



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/12/2014

TO: _____

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00093 BARKER – Proposed minor use permit to allow the addition of a portable asphalt batch plant on-site. Site location is 425 Volpi Ysabel Rd, Paso Robles. APN: 040-143-020

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

MINOR USE PERMIT

MINOR USE PERMIT FOR A PORTABLE ASPHALT BATCH PLANT ON SITE.

SAL/ TEMP

EX1 FH IND

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Emergency Permit | <input checked="" type="checkbox"/> Tree Permit | <input type="checkbox"/> Plot Plan | <input type="checkbox"/> Zoning Clearance |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Conditional Use Permit/Development Plan | | <input type="checkbox"/> Surface Mining/Reclamation Plan | |
| <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver | | <input type="checkbox"/> Modification to approved land use permit | |

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Raymond C. Jr. Barker & Lubova Barker Daytime Phone _____
 Mailing Address 1355 Santa Ysabel Ave. Paso Robles, CA Zip Code 93446
 Email Address: _____

Applicant Name Jason Papich Daytime Phone 805-431-8952
 Mailing Address PO BOX 2210 Pismo Beach, CA Zip Code 93448
 Email Address: jason@papichconstruction.com

Agent Name Kirk Consulting (Jamie Kirk and Sarah Staton) Daytime Phone (805) 461-5765
 Mailing Address 8830 Morro Rd. Atascadero, CA Zip Code 93422
 Email Address: jamie@kirk-consulting.net / sarah@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: 7.42ac Assessor Parcel Number(s): 040-143-020

Legal Description: PM 47/64 PAR 4.

Address of the project (if known): 425 Volpi Ysabel Paso Robles, CA 93446

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Take Hwy 101N, take the Main Street exit in Templeton, Right onto Main Street and immediate left onto Ramada Drive, right on Volpi Ysabel, property will be on your right hand site (see signs for reference).

Describe current uses, existing structures, and other improvements and vegetation on the property:
Existing recycling & crushing facility for asphalt, concrete and related construction materials as well as a construction equipment storage yard

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Minor Use Permit to allow the addition of a portable asphalt batch plant on-site

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature 

Date 5-5-14

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): None proposed

Describe existing and future access to the proposed project site: Future and proposed access will be from Volpi Ysabel and Concrete Court

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Industrial South: Industrial
East: Railroad and AG Property West: Industrial

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: _____ sq. feet _____% Landscaping: _____ sq. feet _____%

Paving: _____ sq. feet _____% Other (specify) Asphalt Plant Equipment and Materials

Total area of all paving and structures: See site plan attached for details sq. feet acres

Total area of grading or removal of ground cover: less than 50cy sq. feet acres

Number of parking spaces proposed: 25 total Height of tallest structure: _____

Number of trees to be removed: 0 Type: N/A

Setbacks: Front 40' Right 230' Left 40' Back 490'

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: TCSD

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other See Project Description for details

Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CAL FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: 2.25ac for Asphalt Plant sq. feet acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____

Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 7.42AC acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: See project description attached for details
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Grading will remain under 50cy
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Volpi Ysabel and Concrete Court - a landscape buffer is proposed

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial – Explain Portable Asphalt Batch Plant
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? N/A
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Property currently has water connection from TCSD
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information Existing leach field on property

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used:

- Property is required to connect to sewer at such time TCSD extends sewer to _____ this location.
1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
 2. What is the amount of proposed flow? _____ G.P.D.
 3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? N/A
- 2. Name of Solid Waste Disposal Company: _____
- 3. Where is the waste disposal storage in relation to buildings? _____
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

- 1. Name of School District: Templeton School District
- 2. Location of nearest police station: Templeton Police Station
- 3. Location of nearest fire station: Templeton Fire Station
- 4. Location of nearest public transit stop: _____
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
Recycling and crushing facility for asphalt, concrete and related construction materials as well as a construction equipment storage yard.
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

- 1. Days of Operation: Monday - Saturday Hours of Operation: 6am to 4pm & 7pm to 5am
- 2. How many people will this project employ? 3-5 Employees
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift _____
3-5 Employees per shift, two 10hr shift per day (6am to 4pm & 7pm to 5am)
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: A new permit to operate will be required through APCD
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: Impacts are less than significant per Traffic Analysis - see Project Desc. & Analysis for further details.
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: _____
Materials will be stockpiled on-site and used as needed
- 7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: Propane and Gas will be used on-site to run equipment for the Asphalt Plant
- 8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. See Project Description Between 4:00 to 6:00 p.m. 0
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
If yes, please describe: _____

Agricultural Information N/A

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): N/A
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No
If yes, explain: No further additions or expansions are proposed at this time
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
LID Features will be implemented
- _____
- _____

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): ED00-362 (D990380D)

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Permit to operate through APCD

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

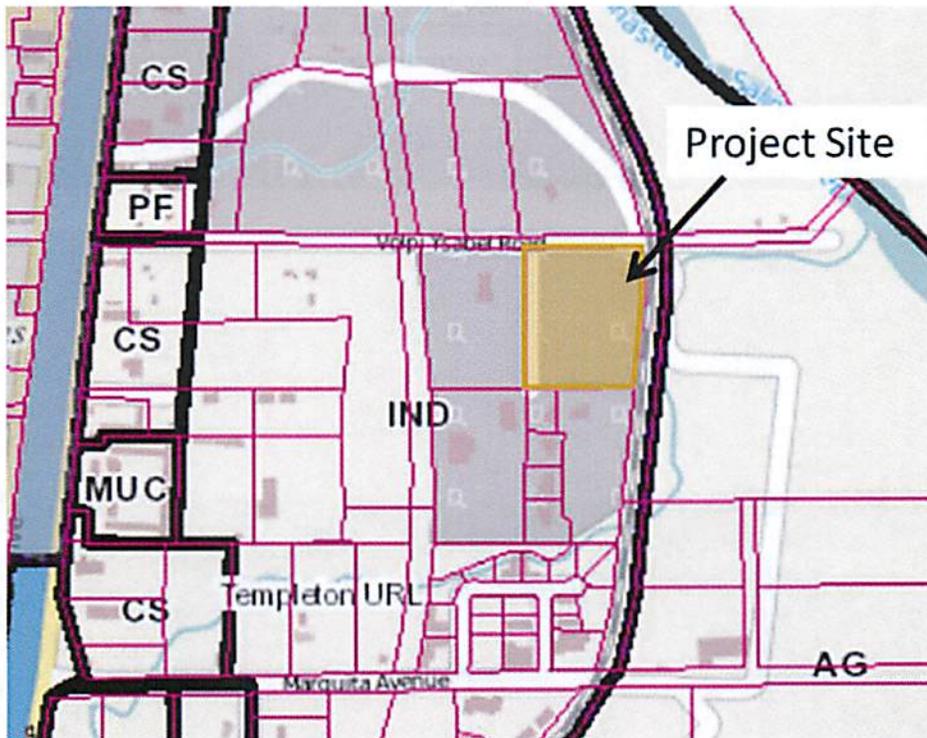


SUPPLEMENTAL DEVELOPMENT STATEMENT
Papich Portable Asphalt Batch Plant
425 Volpi Ysabel Road, Templeton / APN 040-143-020

