by the County General Plan and Land Use Ordinance, different aspects of the project have different effects. The level of noise predicted for general operations is in excess of the 50 dB standard for daytime activity for several nearby residences. The closest residence to the project site is 1,699 feet away. Nearby residents are currently exposed to noise generated by Highway 58 traffic that exceeds the standard. The County's ordinance specifies that in cases where the ambient noise level is already above standards that the standard is to be adjusted to one decibel above ambient. The estimate of existing plus project noise level is in excess of this adjusted standard. The recommended mitigations will lessen the impact on residences west of the project site but the increase in noise level will still exceed 1 dB. The several residences that are further back from the road will experience an increase in ambient noise but not at levels in excess of the standard.

The sound from project blasting will be in excess of the County's standards for impulsive noise. The standard is 70 Lmax daytime and the predicted levels are in the range of 78 to 80 decibels at the nearest residences (not considering topographic shielding). The blasts will not be frequent and the events have a duration of a few seconds. The added truck traffic in Santa Margarita increases noise levels but the changes are not substantial, on the order of one to two decibels Leq/Ldn. This is not considered significant.

The project will bring about a permanent increase in ambient noise above existing levels. While the County does not have threshold standards regarding the significance of changes in noise level, the standards used by several state and federal agencies suggest the project has moderate or no impact. There will be a temporary increase in noise levels during the initial phase of construction and operation. Noise from construction activities is expected to take place between 7 AM and 9 PM weekdays and 8 AM to 6 PM on weekends. The construction noise is therefore, not considered significant. The blasting activity will produce "periodic" increases in noise that are substantial.

Mitigation/Conclusion. In order to reduce the impacts related to noise to less than significant levels, the following measures were recommended in the noise study.

Quarry activities
The Las Pilitas quarry project was designed to retain the natural ridgelines on either side of the quarry area. At the conclusion of the first phase of construction, the floor of the quarry is fifty feet lower than the present elevation at the southwest entry to the quarry. It is recommended that noise production equipment such as crushers or recycling be sited as close as practical to the southwest face of the quarry. Such positioning can substantially block the levels of noise experienced to the west of the site where the most noise impacted residences are located. Similarly, stored materials can serve as noise barriers around noise producing equipment. It is recommended that the project be required to include

recommendations for the location of equipment and stored materials to reduce off site noise impacts. It is also recommended that noise production be considered in the selection of quarry equipment.

The backup signals produced by trucks and loaders are designed to be insistently audible. However, there are newer models of beepers that include proximity sensors or variable level controls related to ambient noise. It is recommended that equipment be outfitted with warning beepers that are effective in protecting workers but that produce no more than the necessary amount of noise.

The quarry supervisor should act as project noise manager and if a complaint is received the noise manager should see that it is formally recorded, investigated, and responded to both in writing and, where possible, through corrective action.

Blasting
While blasting produces levels of noise that may be experienced as "strongly perceptible to mildly unpleasant", the 2004 Caltrans manual on transportation construction noise includes a section on how to deal constructively with the potential disruption from blasting. The recommendations in the manual are appropriate as mitigations for the Las Pilitas project. These include sponsorship of pre-project meetings with residents who may be impacted or concerned about blasting. At such a meeting the project blast plan would be explained. The warning signals that accompany blasting would be explained so that residents might anticipate the blast and not be startled. People that would like to receive notification of proposed blasting could sign up to receive information. The Caltrans plan also includes a recommendation that people be invited to witness the blasting if they choose to do so. As is that case with other noise issues, there should be a designated contact person at the quarry to deal with issues. The recording, investigation and reporting would be part of the overall noise management plan.

The recommendations for limitation of charge weight and the stemming depth requirements in the quarry's General Blast Plan should be made conditions of approval. Electronic delay detonators should be used to eliminate the surface level explosions. Blasting is limited to the hours of 7 AM to 6 PM.

Trucks
Mufflers on trucks should be in good condition. The scale house should post a notice that trucks that don't have effective mufflers will not be admitted to the quarry. When problems are received by the quarry manager, or trucks are observed to have defective mufflers, notice should be given to drivers that repairs are needed in order to maintain access to the site. In measuring truck noise for this project it was noted that the truck used in our sound tests that was equipped with a well functioning exhaust system designed to AB 32 compliance was quieter than "average" trucks.

The EIR for this project should include a review of the noise study, its impact analysis and mitigation measures and will include supplemental analysis and mitigation if needed.

9. POPULATION/HOUSING - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**

9. POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Use substantial amount of fuel or energy?	☐	☒	☐	☐
e) Other: _____	☐	☐	☐	☐

Setting. In its efforts to provide for affordable housing, the County currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

The County has recently adopted a revised Housing Element, which now includes adoption of an Inclusionary Housing Ordinance. This ordinance includes payment of a fee to support development of new affordable housing is required.

Impact. The project is not likely to result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Action Required. Given that the potential for significant impacts from increased population is not considered potentially significant, no additional analysis is necessary for this topic. With regards to energy use, additional analysis is needed as follows:

1. Review of CEQA Appendix F to help determine the project's energy consumption and what project measures are proposed relating to energy conservation, such as energy efficient buildings, the use of alternative modes of travel, and the incorporation of strong recycling efforts, as a few examples;
2. Review and discussion of existing regulation (e.g., Uniform Building Code, Title 21, County Conservation and Open Space Element, etc.) intended to reduce energy demands and to what extent these elements have been applied to the project;
3. Compare the project's energy consumption to the ability of the energy provider to be able to deliver that power;
4. Identification and discussion of feasible mitigation measures, if any, which could be included in the project to reduce energy consumption and promote energy conservation to the extent feasible.

10. PUBLIC SERVICES/UTILITIES - *Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	☐	☐	☒	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☒	☐	☐
c) Schools?	☐	☐	☒	☐
d) Roads?	☐	☒	☐	☐
e) Solid Wastes?	☐	☐	☒	☐
f) Other public facilities?	☐	☒	☐	☐
g) Other: _____	☐	☐	☐	☐

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff Location: Templeton (Approximately 15 miles to the west)

Fire: Cal Fire (formerly CDF) Hazard Severity: Very High Response Time: 5-10 minutes

Location: Approximately .97 miles to the SE

School District: Atascadero Unified School District.

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

The proposed project has the potential to result in direct and cumulative impacts to Highway 58 and County roads based on expected truck traffic. As such, the project will be subject to road fees in an amount to be determined by the County Public Works Department and CalTrans. This issue will be analyzed in the EIR, which will include a review of truck traffic impacts to roads, coordination with Public Works and CalTrans, and supplemental mitigation as necessary.

Mitigation/Conclusion. Regarding cumulative effects, public facility (county) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

11. RECREATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	☐	☐	☒	☐
b) Affect the access to trails, parks or other recreation opportunities?	☐	☒	☐	☐
c) Other _____	☐	☐	☐	☐

Setting. Based on the County Trails Map, the Salinas River Trail courses through the SW corner of the project site.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources. The EIR prepared for this project should include a discussion of possible impacts related to the Salinas River Trail alignment in consultation with the County Parks Department. Although the portion of the site that intersects the identified trail alignment is not proposed for disturbance, it may be determined that impacts are significant but mitigable. It is important to note that the project is proposed for reclamation after the proposed 30-year mine lifespan, at which point the site would be returned to its existing condition.

Mitigation/Conclusion. In the event it is determined that the project significantly impacts the proposed trail alignment, mitigation, such as dedication of a recreational trail easement should be included in the EIR.

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	☒	☐	☐	☐
b) Reduce existing "Levels of Service" on public roadway(s)?	☐	☒	☐	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☐
d) Provide for adequate emergency access?	☐	☐	☒	☐
e) Result in inadequate parking capacity?	☐	☐	☒	☐
f) Result in inadequate internal traffic circulation?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	☐	☐	☒	☐
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☒	☐
i) Other: _____	☐	☐	☐	☐

Setting. According to the traffic study prepared by the applicant (Traffic Impact Study for the Las Pilitas Quarry, TPG Consulting, Inc.) the proposed project will produce approximately 495,000 tons per year (tpy) when operating at full capacity. The project will be located on the north side of State

Route (SR) 58/Calf Canyon Highway, east of the Salinas River, in San Luis Obispo County. The project site is currently unoccupied. The project will operate from 6:00 AM to 5:00 PM on weekdays.

Project Access
The project is proposing to construct a single access point to be used by trucks and employees. This access point will be located east of the Salinas River bridge and west of Park Hill Road. The driveway will be located between two existing residential homes and out-buildings currently located on the north side of Calf Canyon Highway. Due to the relatively low volume of project trips, low background traffic on Calf Canyon Highway, and acceptable levels of service, a separate left-turn lane is not necessary for acceptable operation of the project driveway. However, the project is proposing to construct an eastbound left-turn lane on Calf Canyon Highway at the project driveway. Based on the projected peak hour eastbound left-turn volumes at this location, the turn lane should provide sufficient storage to accommodate one truck and one passenger car.

Project Trip Generation
The project trip generation information was developed from the production and employee information provided by the applicant. Operating at maximum capacity (i.e. maximum quantities are extracted and all material is hauled off-site), the project would result in truck trips associated with employees and the hauling of materials. According to the traffic report, the project would result in a total of 208 trips per day (daily trip ends, 1-directional). This includes 10 employee trips and 198 truck trips per day.

Project Trip Distribution
Trip distribution for the project trips was based on applicant provided information. The majority of project trips (employees and trucks) are projected to travel between SR 101 and the project site. The project's market will primarily be south of Santa Margarita and SR 101 is the main north-south corridor in the area. Approximately 20% of project trips are shown traveling outside the projected route (north on El Camino Real, east on W Pozo Road, and north on Calf Canyon Highway). Using this trip distribution, all project trips travel through the study intersections.

Impact. As shown in the traffic report, the following locations are projected to operate below the appropriate adopted level of service standard:

- Estrada Avenue at El Camino Real
- Estrada Avenue at H Street

Peak Hour signal warrants were also prepared for all unsignalized study intersections. Based on the warrant, the following locations are projected to meet the Peak Hour signal warrant:

- Estrada Avenue at El Camino Real
- Estrada Avenue at H Street

Impacts are considered significant but mitigable with respect to level of service, road impacts and signal warrents. These impacts will be analyzed in detail in the EIR and will be supplemented as necessary.

Mitigation/Conclusion. To mitigate the intersections that are projected to operate below the appropriate adopted level of service standard and/or meet the Peak Hour signal warrant, the following improvements by scenario are recommended:

Estrada Avenue at El Camino Real
Signalize the intersection. The Estrada Avenue at El Camino Real intersection currently meets the Peak Hour signal warrant and is projected to continue to meet the warrant in all study scenarios.

Since the intersection is currently operating at acceptable levels of service and is projected to do so in the Existing Plus Project scenarios, the installation of the traffic signal is not recommended. However, the intersection operates below the level of service standard and continues to meet the Peak Hour signal warrant in the 2030 No Project and 2030 Project scenarios. Although the project does not cause the level of service failure or trigger the Peak Hour signal warrant, it will contribute to those impacts. The traffic study indicated that the project may be responsible for paying its fair-share for the proposed improvement. However, there is no existing fee mechanism in place ready to accept fair-share fees for improvements. As such, impacts are potentially significant. This will be analyzed in detail in the EIR and mitigation measures will be supplemented as necessary.

The proposed installation of a traffic signal for the Estrada Avenue at El Camino Real intersection does not include widening the existing paved sections to accommodate additional lanes/shoulder/etc. since the intersection is projected to operate acceptably with a permitted WB left-turn movement. However, the Salinas River Area Plan and the Santa Margarita Design Plan both call for additional improvements to this intersection. A channelized left-turn lane and installation of bike lanes and sidewalks are both proposed for El Camino Real at this intersection. A landscaped median may or may not be included in this improvement as well. Since these improvements are not currently funded, they are not included in the proposed mitigation.

Estrada Avenue at H Street
The Estrada Avenue at H Street intersection is projected to operate below the level of service standard and meet the Peak Hour signal warrant in the 2030 No Project and 2030 Project scenarios. The level of service impacts to the Estrada Avenue at H Street intersection occur during the AM peak hour and are due mostly to the SB left-turns and WB right-turns associated with the elementary school dropoff. The following unique criteria apply to this intersection:

- The majority of the school-associated AM peak hour traffic occurs in a 15-30 minute period. This tends to increase delay for the minor street movements for that short time period, but leaves the remainder of the peak hour with lower impacts.
- The level of delay experienced by the minor street movements is somewhat alleviated by a crossing guard located on the north side of the intersection. The crossing guard provides regular breaks in the major street traffic which provides gaps for some minor street movements that would normally not occur during this period.
- While the intersection meets the Peak Hour signal warrant, it is unknown whether or not it will meet other signal warrants, now or in the future. Additional warrants may not be met which are more paramount to the operation of the intersection than the Peak Hour warrant.

It is suggested that this intersection be monitored and at such time that the intersection level of service falls below the adopted thresholds and/or meets additional signal warrants, that a determination of the improvements be made. Although the Project does not cause the level of service failure or trigger the Peak Hour signal warrant, it will contribute to those impacts. The Project may be responsible for paying its fair-share for any improvements to this intersection.

As a part of the EIR, the above-reference traffic report will be peer reviewed and verified by an independent, third-party, qualified traffic engineer/consultant and supplemented with further analysis as needed to provide a detailed traffic impact assessment of the proposed project. The result of the review and field verification could result in additional analysis and revised mitigation as necessary.

