

July 30, 2010

Mr. and Mrs. David Wagner
6352 Parkhill Road
Santa Margarita, CA 93453

Mr. Jeff Oliveira
San Luis Obispo County
Department of Planning and Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408

RE: Oster Living Trust (Las Pilitas Quarry) Conditional Use Permit/Reclamation Plan
DRC 2009-00025, ED09-258

Dear Mr. Oliveira:

We are residents of the Las Pilitas Planning Area of San Luis Obispo County. Our home is located off Parkhill Road less than one mile from the proposed quarry. We would first like to express our displeasure at not having been informed of the scoping meeting on July 8, 2010. As residents on Parkhill Road we will be directly impacted by this proposed project and all residents along Parkhill Road and Highway 58 should have received notices in the mail regarding this meeting.

There are several aspects of this project that present environmental concerns to the surrounding community. First and foremost is the significant increase in large commercial truck traffic along the Highway 58 corridor. This section of Highway 58 connecting to El Camino Real consists of 3 miles of narrow 2-lane road with several 90 degree and lesser turns, with limited visual range of the road ahead. Highway 58 was engineered in the 1950's and has an advisory in the town of Santa Margarita that trucks over 12 tons should use alternate routes for travel eastward. This highway was not designed or built for daily travel of commercial trucks.

This section of highway is also extremely popular with the local and visiting cycling enthusiasts and motorcycle clubs. We have had many personal experiences of motorcycles passing our vehicle in sections of this road with limited site lines. Also, instances of groups of cyclists being present on the road at the same time as two vehicles are passing each other east/west bound, requiring one vehicle to stop while the cyclists are safely passed. The addition of nearly 200 truck trips is an invitation for increased roadway fatalities in the county.

The proposed route to the quarry for these trucks includes travel through the residential neighborhood of Santa Margarita including bisecting the corridor connecting the Community Park and Playground and the Santa Margarita Elementary School. It is stated in the Initial Study that the quarry would generate 198 truck trips per day, during the operating hours of 6:00 am to 5:00 pm. These numbers equate to 1 truck passing through every 3.3 minutes. This is a significant increase in the normal amount of traffic travelling on this dangerous section of road, through a residential neighborhood, and through an area that is frequented every day by young children.

The entrance to the proposed quarry has limited sight lines of approaching traffic from both the east and west. This will create a significant potential in vehicle accidents on this stretch of Highway 58. It is also an inherent problem that due to the large number of trucks hauling aggregate materials there will be a significant increase in cracked windshields and other damage to vehicles travelling this route.

Another matter of concern is parking/idling of trucks during loading. When we have been to the existing Hanson quarry, there were 10 to 15, or more, trucks waiting to be loaded. These trucks were backed up on the long private road within the Hanson quarry property. Is there such an area on this proposed new quarry property, or will trucks back up onto the highway, impacting traffic and air quality?

The question of noise generated by the quarry operations should also be addressed. Excessive noise of construction equipment, blasting, and trucks accelerating/decelerating as they enter and leave the property is sure to be a significant nuisance that will negatively affect many of the residences living near the proposed quarry.

We have serious concerns with regard to dust generated by the quarry operations and the large amount of water necessary to mitigate it. The initial study speculates that 20,000 gallons of water per day will be used for normal quarry operations. The rural/residential area of Las Pilitas, and the Parkhill Road area in particular, is known for its limited availability of groundwater. Typical residential wells in this area have relatively low rates of water generation. In dry years some residents have had to have water trucked in for personal use. Drawdown of the local aquifer on which the quarry wells are located is a significant concern for the residents in the area. An in depth study of this local groundwater basin and all potential impacts to the existing wells in this area should be conducted before allowing this property to be developed as a quarry.

There is also the issue of trucking in construction debris such as concrete and asphalt for on-site recycling. While we agree whole-heartedly with the practice of recycling such material for re-use, there is the potential for contamination of the site and groundwater from hazardous substances included in this material.

It has been shown that properties near active quarries have had their value reduced by approximately 15%. This impact to the surrounding property owners must be mitigated before such a proposed land use is granted approval. Will the County reduce the affected properties' assessed values and thus lower the tax revenue to the County, while increasing the cost to maintain the local roads, and increasing the risk to health and life?

It has also been suggested by the applicant that the quarry will generate competition with the existing two quarries in the county, thereby lowering costs to aggregate consumers and not necessarily generating new customers. It should be evaluated whether the increases in costs to the County, i.e. deterioration of the local roads, increased air pollution, lowering of property values, impact to the local aquifer, severe alteration of the natural landscape, and increase in risk to other users of the roadway corridor are offset by the proposed tax gains of yet another quarry in the county.

In summation there are several aspects of this project that will negatively affect the County and surrounding residents. These items should be thoroughly and adequately addressed and evaluated in the project environmental impact report. As this project progresses through the environmental review process, we, as residents of the immediate area expect to be well informed of any and all public hearings and/or meetings called to address this proposed project.

Thank you for your consideration of our concerns regarding this proposed project.

Sincerely,



David Wagner



Rochelle Wagner