Project Setting:

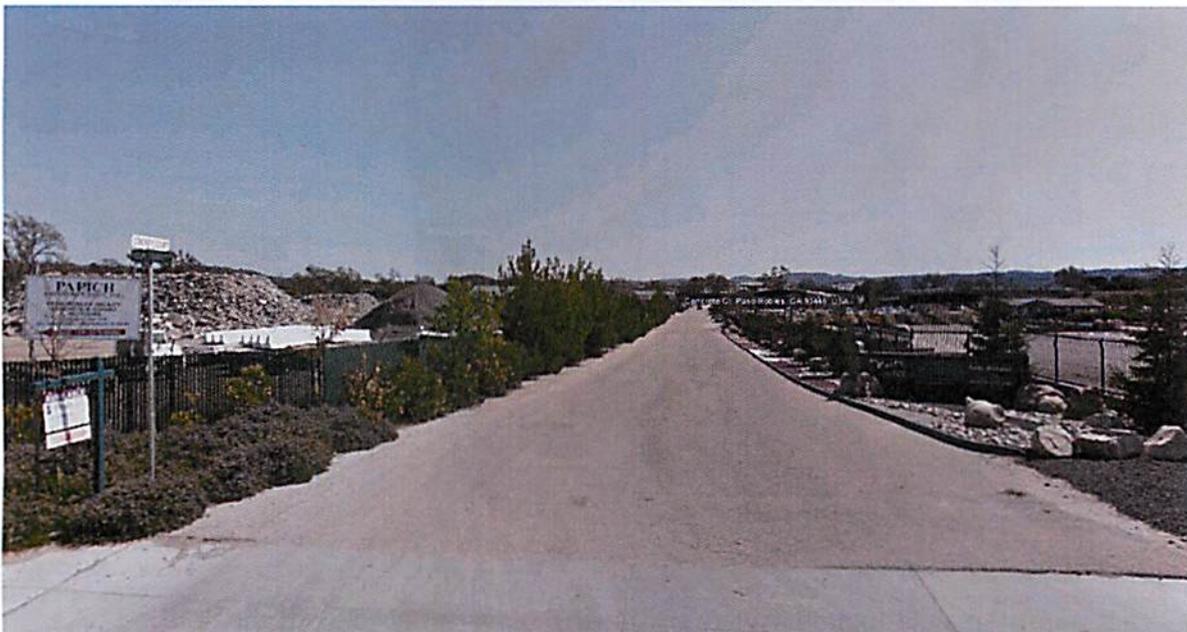
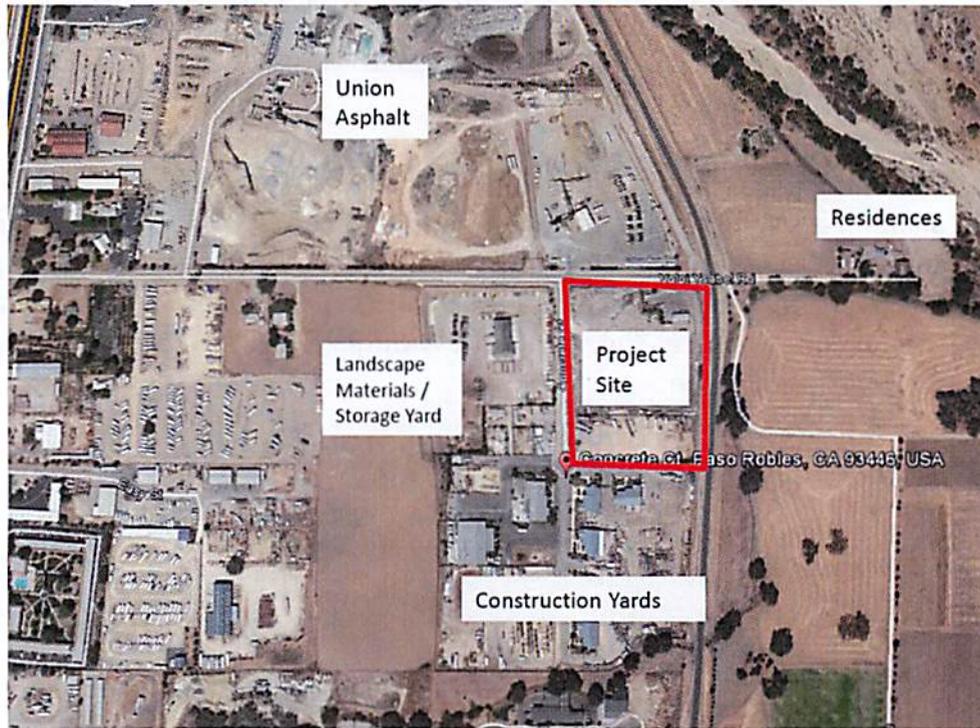
The applicant is submitting a request for a Minor Use Permit to allow the addition of a portable asphalt batch plant on a 7.42 parcel located at the northeast corner of Volpi Ysabel and Concrete Court (APN 040-143-020). The property is within the Industrial land use category and is currently developed with an approved asphalt and concrete crushing and recycling facility, equipment yard and modular office. The project site is within the Salinas River Planning Area and Templeton Urban Reserve Line.

Land Use Map



The site is bordered by Industrial uses to the north, south, and west, and the railroad to the east. There is an existing residence located within the Agricultural land use category approximately 550 feet from the eastern edge of the property line, east of the railroad. The topography of the site is flat.