13. WASTEWATER - *Will the project:*		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?*	☐	☒	☐	☐
b)	*Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?*	☐	☒	☐	☐
c)	*Adversely affect community wastewater service provider?*	☐	☐	☒	☐
d)	*Other:* _____	☐	☐	☐	☐

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

For on-site septic systems, there are several key factors to consider for a system to operate successfully, including the following:

- ✓ Sufficient land area (refer to County's Land Use Ordinance or Plumbing Code) – depending on water source, parcel size minimums will range from one acre to 2.5 acres;
- ✓ The soil's ability to percolate or "filter" effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);
- ✓ The soil's depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on perc rates]);
- ✓ The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);
- ✓ Potential for surface flooding (e.g., within 100-year flood hazard area);
- ✓ Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances);
- ✓ Distance from creeks and water bodies (100-foot minimum).

To assure a successful system can meet existing regulation criteria, proper conditions are critical. Above-ground conditions are typically straight-forward and most easily addressed. Below ground criteria may require additional analysis or engineering when one or more factors exist:

- ✓ the ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch);
- ✓ the topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or
- ✓ the separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the project is provided in the listed in the previous Agricultural Resource section. The main limitation(s) of this soil for wastewater effluent include:

--***shallow depth to bedrock***, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface. In this case, should a new or expanded wastewater system be necessary, due to limited availability of information relating to the shallow depth to bedrock characteristic, the following additional information will be needed from the applicant: soil borings at leach line location(s) showing that there is adequate distance to bedrock. If adequate distance cannot be shown, a county-approved plan for an engineered wastewater system showing how the basin plan criteria can be met will be required.

--***steep slopes***, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effuent. In this case, the proposed leach lines may be on or located within close proximity of steep slopes where some potential of effluent daylighting exists. Should a new or expanded wastewater system be necessary. a registered civil engineer familiar with wastewater systems, shall prepare an analysis that shows the location and depth of the leach lines will have no potential for daylighting of effluent.

--***slow percolation***, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be greater than 30 and less than 120 minutes per inch. In this case, should a new or expanded wastewater system be necessary, a soils report will be necessary to identify percolation rates for the soil where leach lines are proposed.

Impacts/Mitigation. Based on the following project conditions or design features, wastewater impacts are expected to be less than significant: However, should a new or expanded wastewater system be necessary, a soils investigation will need to be done that shows the following can be met:

- ✓ The project has sufficient land area per the County's Land Use Ordinance to support an on-site system;
- ✓ The soil's percolation rate is between 30 to 120 minutes per inch;
- ✓ There is adequate soil separation between the bottom of the leach line to bedrock or high groundwater;
- ✓ The soil's slope is less than 20%;
- ✓ The leach lines are outside of the 100-year flood hazard area;
- ✓ There is adequate distance between proposed leach lines and existing or proposed wells;
- ✓ The leach lines are at least 100 feet from creeks and water bodies.

Based on the above discussion and information provided, the site appears to be able to design an on-site system that will meet CPC/Basin Plan requirements. Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to show to the county compliance with the County Plumbing Code/ Central Coast Basin Plan, including any above-discussed information relating to potential constraints. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant.

14. WATER - *Will the project:*		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Violate any water quality standards?*	☐	☒	☐	☐
b)	*Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?*	☐	☒	☐	☐
c)	*Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?*	☐	☒	☐	☐
d)	*Change the quantity or movement of available surface or ground water?*	☐	☒	☐	☐
e)	*Adversely affect community water service provider?*	☐	☐	☒	☐
f)	*Other:* _____	☐	☐	☐	☐

Setting. The project proposes to use an on-site well as its water source. This water will be used for dust control on stockpiles and access roads, as well as for day to day operations and for one employee restroom. The proposed project does not introduce any new water users other than the use of water for dust mitigation and day to day operations.

Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is gently sloping to steeply sloping The closest creek, Salinas River, is approximately 1/4 mile from the southwestern part of the proposed project site . As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

The proposed project includes a series of stormwater retention basins designed to detain runoff for percolation into the groundwater table prior to entering into a natural water channel (e.g. the Salinas River).

Impact. As discussed in Section 7, Hazardous Materials, potential sources of surface water pollution at the project site include sediment in runoff, discharge of fluids such as wash water, and leaks or spills of toxic materials such as petroleum products. As discussed in their respective sections, these impacts to surface waters are considered significant but mitigable.

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 60 acres.

Mitigation/Conclusion. Due to the projected use of water for dust mitigation and facility operations, additional analysis should be conducted to provide greater detail on proposed water use, as well as show that there will be a sustainable water source for the duration of operations, through reclamation.

This shall be prepared by a certified engineering geologist and shall include, but not be limited to, the following:

1. Consultation with the County Public Works Department and/or appropriate County Waterworks District, CSDs, and/or appropriate mutual, private, or public water companies.
2. Current and future projections of water demand for the project based on the various uses making up the proposed project's water demands.
3. Evaluation and discussion of water availability for on-site water demands.
4. Evaluation and discussion of the long-term capability of the ground water basin(s) to provide adequate quantities of water, and the potential for subsidence and.saltwater intrusion.
5. Identification and discussion of feasible mitigation measures, if any, which could be included in the project to minimize potential impacts related to groundwater availability.

Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality. Water impacts and mitigation measures will be further analyzed in the EIR and supplemented as necessary.

15. LAND USE - *Will the project:*	**Inconsistent**	**Potentially Inconsistent**	**Consistent**	**Not Applicable**
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☒	☐
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). Based on responses received to date, the project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is located in the Extractive Resource Area 1 (EX1). As defined by the Land Use Ordinance, Section 22.14.050, the EX1 combining designation is used to identify areas of the county which the California Department of Conservation's Division of Mines and Geology has classified as

containing or being highly likely to contain significant mineral deposits. The purpose of this combining designation is to protect existing resource extraction operations from encroachment by incompatible land uses that could hinder resource extraction.

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☒	☐	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Divisions have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
☒	County Public Works Department	**In File****
☒	County Environmental Health Division	**In File****
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**In File****
☐	County Sheriff's Department	**Not Applicable**
☒	Regional Water Quality Control Board	**In File****
☐	CA Coastal Commission	**Not Applicable**
☒	CA Department of Fish and Game	**In File****
☒	CA Department of Forestry (Cal Fire)	**In File****
☒	CA Department of Transportation	**In File****
☐	Community Service District	**Not Applicable**
☐	Other _____	**Not Applicable**
☐	Other _____	**Not Applicable**

*** "No comment" or "No concerns"-type responses are usually not attached*

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

☒ Project File for the Subject Application

County documents

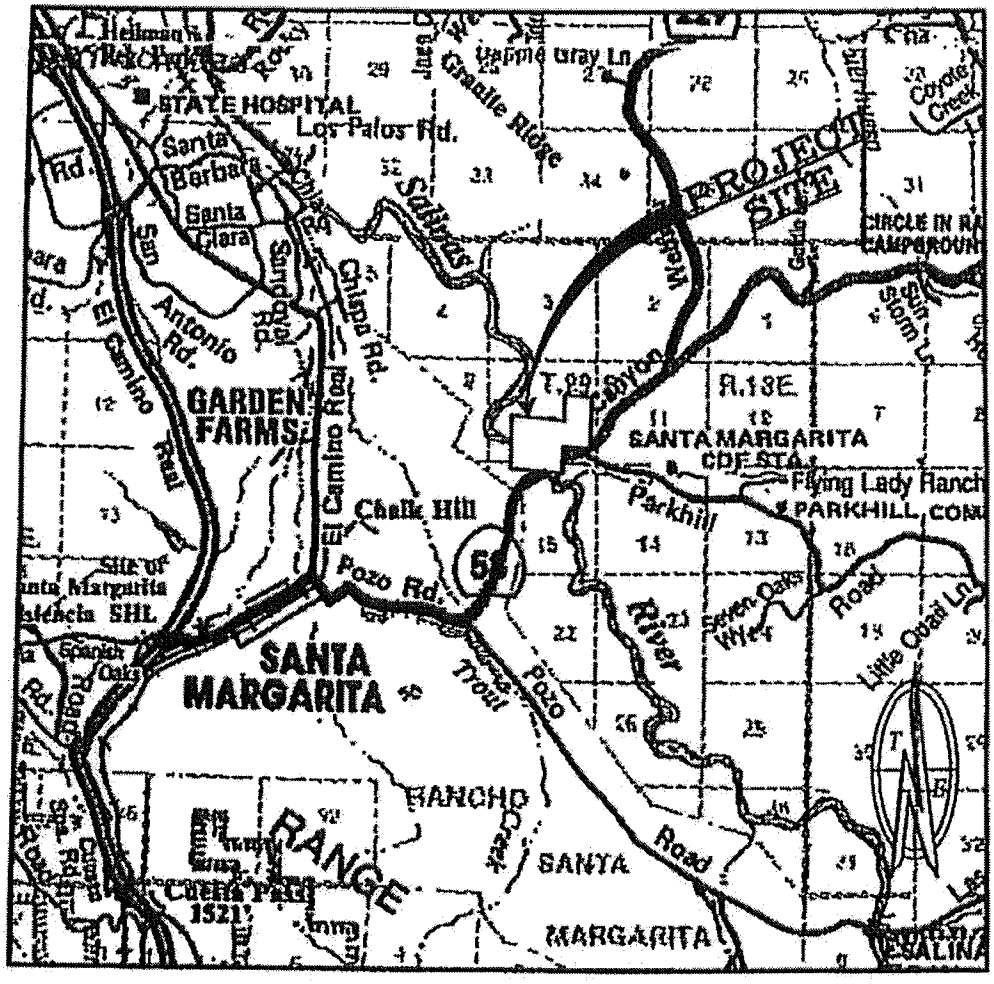
- ☐ Airport Land Use Plans
- ☒ Annual Resource Summary Report
- ☐ Building and Construction Ordinance
- ☐ Coastal Policies
- ☒ Framework for Planning (Coastal & Inland)
- ☒ General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:
  - ☒ Agriculture & Open Space Element
  - ☒ Energy Element
  - ☒ Environment Plan (Conservation, Historic and Esthetic Elements)
  - ☒ Housing Element
  - ☒ Noise Element
  - ☐ Parks & Recreation Element
  - ☒ Safety Element
- ☒ Land Use Ordinance
- ☐ Real Property Division Ordinance
- ☐ Trails Plan
- ☐ Solid Waste Management Plan
- ☐ Area Plan and Update EIR
- ☐ Circulation Study

Other documents

- ☒ Archaeological Resources Map
- ☒ Area of Critical Concerns Map
- ☒ Areas of Special Biological Importance Map
- ☒ California Natural Species Diversity Database
- ☒ Clean Air Plan
- ☒ Fire Hazard Severity Map
- ☒ Flood Hazard Maps
- ☒ Natural Resources Conservation Service Soil Survey for SLO County
- ☒ Regional Transportation Plan
- ☒ Uniform Fire Code
- ☒ Water Quality Control Plan (Central Coast Basin – Region 3)
- ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)
- ☐ Other ____

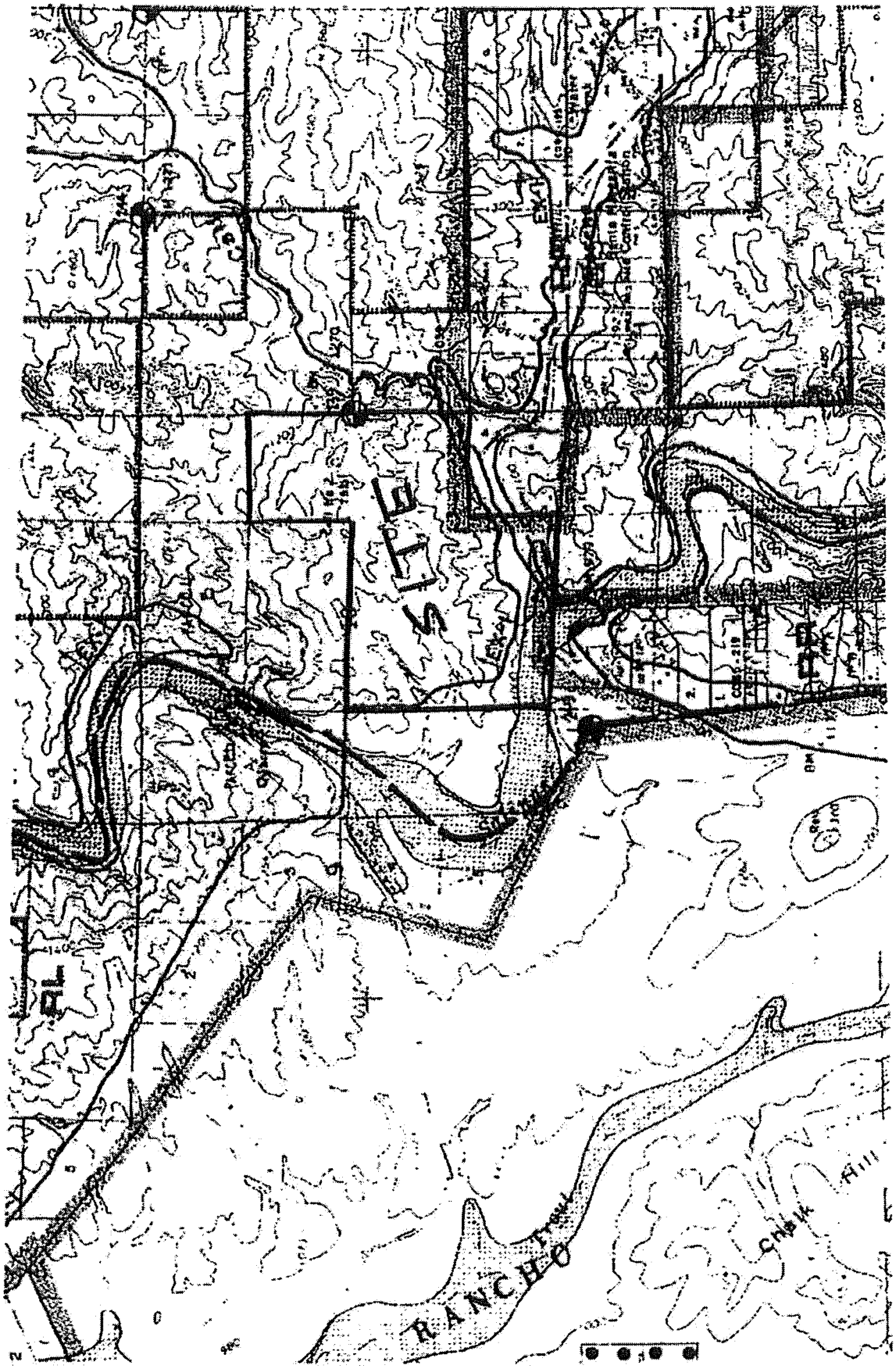
In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

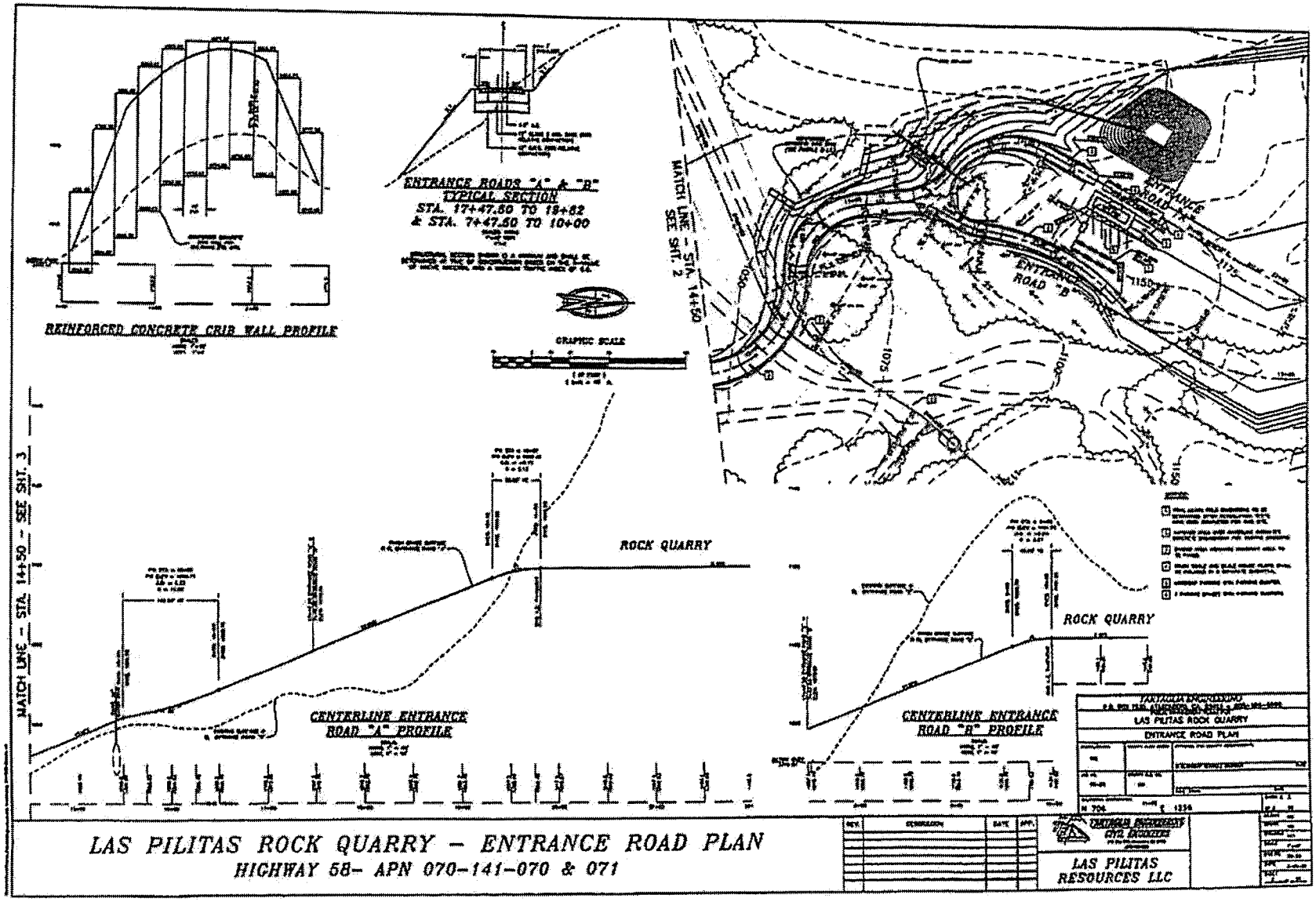
- Las Pilitas Rock Quarry, San Luis Obispo County, California, APN: 070-141-070, -071, Sensitive Species and Habitat Survey. LFR, Inc.. October 2009
- Engineering Geology Investigation, Las Pilitas Rock Quarry, Highway 58, APN: 070-141-070, -071, Santa Margarita Area, San Luis Obispo County, California. GeoSolutions, Inc. July 14, 2009.
- Drainage Calculations for Las Pilitas Rock Quarry. Tartaglia Engineering. August 2009.
- Las Pilitas Rock Quarry Traffic Impact Study. TPG Consulting, Inc. May 2009.
- An Archaeological Surface Survey for the Las Pilitas Rock Quarry Project, Highway 58 Area, Northern San Luis Obispo County, California. Heritage Discoveries, Inc. April 16, 2009.
- Noise Analysis Las Pilitas Rock Quarry. David Dubbink Associates. January 26, 2010.
- General Blasting Plan for the Las Pilitas Rock Quarry, 6600 Calf Canyon Highway, Santa Margarita, San Luis Obispo County, California. Gasch & Associates. December, 2009.
- Sight Distance Evaluation. TPG Consulting, Inc. June 8, 2009.



VICINITY MAP

N.T.S.

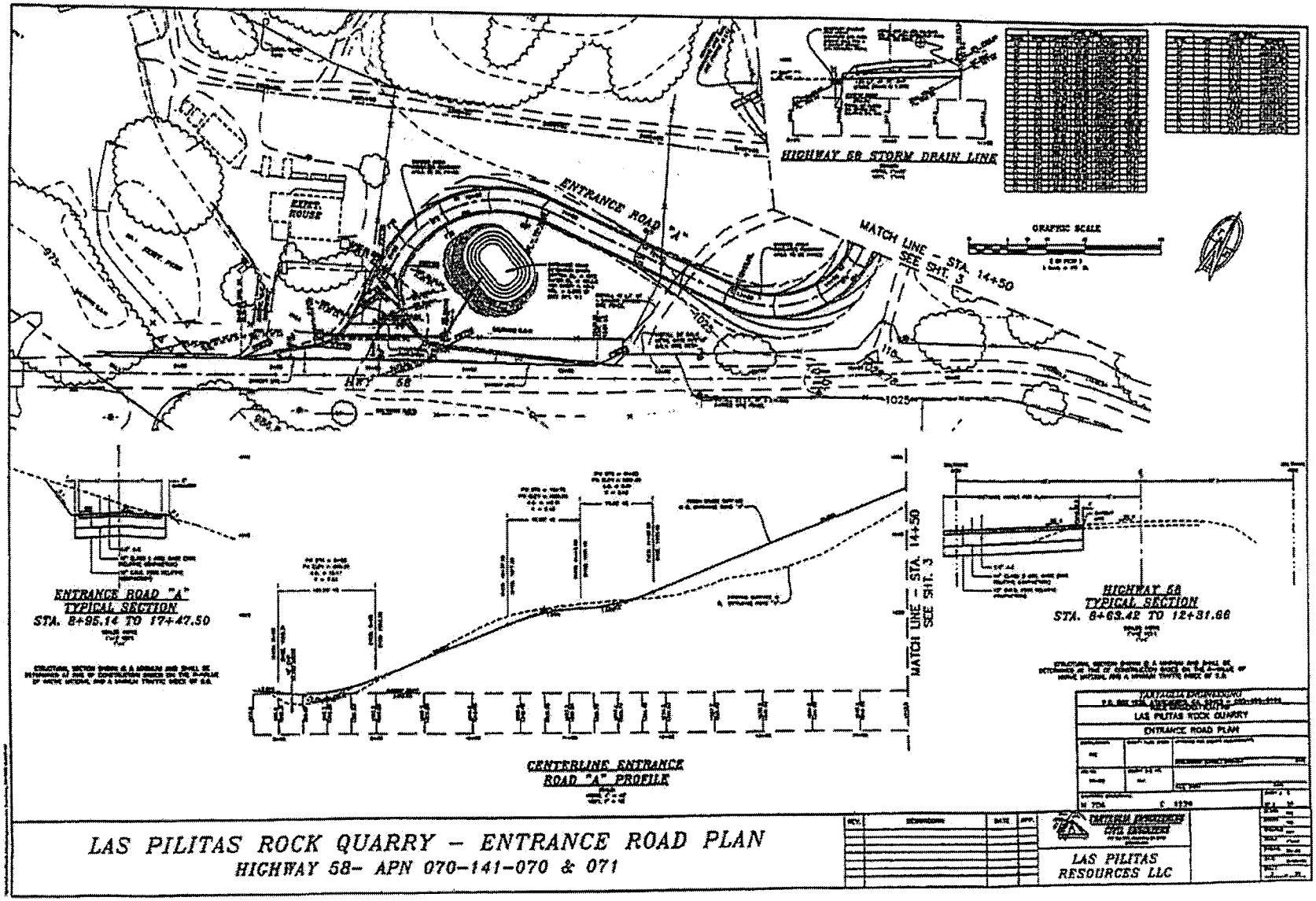

RANCHO



LAS PILITAS ROCK QUARRY – ENTRANCE ROAD PLAN

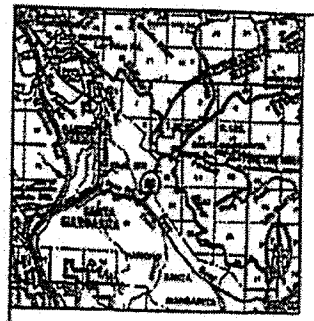
HIGHWAY 58– APN 070–141–070 & 071

LAS PILITAS RESOURCES LLC



LAS PILITAS ROCK QUARRY – ENTRANCE ROAD PLAN

HIGHWAY 58– APN 070–141–070 & 071



VICINITY MAP

LEGEND

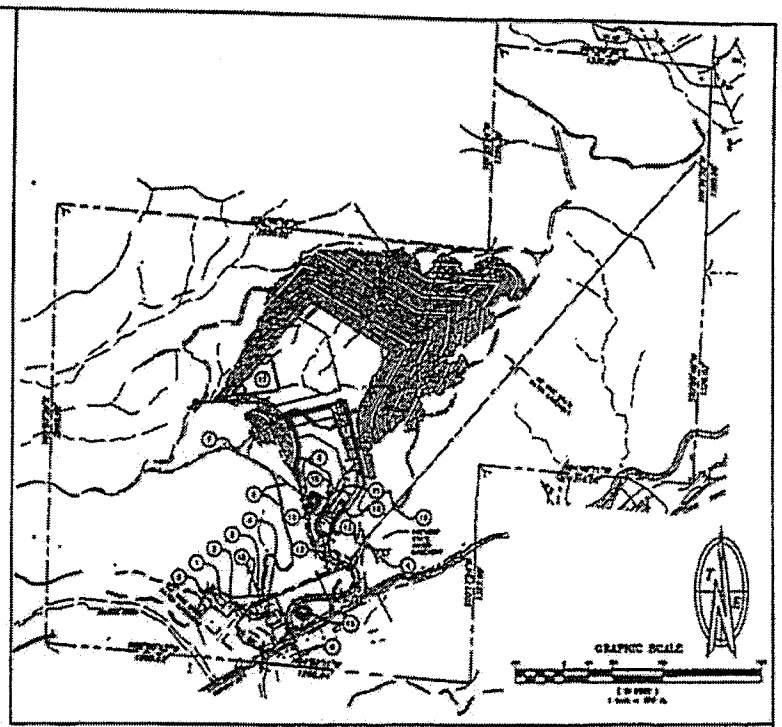
EXISTING AND PROPOSED STRUCTURES

SHEET INDEX

SHEET NO.	TITLE
1.	COVER SHEET
2.	ENTRANCE ROAD "A" PLAN - STA. 7+73 TO 14+50
3.	ENTRANCE ROADS "A" & "B" PLAN - STA. 14+50 TO 19+82
4.	LAS PILITAS ROCK QUARRY - PHASE 1A
5.	LAS PILITAS ROCK QUARRY - PHASE 1B
6.	LAS PILITAS ROCK QUARRY - PHASE 2A
7.	LAS PILITAS ROCK QUARRY - PHASE 2B
8.	LAS PILITAS ROCK QUARRY - PHASE 3A
9.	LAS PILITAS ROCK QUARRY - PHASE 3B
10.	LAS PILITAS ROCK QUARRY - FINAL PHASE
11.	MISCELLANEOUS DETAILS