Surrounding Uses / Neighborhood Context



View Looking South on Concrete Court
Project Site is to the East (Left)



View Looking East on Volpi Ysabel
Project Site is to the South (Right)



View Looking North from Concrete Court
Project Site is Immediately South



View Looking West from Concrete Court
Project Site is Immediately East (Left)

Project Description: Existing Uses and Proposed Use

Existing Uses:

On February 27th, 2003, the San Luis Obispo Planning Commission approved D020043D. D020043D approved the establishment of a recycling and crushing facility for asphalt, concrete and related construction materials as well as a construction equipment storage yard, subject to a variety of conditions. This use was legally established on the property in 2005 and continues to operate today.

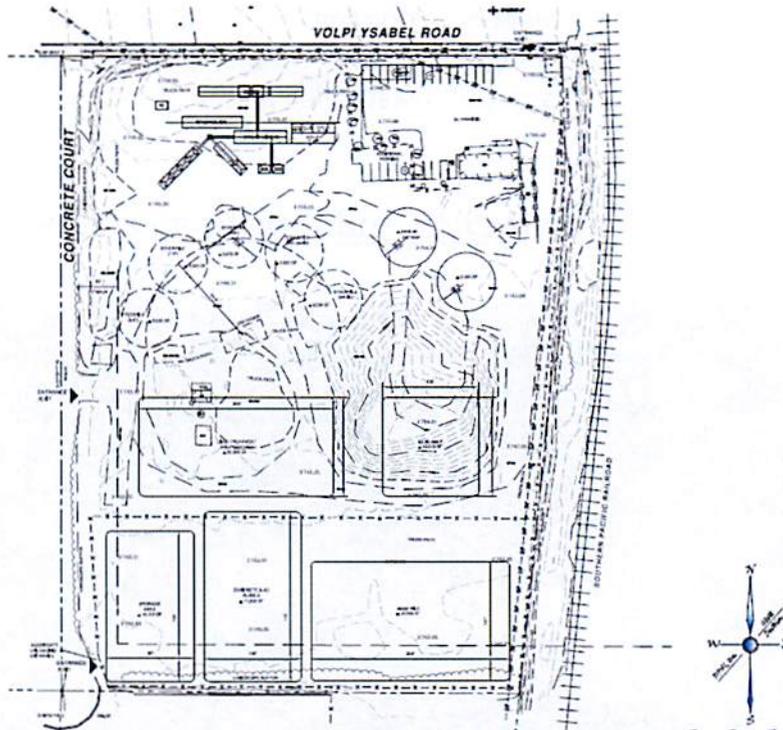
Existing Recycling and Crushing Facility



Portable Hot Mix Asphalt Plant:

The applicant is proposing to augment the existing concrete and asphalt recycling operation with a portable Hot Mix Asphalt Plant. The portable asphalt plant is proposed to be located in

the north western corner of the property directly across the street from the Union Asphalt concrete ready mix plant. The portable asphalt plant is currently located at the Hanson Quarry site on El Camino Real north of the community of Santa Margarita.



Aerial of Asphalt Plant at Hanson Site (Santa Margarita)



Prior to the plant being located at the Hanson Quarry property it was located on Highway 46 East within the State right-of-way to serve the Highway 46 widening project. Upon completion of Phase 1 of the Highway 46 project there was not an alternative location for the plant to be located within the State right-of-way therefore a Substantial Conformance request was approved by the County to locate the portable plant on the Hanson Quarry site on a temporary basis. The plant is permitted to operate on the Hanson Quarry site until July 31, 2017 or until Phase 3 of the Highway 46 widening project is complete or until the Hanson asphalt plant modernization final inspection occurs, whichever occurs last.

It is intended that the Concrete Court property will be the 'home base' for the portable plant and the plant will generally operate from this location. However on occasion, the plant may be dismantled and temporarily relocated to an alternative approved location on an as needed basis. This may occur in instances where a state or county job has a high demand for paving materials and there is adequate room in the County or State right-of-way to locate the plant. Upon establishment of the portable asphalt plant on the site, the 'paving materials' use shall be considered vested. The application includes a request to recognize that the portable asphalt plant may be relocated to an off-site location from time to time and that the relocation of the plant is not to be construed as a 'lapse in use'.

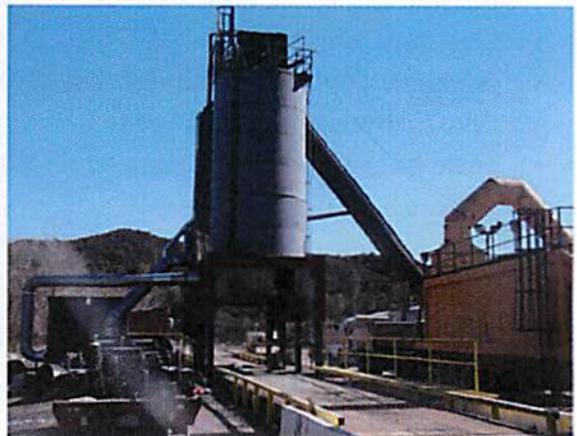
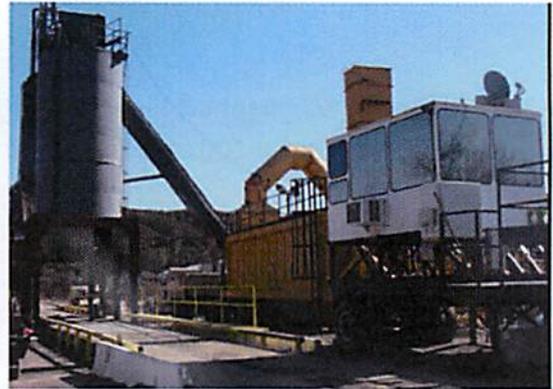
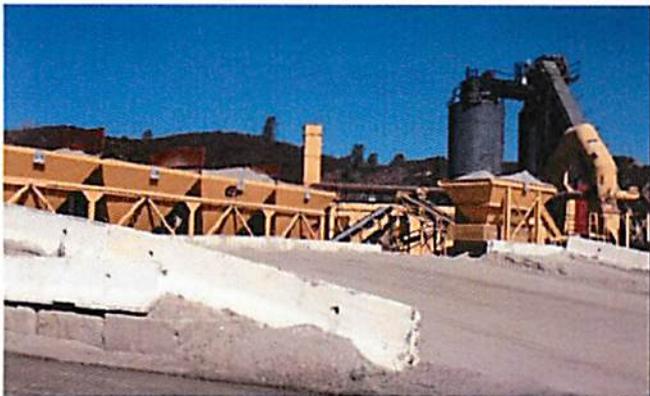
The Portable Hot Mix Asphalt Plant consists of the following components:

- Hauck Eco-Star II 100 million BTU/hr natural gas or propane fired, low NOx burner - permanent
- Two 20,000 gallon asphaltic oil storage tanks, each with a two million BTU/hr hot oil heater
- Two 180 ton capacity, 65 foot tall silos for storage prior to load-out
- Drag conveyor (elevator)
- Blue Smoke Control (six-stage filtration system)
- Drying / Mixing drum
- Baghouse (56,000 cubic feet per minute)
- Dust return screw
- Asphaltic concrete oil heater tank (1,000 gallons)
- Control house and switchgear
- Scale house, 105-foot scale and dispatch operations building
- 24" cross drag

Ancillary Facilities and Project Equipment include the following:

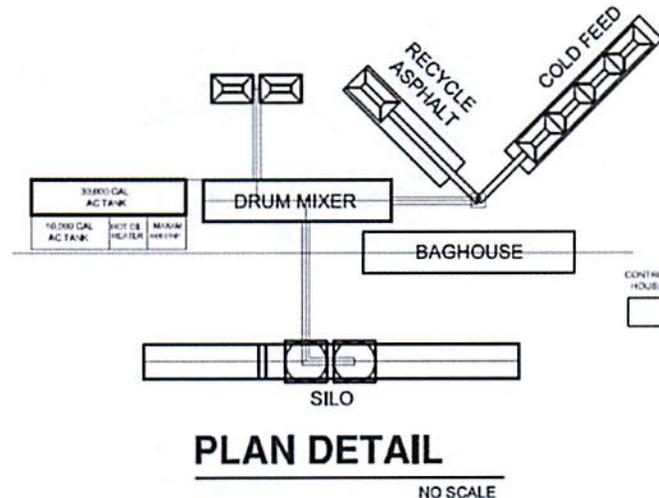
- Diesel fuel fired backup generators, including two (2) 600 kW and one (1) 150 kW generators
- One Caterpillar 980G - 300-horsepower wheeled loaders

- One Caterpillar 257 - 60-horsepower bobcat loader
- Welding service truck
- Maintenance truck
- Fuel service truck
- Fueling and Maintenance Area
- Hazardous Materials Storage, with secondary containment, located adjacent to the Fueling and Maintenance Area
- aggregate conveyors
- 30,000-gallon portable propane tank or connection to natural gas if available
- Five-bin cold feeder system
- 30" cold feed conveyor
- Reclaimed asphalt pavement (RAP) stockpiles (unprocessed and processed) -
- RAP feeder bin
- 30" RAP feed conveyor
- Portable lime treatment system
- Lime treated material stockpiles and lime treatment
- Portable rubberized asphalt system
- Shingle feed bins



Basic Plant Layout

- Cold Feed
- Recycle Asphalt Feed
- Bag House
- Drum Mixer
- Oil Cylinder
- Conveyor to Silo
- Silo
- Blue Smoke Filter
- Control House



Lime Slurry Plant:

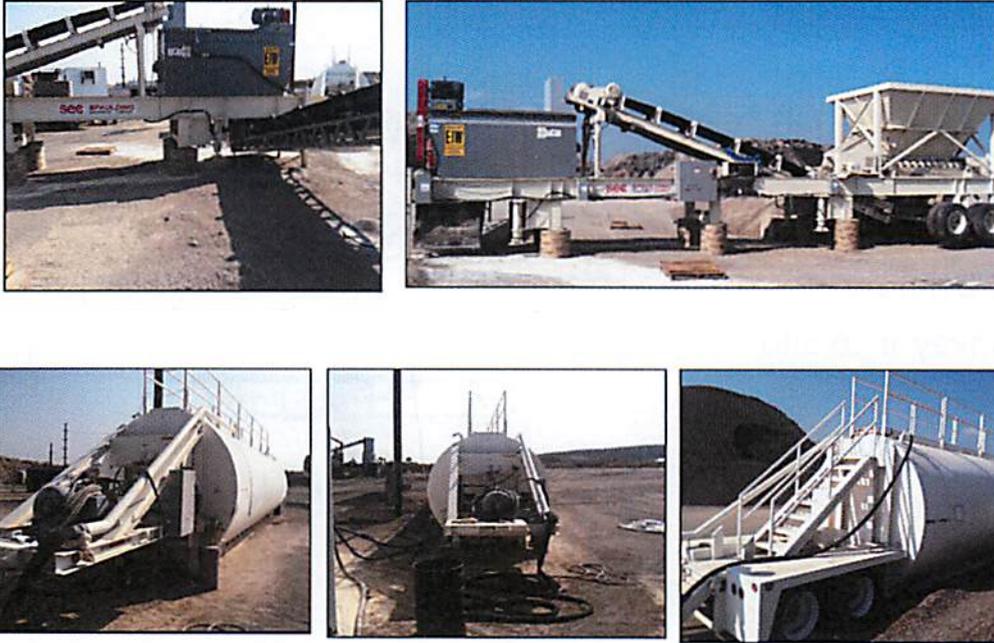
In addition to the portable Asphaltic Concrete Plant components, the project is also proposing a lime slurry treatment area / plant.

Lime slurry treatment is required for an asphalt paving mix called Superior Performing Asphalt Pavement System (Superpave). CalTrans is set to implement the use of the Superpave mix design as a mix design required by Cal Trans for all highway paving projects. Superpave was created to make the best use of asphalt paving technology and to present a system that would optimize asphalt plant mixture resistance to permanent deformation, fatigue cracking and low temperature cracking. The Superpave mix design requires tensile strength ratio greater than 70%, which will require lime slurry treatment off **ALL** aggregates to meet Superpave specs.

Lime slurry treatment requires the use of a small and portable lime slurry plant (see pictures below). For lime treatment, the aggregate is deposited onto a conveyor belt and then sent through a mixing chamber. The lime and water solution is mixed with the aggregates in the mixing chamber. Once the aggregate has been treated (i.e. mixed) it is deposited onto another conveyor belt and then transferred to a stockpile. The materials are required to cure in the stockpile for a number of days before being able to be used in the asphalt plant.