SHEET INDEX

SHEET NO.	TITLE
12.	DETENTION BASINS (ENTRANCE ROAD, 1A, AND 1B)
13.	DETENTION BASINS (1B, 2B, 3A, & 3B)
14.	NOTES
15.	TREE PLAN
16.	REVEGETATION PLAN (PHASES 1A, 1B, 2A, 2B, 3A, & 3B)
17.	HIGHWAY 101 LINE OF SIGHT PLAN
18.	HIGHWAY 58 LINE OF SIGHT PLAN
19.	WATER POLLUTION CONTROL DRAWING
20	WATER POLLUTION CONTROL DRAWING



BOUNDARY & SITE MAP

PROPERTY DESCRIPTION

PROJECT DATA

BENCHMARK:

LAS PILITAS ROCK QUARRY

COVER SHEET

LAS PILITAS ROCK QUARRY

HIGHWAY 58- APN 070-141-070 & 071

LAS PILITAS RESOURCES LLC

EROSION CONTROL – TEMPORARY AND PERMANENT

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]
19. [illegible]

SLO COUNTY EROSION CONTROL NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]

PERMANENT EROSION CONTROL NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]

DUST CONTROL NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]

LAS PILITAS ROCK QUARRY

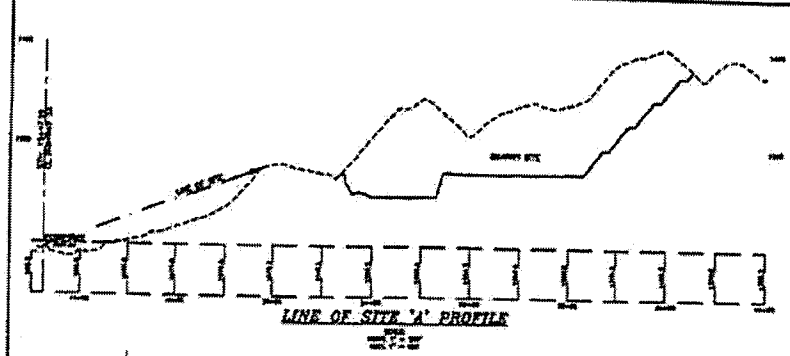
WATER POLLUTION CONTROL DRAWING

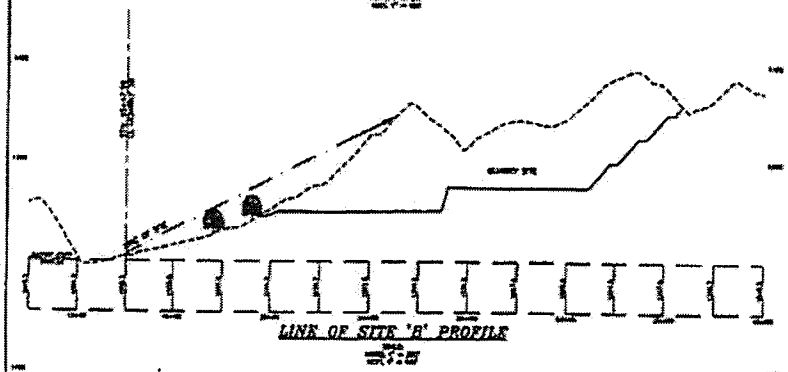
WATER POLLUTION CONTROL DRAWING

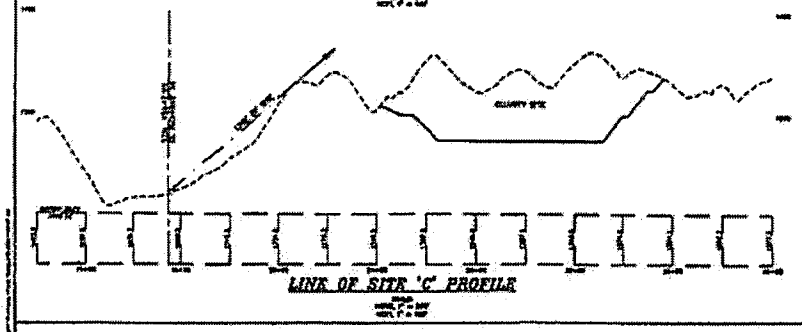
HIGHWAY 58– APN 070-141-070 & 071

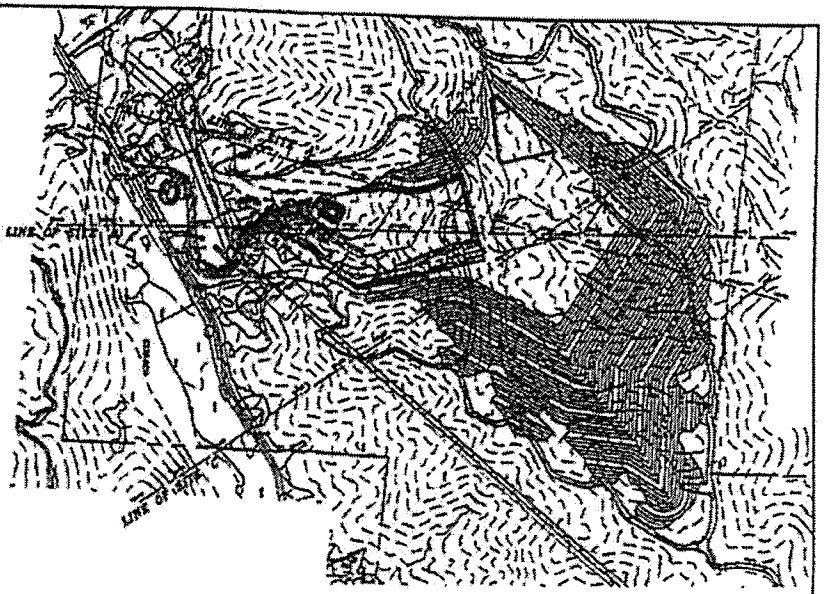
NO.	DESCRIPTION	DATE	APP'D

LAS PILITAS RESOURCES LLC









GRAPHIC SCALE

LAS PILITAS ROCK QUARRY

HIGHWAY 58 LINE OF SIGHT PLAN

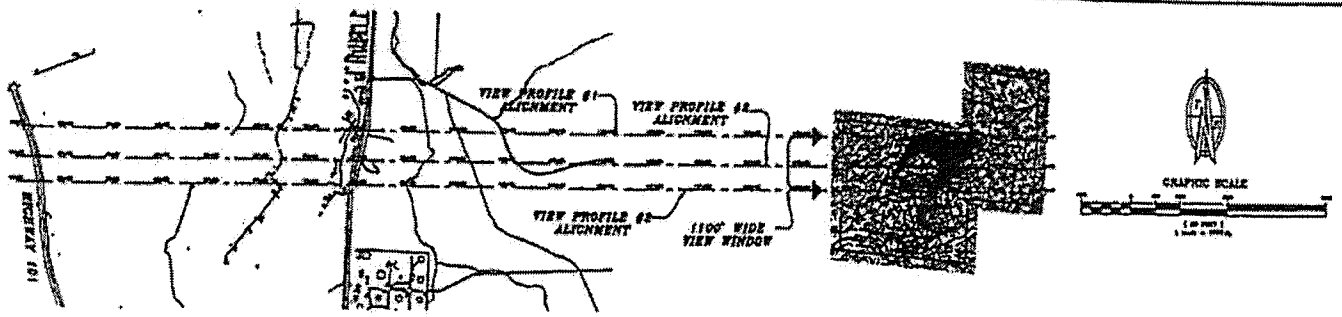
N 705 E 1330

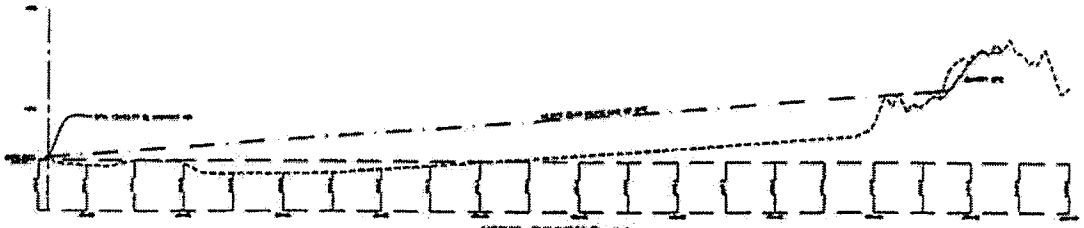
LAS PILITAS ROCK QUARRY – HIGHWAY 58 LINE OF SIGHT PLAN

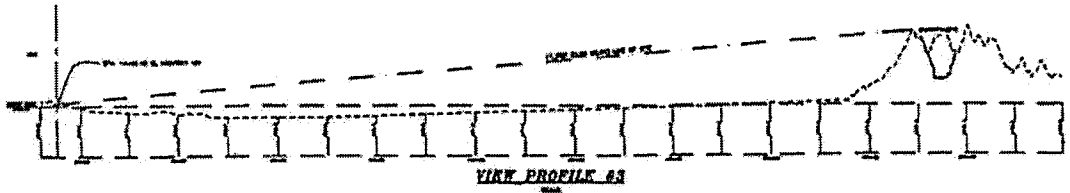
HIGHWAY 58– APN 070-141-070 & 071

REV.	DESCRIPTION	DATE	APP.

LAS PILITAS RESOURCES LLC







LAS PILITAS ROCK QUARRY

HIGHWAY 101 LINE OF SIGHT PLAN

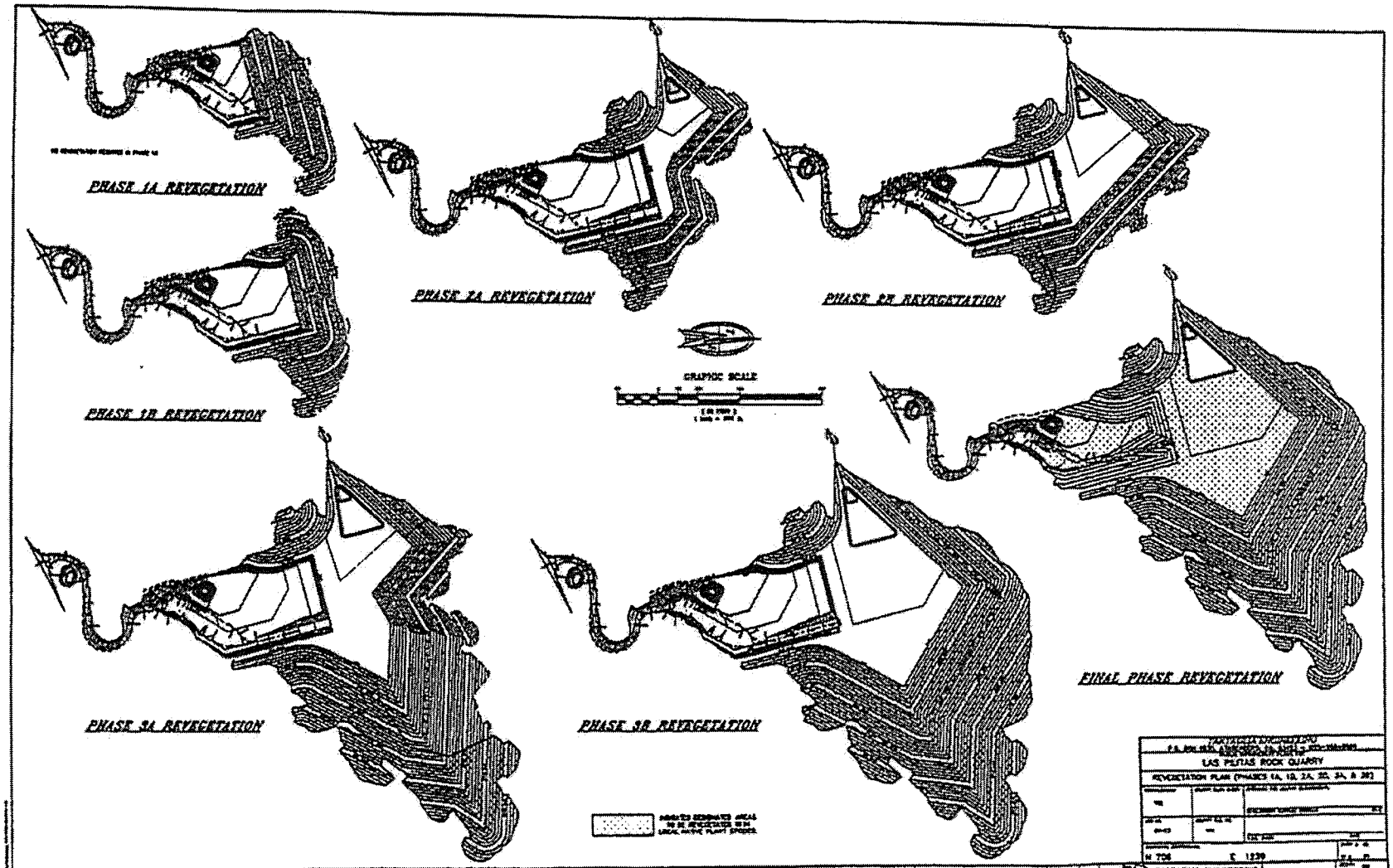
N 706 E 1279

LAS PILITAS ROCK QUARRY – HIGHWAY 101 LINE OF SIGHT PLAN

HIGHWAY 58– APN 070-141-070 & 071

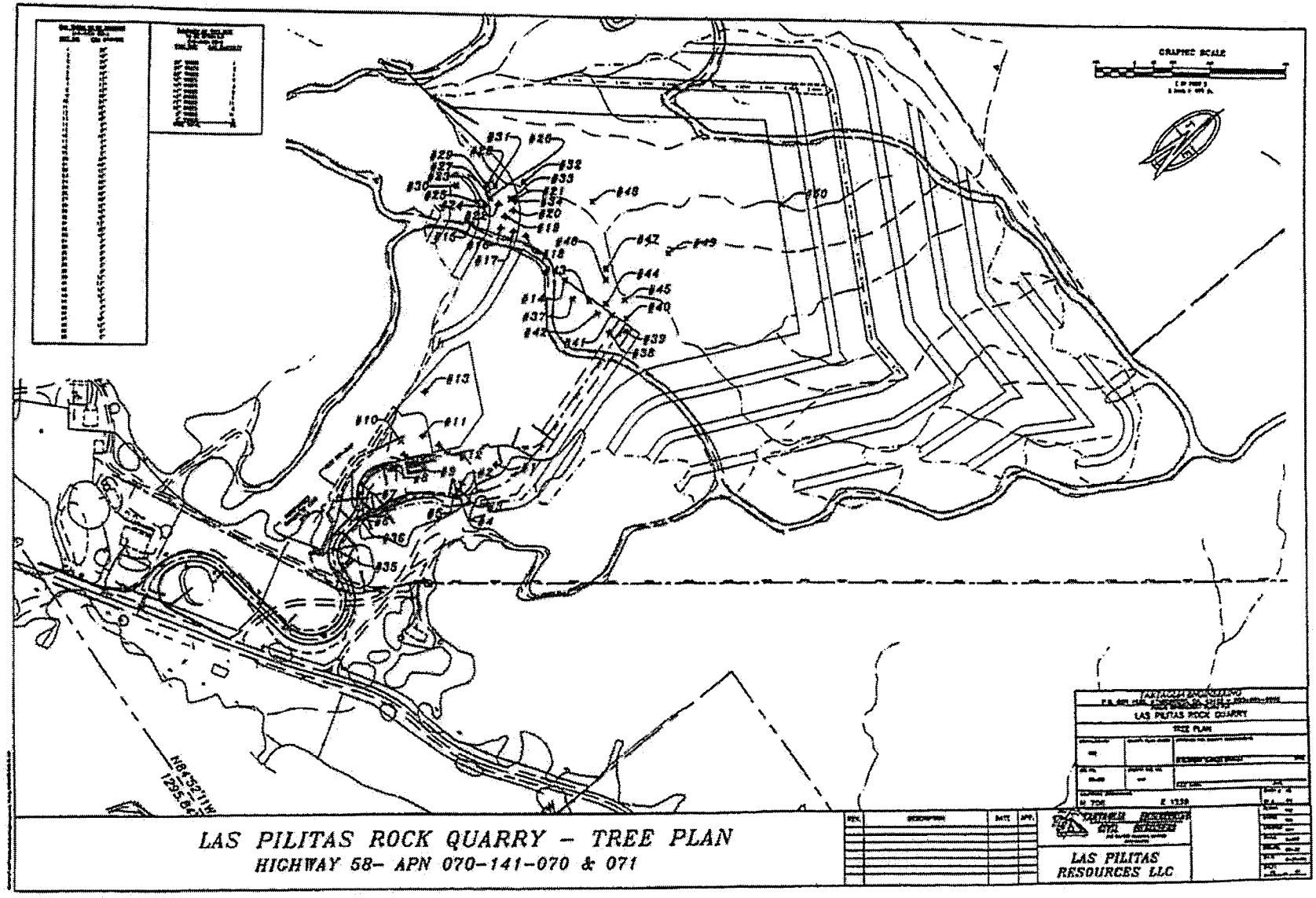
NO.	DESCRIPTION	DATE	APP.

LAS PILITAS RESOURCES LLC



REVEGETATION PLAN (PHASES 1A, 1B, 2A, 2B, 3A, & 3B)

HIGHWAY 58- APN 070-141-070 & 071


GRAPHIC SCALE
LAS PILITAS ROCK QUARRY
TREE PLAN
LAS PILITAS ROCK QUARRY – TREE PLAN
HIGHWAY 58– APN 070–141–070 & 071
LAS PILITAS RESOURCES LLC

SLO COUNTY GENERAL NOTES

GENERAL NOTES

GENERAL CONSTRUCTION NOTES

GENERAL CONSTRUCTION NOTES (CONTINUED)

STANDARD SAN LUIS OBISPO COUNTY GRADING AND DRAINAGE NOTES

LAS PILITAS ROCK QUARRY – NOTES

HIGHWAY 58– APN 070-141-070 & 071

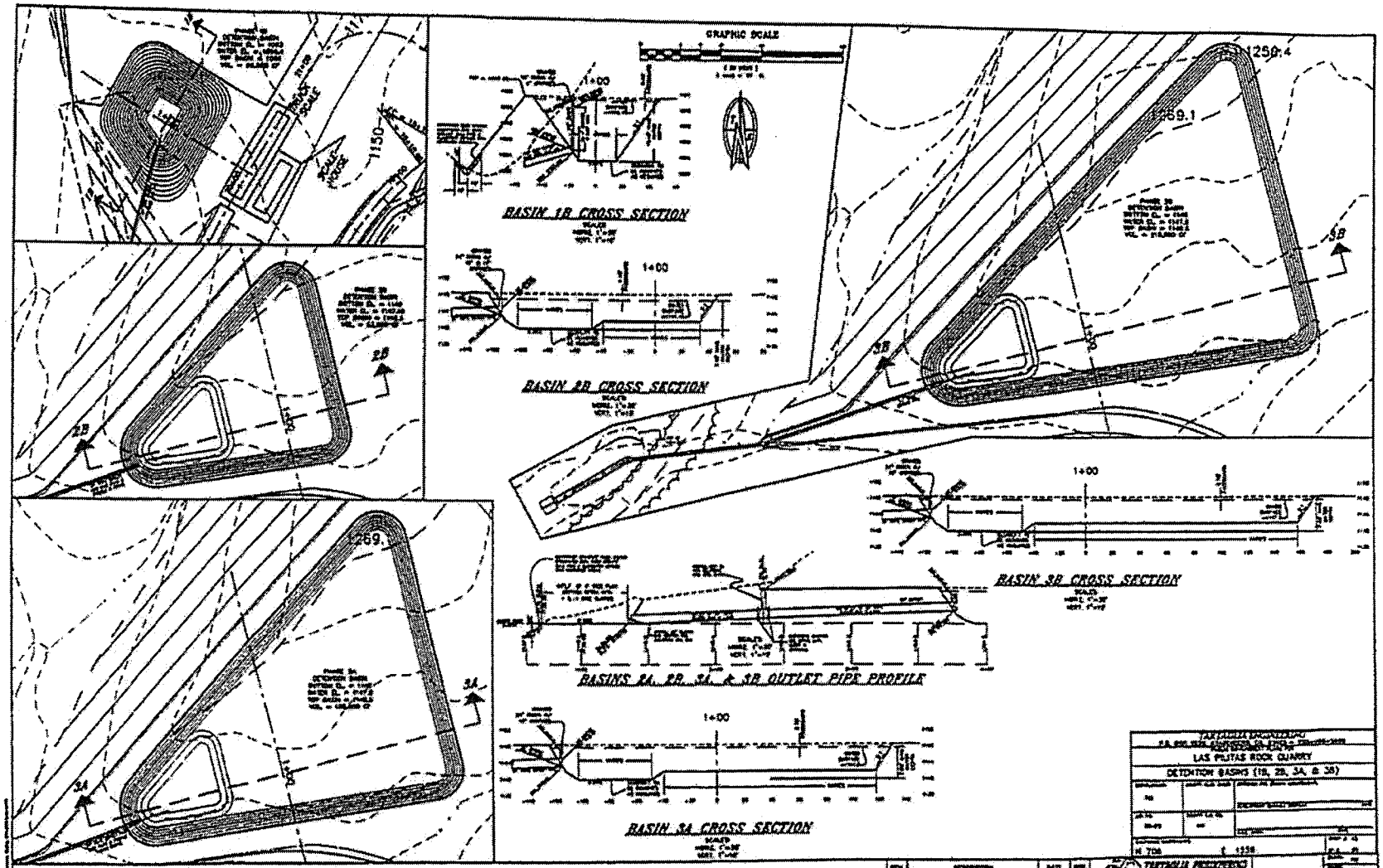
NO.	DESCRIPTION	DATE	APP.

CENTRAL COAST CIVIL ENGINEER

LAS PILITAS RESOURCES LLC

LAS PILITAS ROCK QUARRY

NOTES



LAS PILITAS ROCK QUARRY

DETENTION BASINS (1B, 2B, 3A, & 3B)

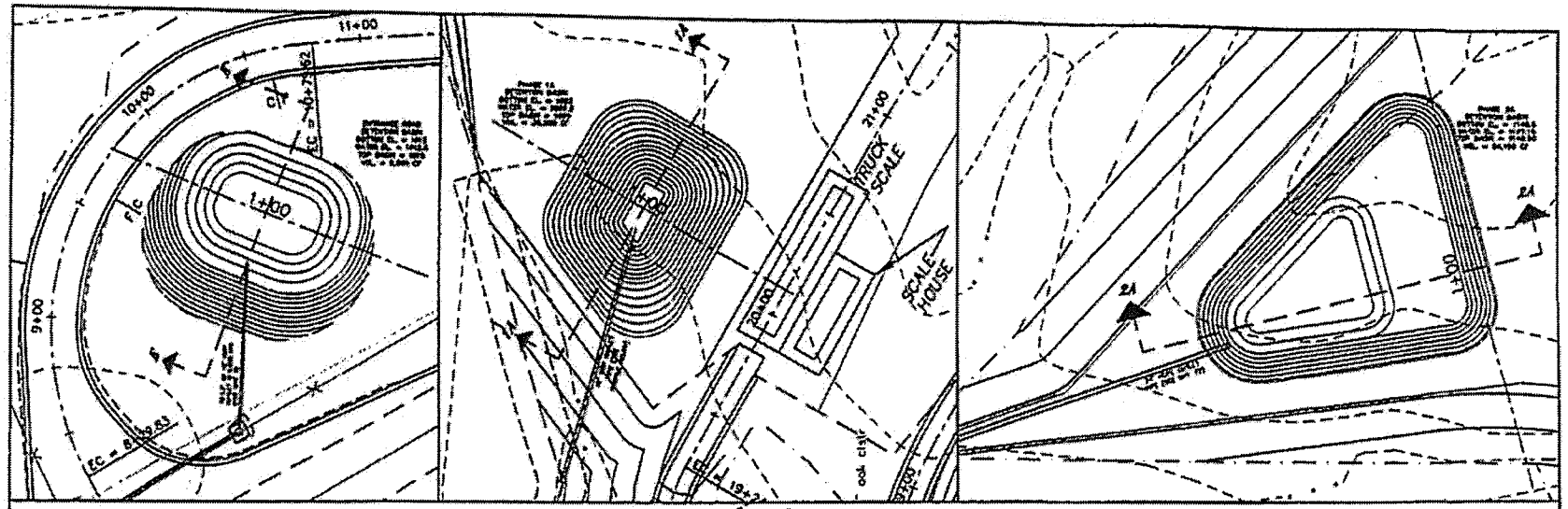
DETENTION BASINS (1B, 2B, 3A, & 3B)

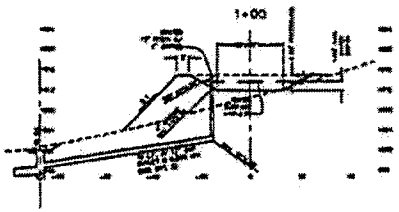
HIGHWAY 58- APN 070-141-070 & 071

NO.	DESCRIPTION	DATE	APP.