The lime slurry plant is a small portable plant and licensed through the State of California similar to the existing Papich Asphalt Plant; therefore a building permit is not required for the plant. The lime treatment plant will occupy an area of +/- approximately 20,000 sf.

Portable Lime Treatment Plant Components



Recycled Asphalt Products (RAP)

The project includes RAP processing, which is used more frequently than in the past based on the evolution of Caltrans mix specifications for resurfacing projects. The standard mix specifications call for 25% of the mix to include RAP. The project site has an approved asphalt recycling facility (Development Plan D020043D) therefore the existing recycling facility will provide 25% of the material needs for the asphalt plant facility.

Rubberized Asphaltic Concrete (RAC)

The project may include the use of ground crumb rubber, produced from recycled tires, to manufacture RAC. The production of RAC will depend on industry needs.

Material Stockpiles

Materials that will be used for the production of the asphalt will be stockpiled in locations where equipment is stored and recycled materials are currently stockpiled. Stockpiled materials will include base, recycled concrete and asphaltic concrete rubble, sand, and various sized aggregate materials.

Production Capacity

The project is proposing to produce 400,000 tons of asphaltic concrete per year. Based on the capacity of this plant, it is expected that there would be a peak production of 4,000 tons per

day and an average daily production of 1,300 tons. 25% of the materials used for the asphalt production will come from the materials generated by the on-site recycling facility.

Raw Materials

Approximately 50% of the required off-site raw materials (75% of the production) will be sourced from the Hanson Quarry located in Santa Margarita or the Cal Portland Quarry in Atascadero. The other materials will be sourced from other facilities located within a 5 mile radius.

Hours of Operation

In times of peak operation, when night-time operations are occurring, the project may operate two 10-hour shifts per day. The shifts would occur between 6:00 AM and 4:00 PM, and between 7:00 PM and 5:00 AM, Monday through Saturday. Truck traffic will normally occur in two 8- hour shifts, between 7:00 AM and 3:00 PM, and between 8:00 PM and 4:00 AM. Each shift will employ three to five people. The plant will not operate on Sundays, except for occasional maintenance and repair activities.

Nighttime operations are proposed and will be limited to government public works projects, or projects that result from a natural emergency (earthquake, flood, etc.). The night-time operations are mandatory in order to meet the contract requirements of state and federal transportation project that require night-time to avoid traffic congestion during day-time hours

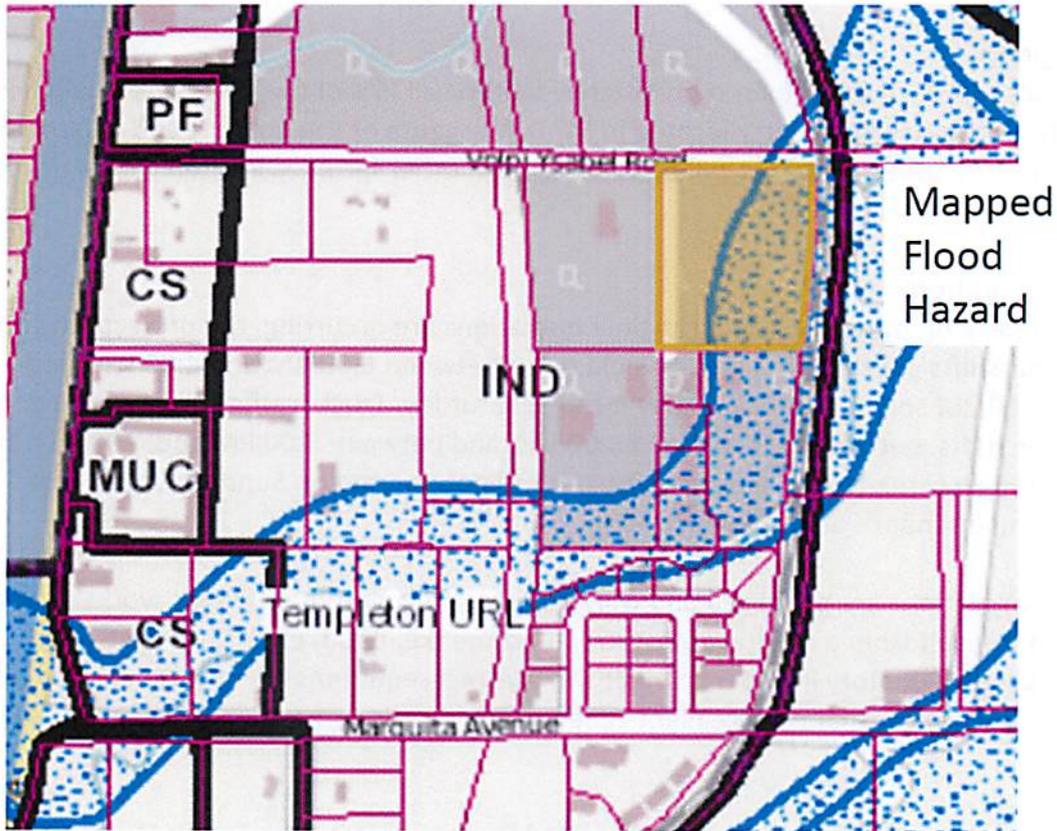
Traffic

It is expected that a Traffic Study will be required for the project. The Traffic Study will be properly scoped with input from the Public Works Department and Cal Trans.

Flood Hazard

A portion of the property is identified to be located within a designated Flood Hazard Area (Zone A per FEMA Map Number 06079C0604G). A Flood Elevation certification was completed in April of 2007 verifying that the Base Flood Elevation (BFE) for the property is 740.0'. Based on the elevations provided on the most recent topographical survey the lowest spot elevation on the site is 742.94 which is 2.94' above the BFE. Based on the site specific analysis, the property is not located within the Flood Zone A and therefore is not within the mapped Flood Hazard area.

Land Use Map with Flood Hazard Overlay



Air Quality

The existing plant has a Permit to Operate from the APCD at its existing location. A new Permit to Operate will be required for this location. A Health Risk Assessment may also be required by the APCD.

Noise

The asphalt plant is proposed to be located at the intersection of Volpi Ysabel and Concrete Court. This neighborhood is within the Industrial Land Use Category and is developed with a variety of industrial uses. The project site is surrounded on three sides by industrial uses and the railroad and agricultural parcels to the east. There is an existing asphalt / concrete crushing plant on the project site and surrounding uses include a concrete plant and quarry immediately north of the site, various construction related uses to the west and south, and the railroad is located along the eastern property line.