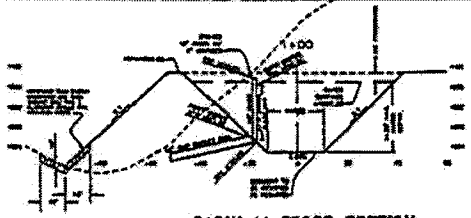
TATHAM ENGINEERING AND SURVEYING

LAS PILITAS RESOURCES LLC

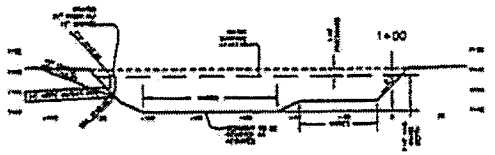




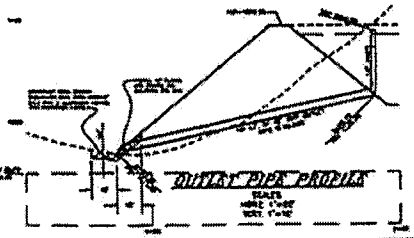
ENTRANCE ROAD BASIN "B" CROSS SECTION



BASIN 1A CROSS SECTION



BASIN 2A CROSS SECTION



OUTLET PIPE PROFILE

GRAPHIC SCALE

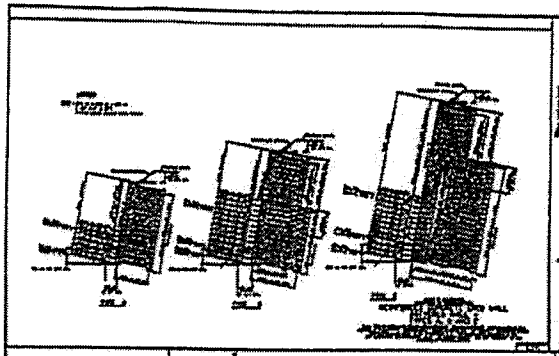
LAS PILITAS ROCK QUARRY

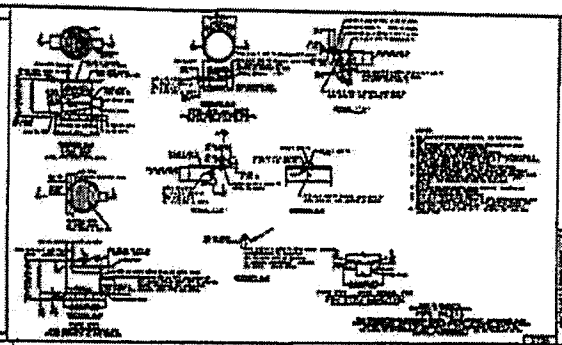
DETENTION BASINS (ENTRANCE ROAD, 1A, AND 1B)

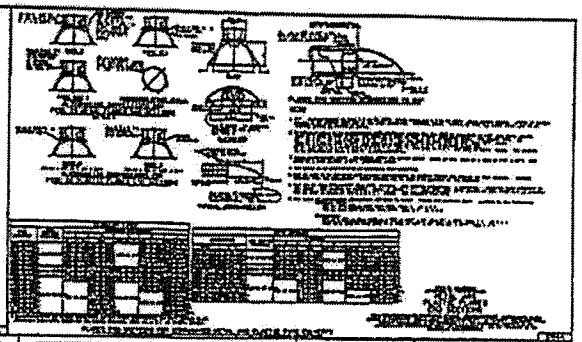
DETENTION BASINS (ENTRANCE ROAD, 1A, AND 1B)

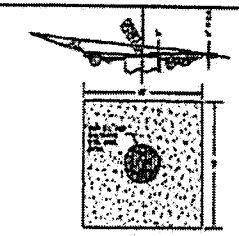
HIGHWAY 58– APN 070–141–070 & 071

LAS PILITAS RESOURCES LLC

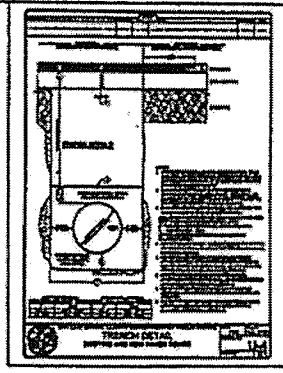


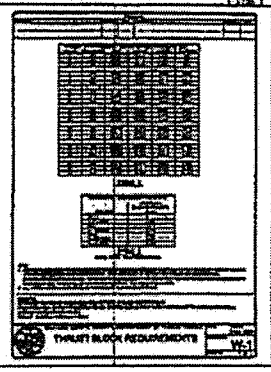


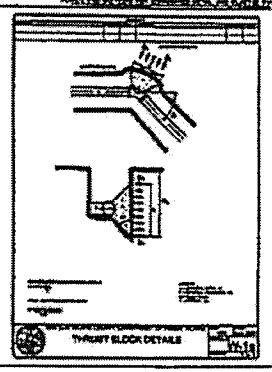


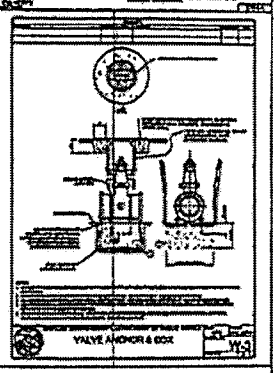


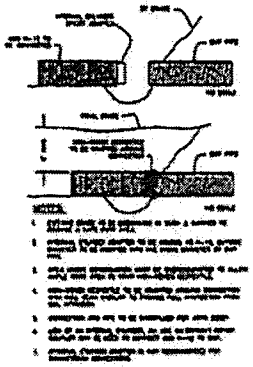
P.C. CONCRETE APRON DETAIL (A / 11)



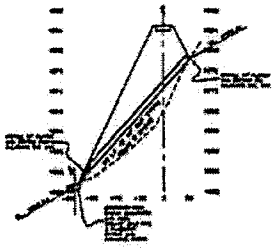








CMP/ROPE ADAPTER (B / 11)



18+12.78 STORM DRAIN LINE (C / 11)

LAS PILITAS ROCK QUARRY

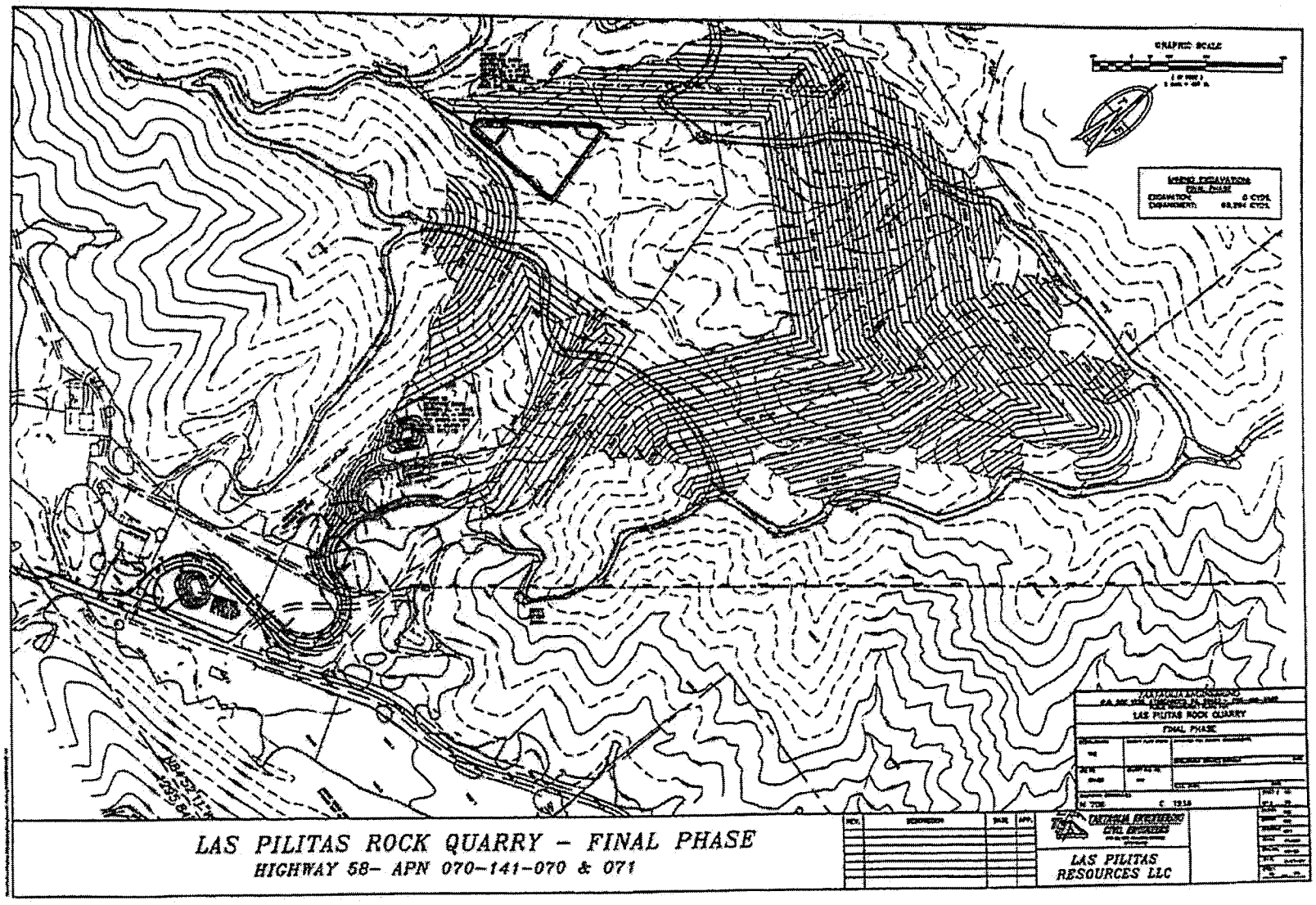
MISCELLANEOUS DETAILS

LAS PILITAS ROCK QUARRY – MISCELLANEOUS DETAILS

HIGHWAY 58– APN 070–141–070 & 071

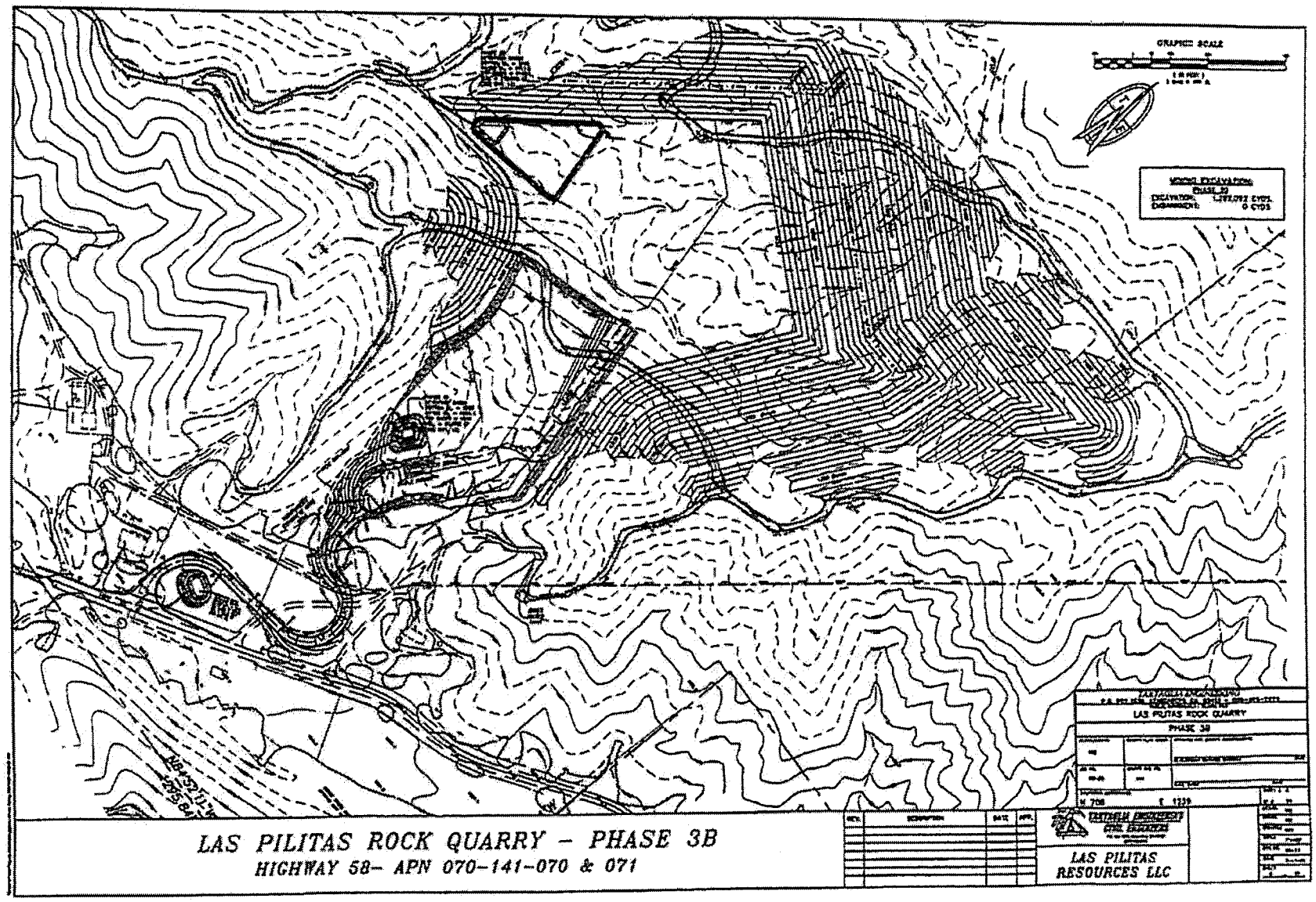
REV.	DESCRIPTION	DATE	APP.

LAS PILITAS RESOURCES LLC



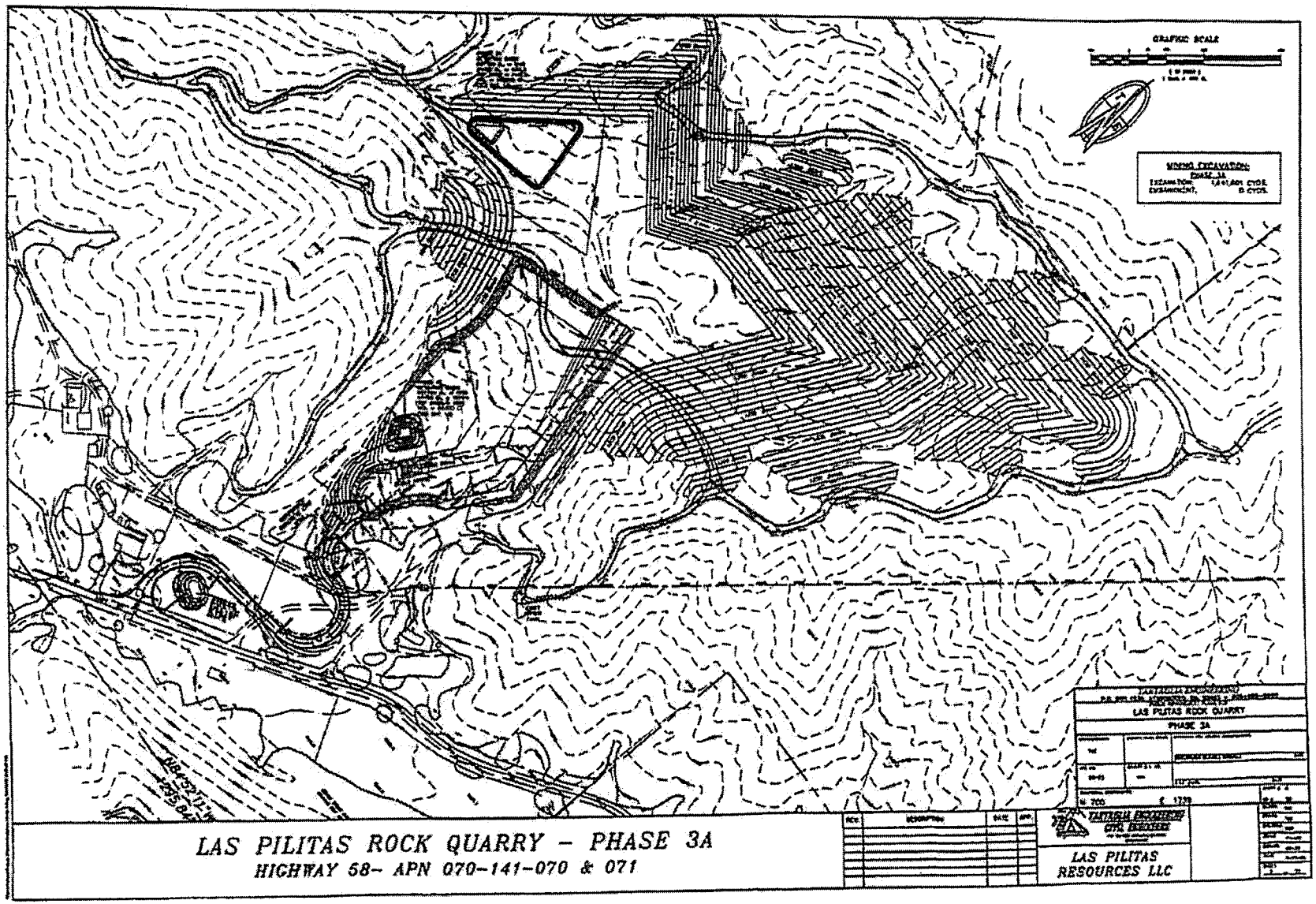
LAS PILITAS ROCK QUARRY – FINAL PHASE

HIGHWAY 58– APN 070–141–070 & 071



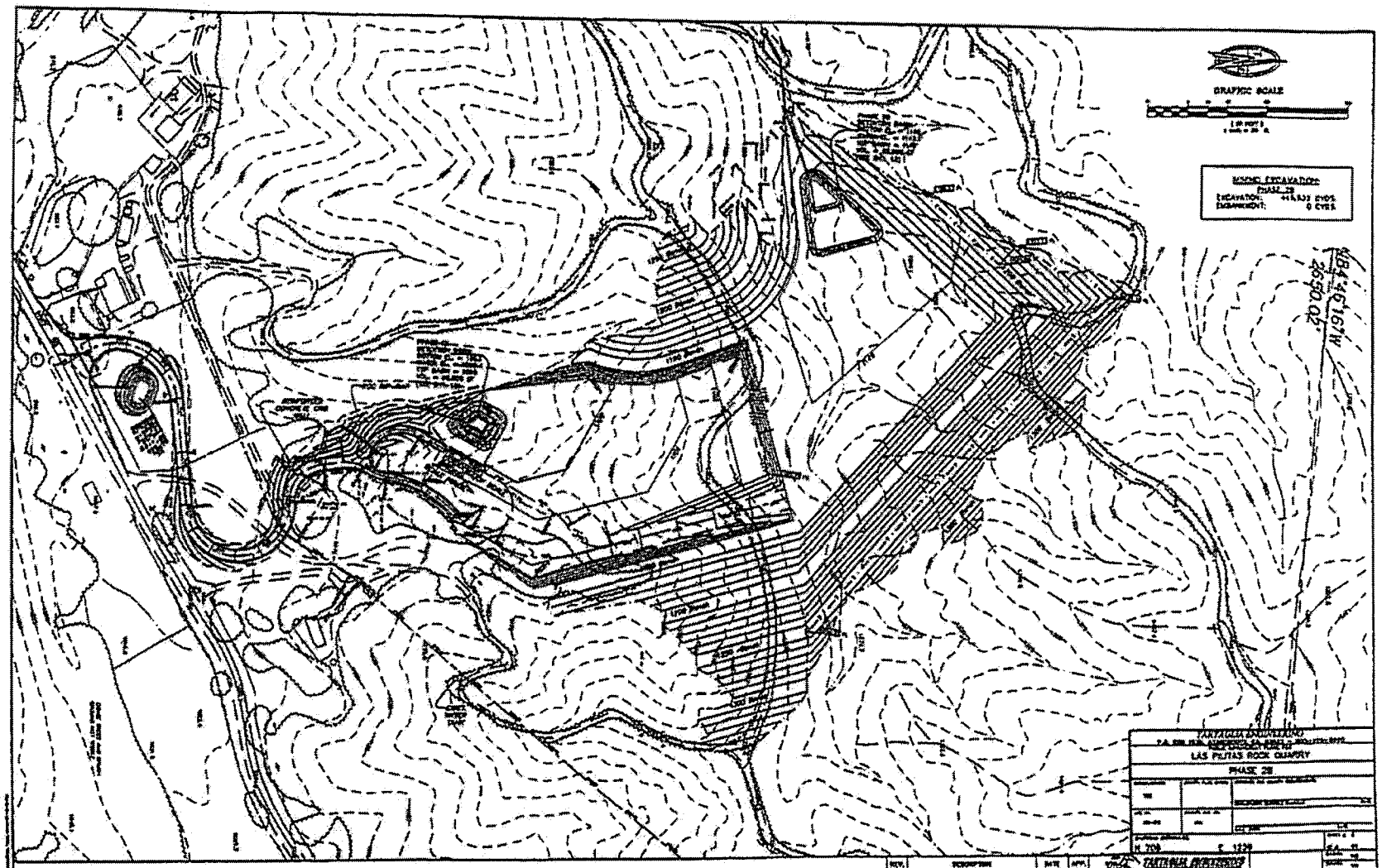
LAS PILITAS ROCK QUARRY – PHASE 3B

HIGHWAY 58– APN 070–141–070 & 071



LAS PILITAS ROCK QUARRY – PHASE 3A

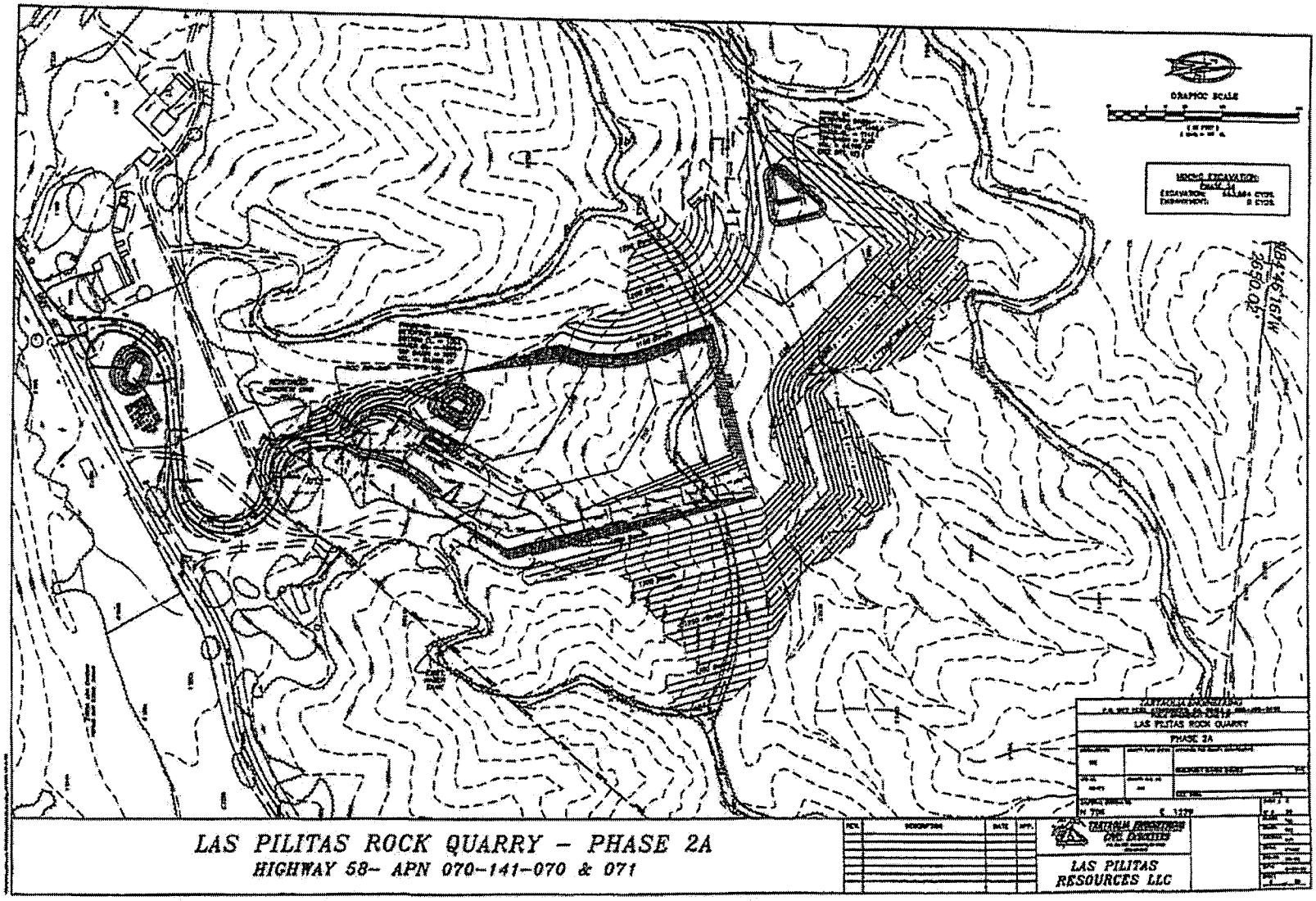
HIGHWAY 58– APN 070–141–070 & 071



LAS PILITAS ROCK QUARRY – PHASE 2B

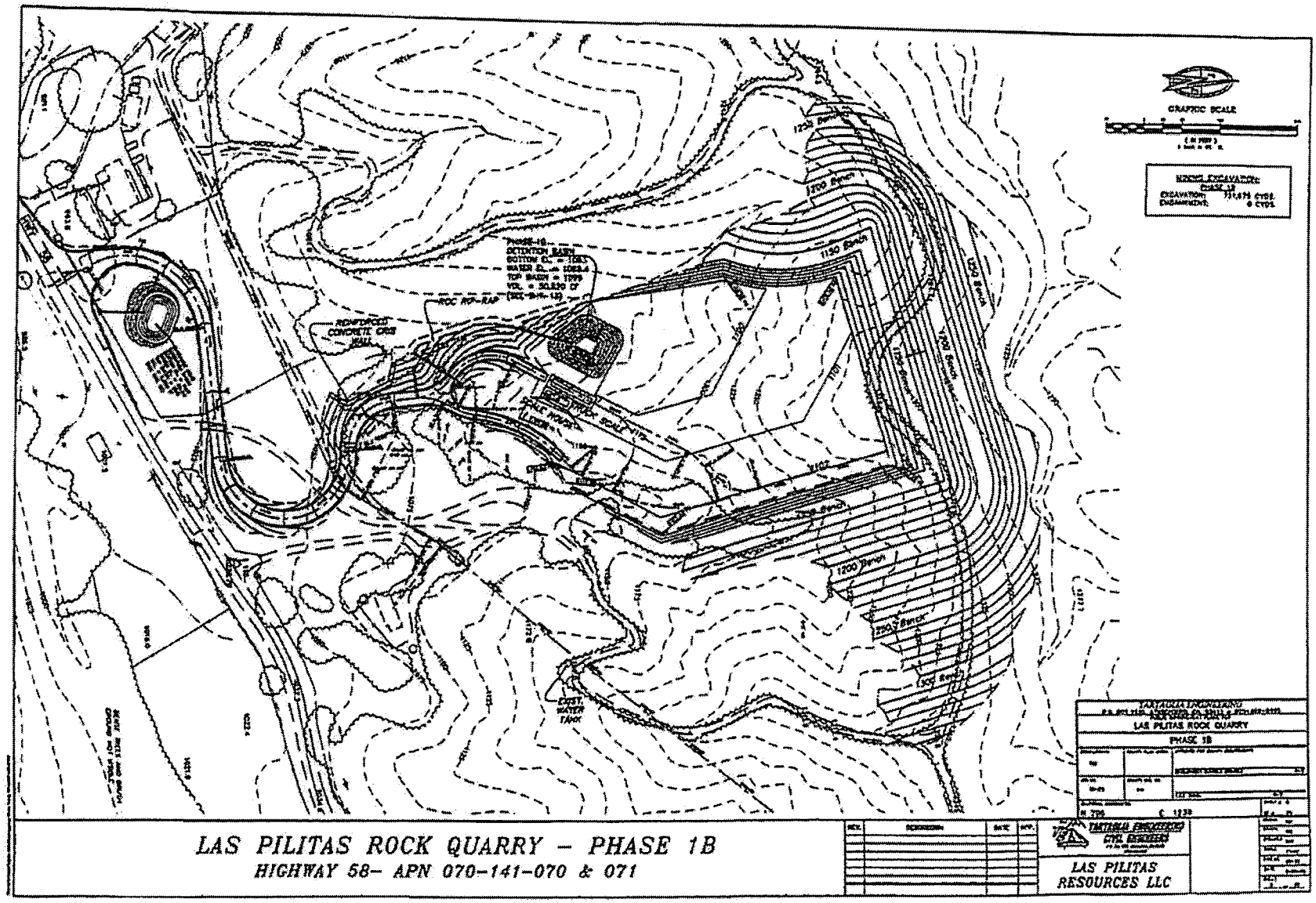
HIGHWAY 58– APN 070-141-070 & 071

LAS PILITAS RESOURCES LLC



LAS PILITAS ROCK QUARRY – PHASE 2A

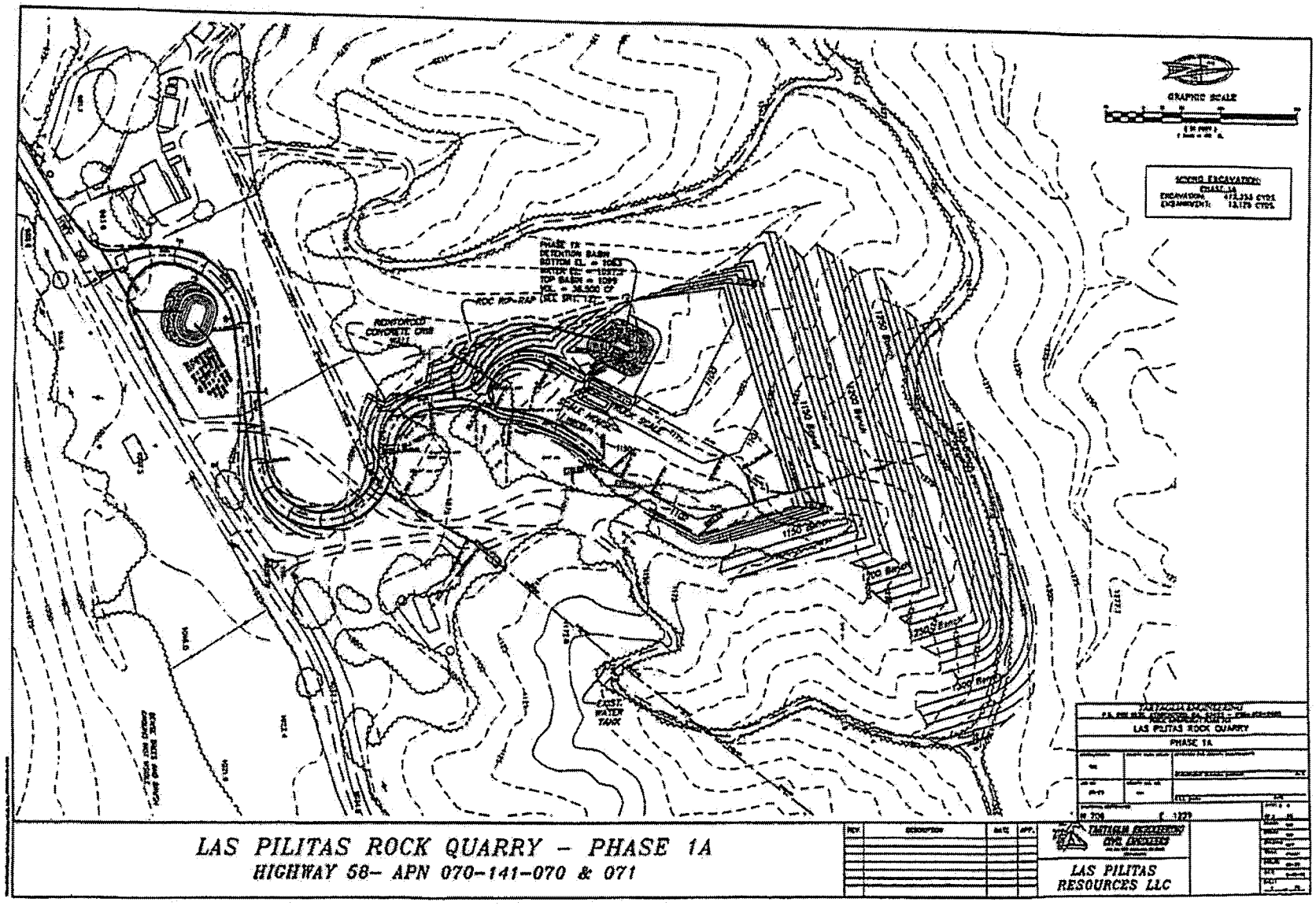
HIGHWAY 58– APN 070–141–070 & 071