An Acoustical Analysis was completed by David Dubbink on February 5, 2014. The Acoustical Analysis concluded that the asphalt plant will add incrementally to the present noise environment but the impacts will be less than significant. The closest sensitive receptor is a

residence located +/- 920 feet south of the proposed asphalt plant location. The house is on a parcel within the Agricultural Land Use Category and is located in close proximity to the railroad. It is located within the 60-65 db noise contour lines identified in the County's Noise Element.

Ambient daytime and nighttime noise levels in the area already exceed the maximum noise levels standards contained in the Noise Section of the County Land Use Ordinance. Further daytime and nighttime levels are also exceeded at the nearest sensitive noise receptor (residence). Daytime levels at the closest residence are 63.2 leq and nighttime levels are 62.6 leq. The Noise Standards in the LUO contain a provision that when ambient noise levels exceed the applicable exterior noise level standards, the applicable standard shall be adjusted so as to equal the ambient noise level plus one dB. In this case this would set the maximum ambient noise levels at 64.2 leq (daytime) and 63.6 leq (nighttime). The ambient noise levels with the project will be below these maximum noise levels (Daytime = 63.6 leq / Nighttime = 63.1)

Water / Wastewater

The projects domestic needs are currently served by community water and sewer from the Templeton Community Services District. There is an existing on-site well located on the site and the on-site well will continue to provide water for the non-domestic uses.

Preliminary Grading and Drainage

The project is not proposing any grading, the only grading on-site would be fine grading (under 50cy) and LID features will be incorporated as required by Stormwater requirements. Paving will be placed on the haul road to minimize fugitive dusts.

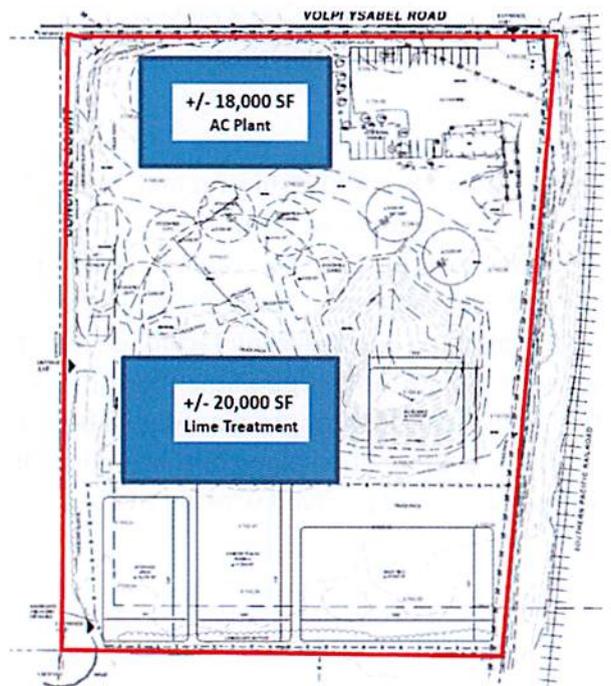
Permit Requirements:

Per Table 2-2 (Allowable Land Uses and Permit Requirements) Paving Materials are classified as an A-1 use in the Industrial land use category. A-1 uses are an allowed use subject to the land use permit requirements contained in Table 2-3. Per Table 2-3 if the use area is between 20,000 sq.ft. and 39,999 sq.ft a Minor Use Permit is required. The existing parcel is 7.42 acres in size and the existing concrete crushing and recycling facility covers the entire site. The only two new features associated with the portable asphalt plant are the portable plant itself and the lime treatment area. These two uses total approximately 38,000 sq.ft. The remainder of the site is, and will continue to be, used for stockpiling of materials, equipment storage, and the accessory office. These uses area already approved uses on the site.

**TABLE 2-3
PERMIT REQUIREMENTS BASED ON PROJECT CHARACTERISTICS**

Land Use or Development Characteristic	Criteria (1)	Permit Requirement			
		Zoning Clearance	Site Plan Review	Minor Use Permit	Conditional Use Permit
Dwellings	Number of proposed single- or multi-family dwellings per site (2)	4 or fewer	5 to 15	16 to 24	25 or more
Manufacturing & Processing, Outdoor Storage (3)	Gross floor area or outdoor use area	Less than 10,000 sf, or change in "A1" uses (5)	10,000 sf to 19,999 sf	20,000 sf to 39,999 sf	40,000 sf or more
Retail Trade, Services, and all other non-residential use groups (4)	Gross floor area or outdoor use area	Less than 2,500 sf, or change in "A1" uses (5)	2,500 sf to 9,999 sf	10,000 sf to 19,999 sf	20,000 sf or more
	and traffic circulation	with no drive-in or drive-through	and/or drive-in or drive-through	and/or drive-in or drive-through	
Site Disturbance	Area per site of grading requiring a permit, or removal of native vegetation	Less than 1 acre (6)	N.A. (6)	1 to 3 acres	More than 3 acres
Impervious Surface	Area per site of site coverage by paving and structures	Less than 1 acre (6)	N.A. (6)	1 to 3 acres	More than 3 acres

The exhibit below identifies the 'new' uses associated with the portable asphalt plant. They are located within the 7.42 acres that is currently used for recycling and crushing facility.



Please review the attached information. Please feel free to contact me via phone or email if you have any questions or concerns.