LAS PILITAS ROCK QUARRY – PHASE 1B

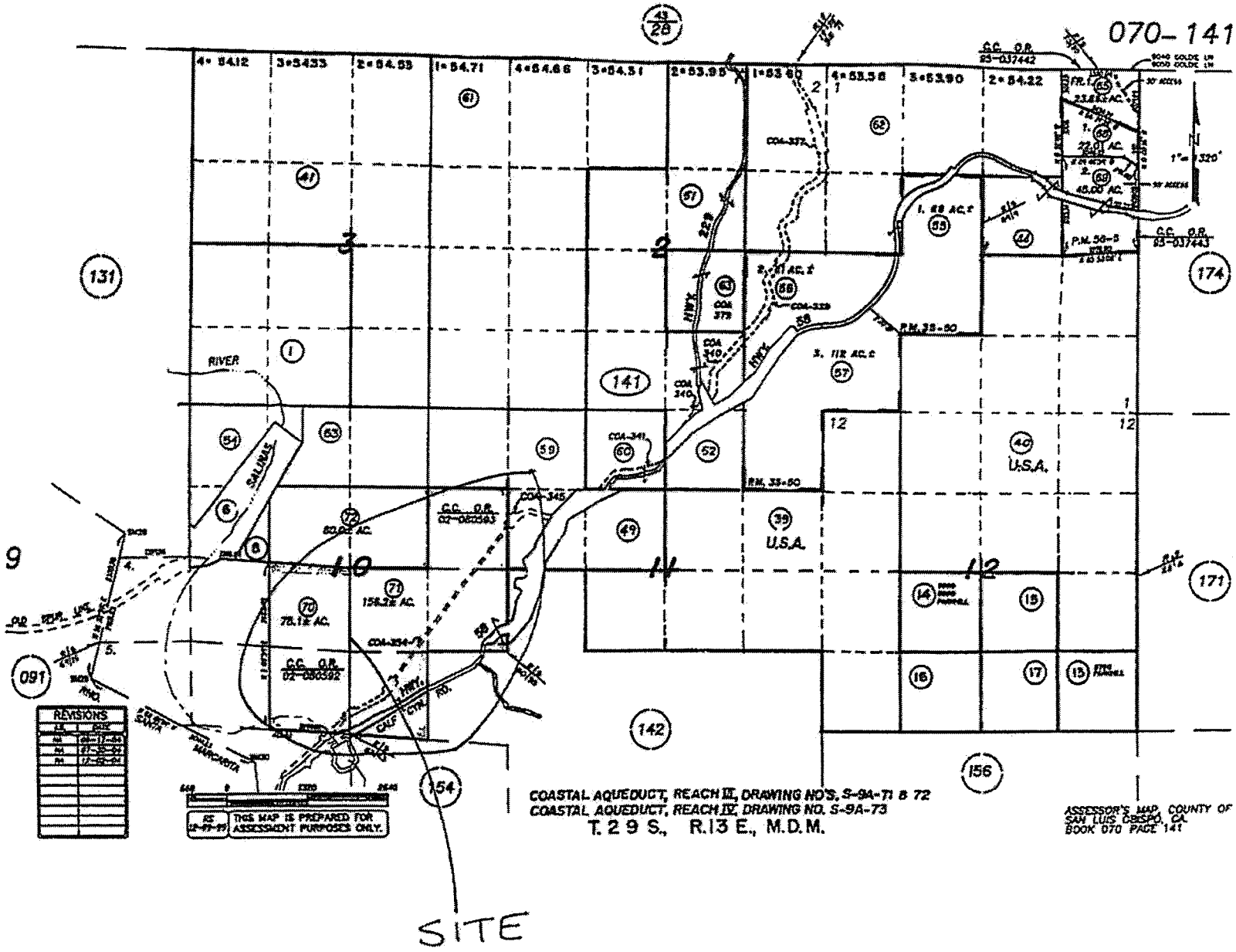
HIGHWAY 58– APN 070-141-070 & 071

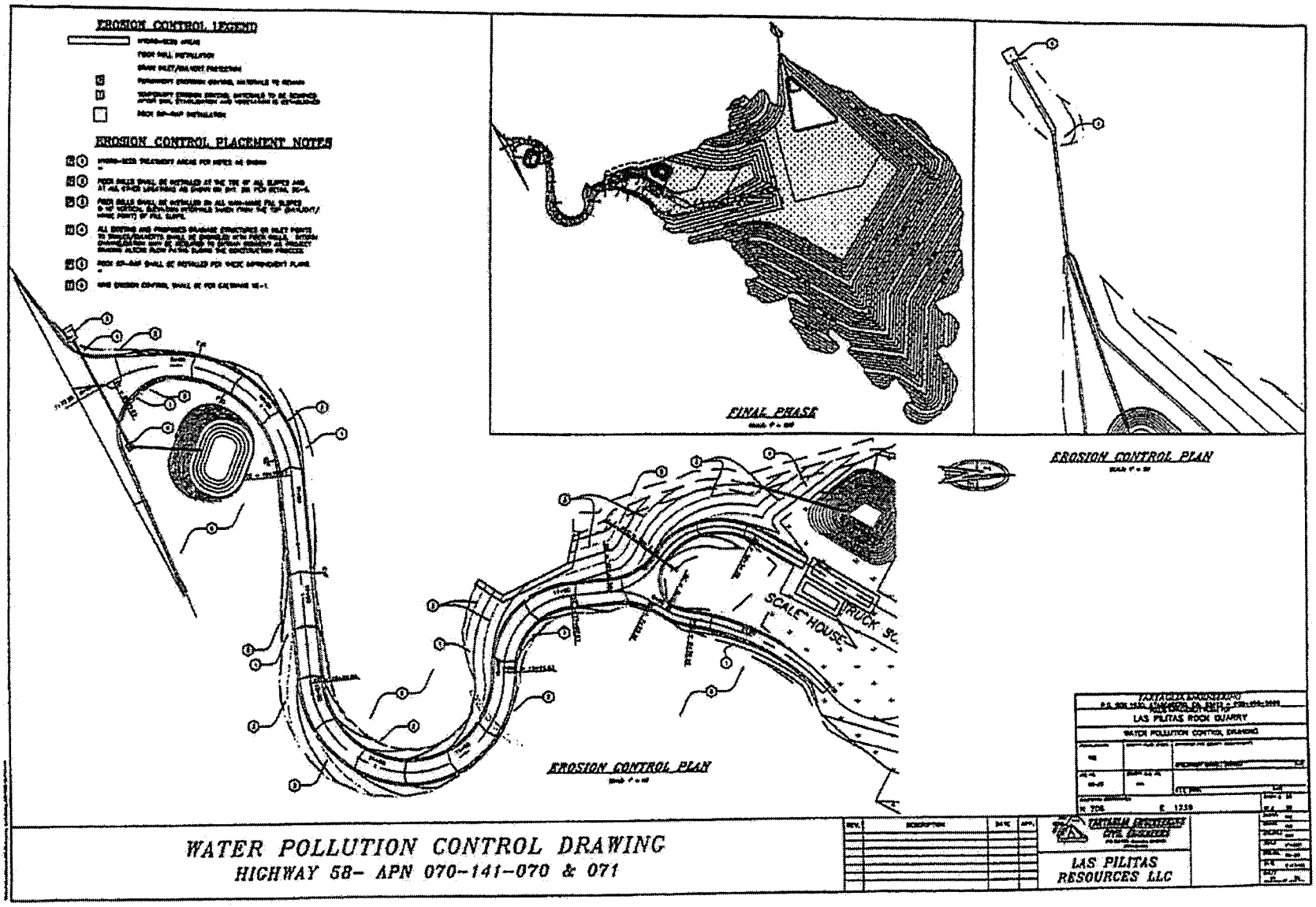
LAS PILITAS RESOURCES LLC



LAS PILITAS ROCK QUARRY – PHASE 1A

HIGHWAY 58– APN 070-141-070 & 071


070-141
RIVER
SALINAS
SITE
COASTAL AQUEDUCT, REACH III, DRAWING NO'S. S-9A-71 & 72
COASTAL AQUEDUCT, REACH IV, DRAWING NO. S-9A-73
T. 29 S., R. 13 E., M.D.M.
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 070 PAGE 141
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.
REVISIONS
U.S.A.



WATER POLLUTION CONTROL DRAWING

HIGHWAY 58– APN 070-141-070 & 071