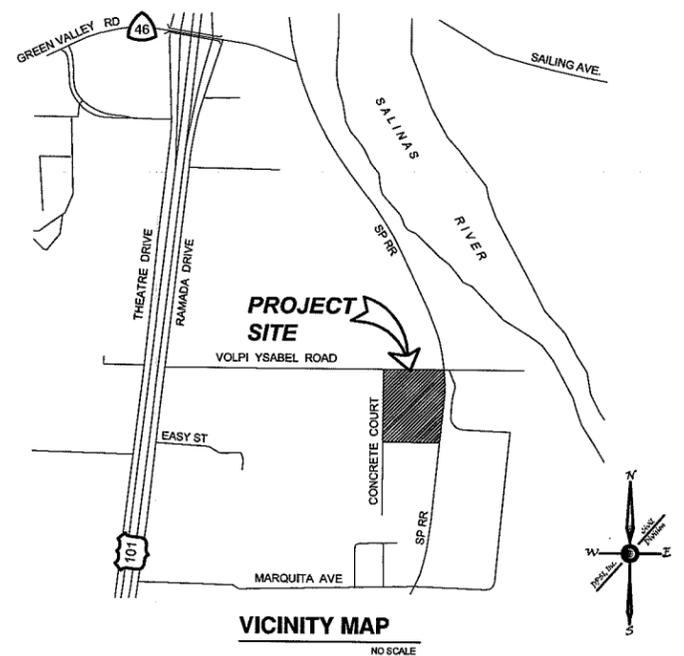
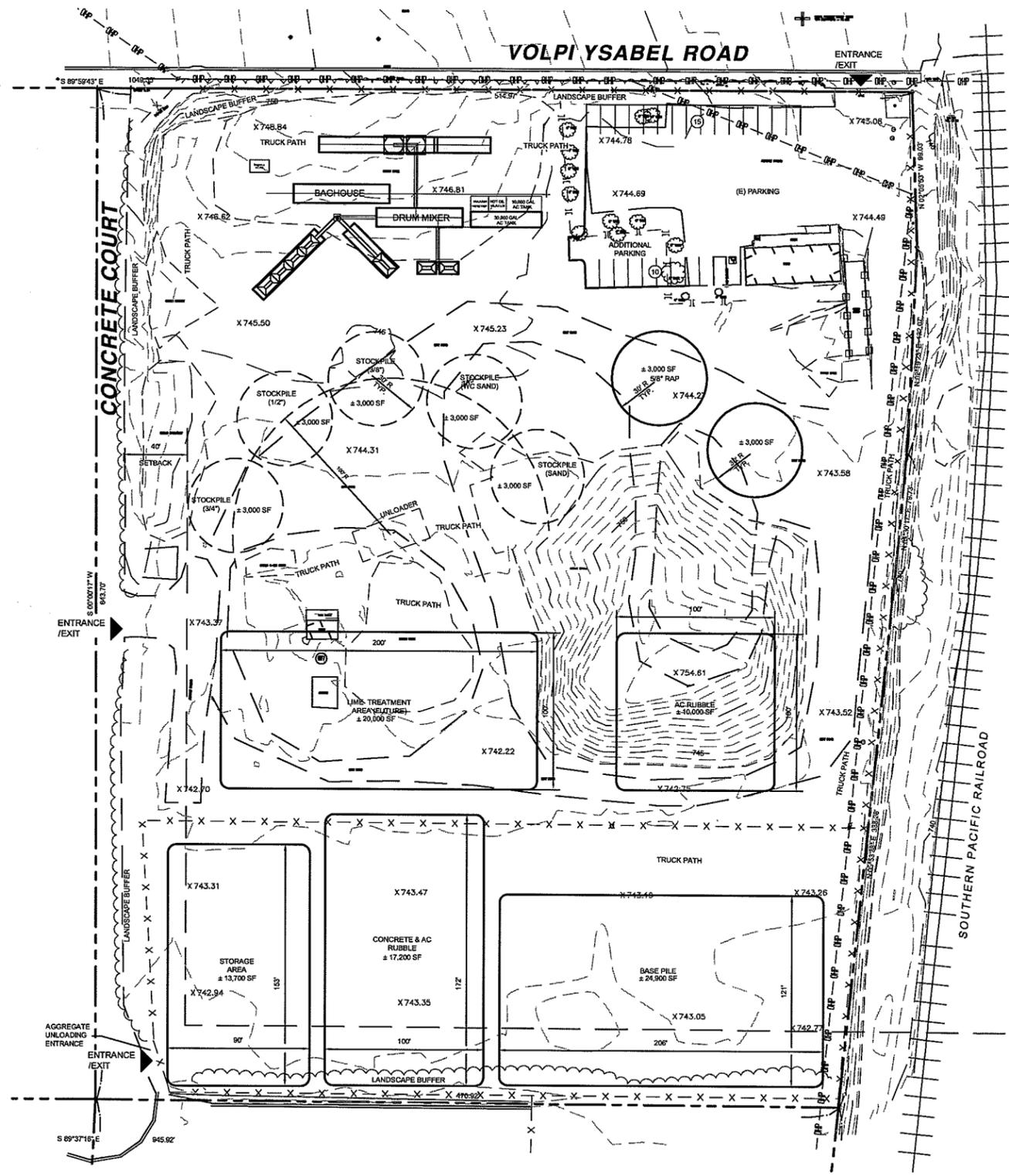
Please contact Jamie Kirk and/or Sarah Staton at (805)461-5765 to set up a time for your initial site visit to ensure access is available. All other required site visits will need to be scheduled through our office as well.

Regards,

Jamie Kirk

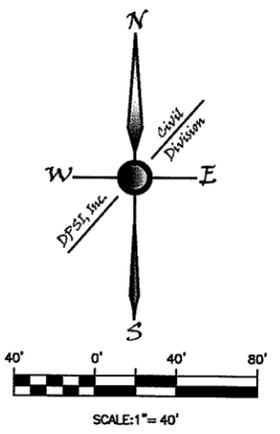
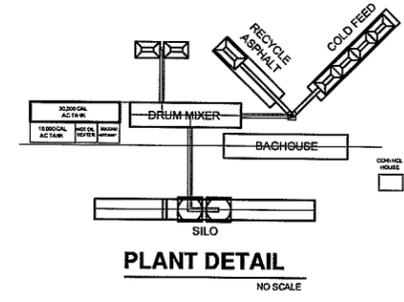
Kirk Consulting / 8830 Morro Rd. Atascadero, CA 93422

phone: (805)-461-5765 / Fax: (805)-462-9466 / jamie@kirk-consulting.net



SITE INFORMATION:

ADDRESS: 425 VOLPI YSABEL
 PASO ROBLES, CA. 93446
 APN: 040-143-020
 AREA: ± 7.2 AC



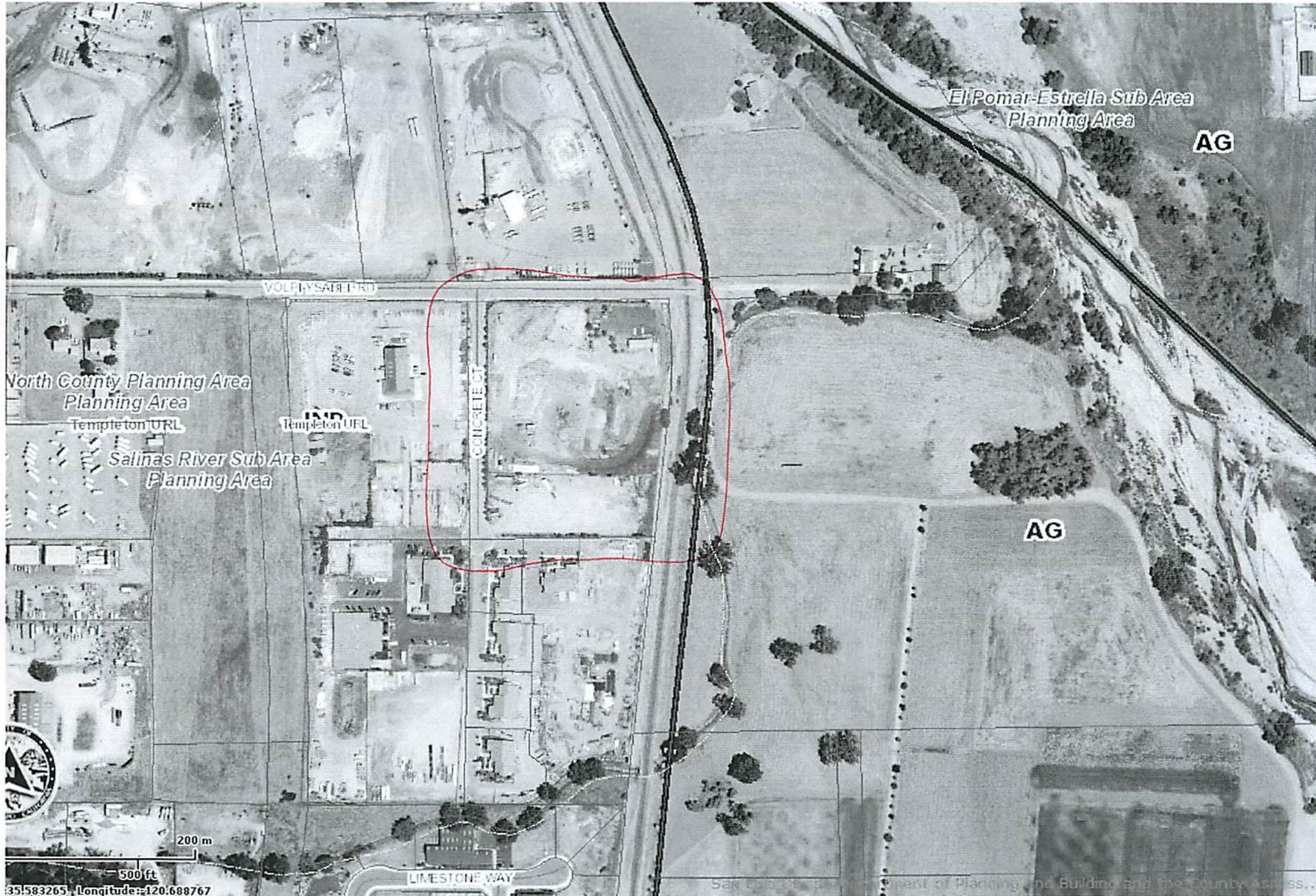
DWG NUMBER	TITLE
	REFERENCE DRAWINGS

DPSI
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 INTERNATIONAL
 San Luis Obispo Bakersfield, CA Long Beach
 (805) 250-2801 (601) 571-2800 (562) 424-8400
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 PROJECT: 130702
 www.dpsinc.com

REV	DATE	DESCRIPTION	BY	CKD.	APPR
A	8/23/13	ISSUED FOR REVIEW	FGIII	DC	AL
B	1/7/14	ISSUED FOR REVIEW	FGIII	DC	AL
C	3/24/14	ISSUED FOR REVIEW	FGIII	DC	AL

PAPICH
 CONSTRUCTION CO., INC.
SITE PLAN
 TEMPLETON BATCH PLANT
 PAPICH CONSTRUCTION
 TEMPLETON, COUNTY OF SAN LUIS OBISPO, CA

ENGINEER:	A LOPEZ	DATE:	24/03/2014	SCALE:	PER PLAN
CO. SURVEYOR:	DPSI, INC.	ORIGINAL DWG NO.:			
PROJ. MGR.:	A LOPEZ	NO.:	C-1	REV.:	
COMPILED BY:	FGIII	CAD FILE NO.:	130702site exg 4		C
DOCUMENT TYPE:	DWG				



El Pomar-Estrella Sub Area
Planning Area

AG

North County Planning Area
Planning Area

Templeton URL

114D
Templeton UFL

Salinas River Sub Area
Planning Area

CONCRETE CT

AG



200 m

500 ft

LIMESTONE WAY

351.583265 | Longitude: -120.688767

San Diego County Department of Planning and Building and the County Assessor



Parcel Summary Report For Parcel # 040-143-020

5/6/2014
4:07:11PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN BARKER RAYMOND C JR
 1355 SANTA YSABEL PASO ROBLES CA 93446-5401
OWN BARKER LUBOVA

Address Information

Status Address
P 00625 VOLPI YSABEL RD TEMP

Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CO85-	245	0004	Templeton	Salinas	IND	FH		Y		D86060401

Parcel Information

Status Description
Active PM 47/64 PAR 4

Notes

Tax Districts

TEMPLETON

TEMPLETON

AREA NO. 21

TEMPLETON PUBLIC

NO. 01

SAN LUIS OBISPO JT(27,40)



Parcel Summary Report For Parcel # 040-143-020

5/6/2014
4:07:11PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

COD2006-00162 CLD Primary Parcel

Description:

GRADING

COD2006-00209 CLD Primary Parcel

Description:

CONDITION COMPLIANCE VIOLATION

D020042S WIT Primary Parcel

Description:

EQUIPMENT STORAGE

D020043D APP Primary Parcel

Description:

ASPHALT AND CONCRETE RECYCLING, MOBILE OFFICE TRAILER, EQUIP. STORAGE

DRC2013-00093 REC Primary Parcel

Description:

MINOR USE PERMIT FOR A PORTABLE ASPHALT BATCH PLANT ON SITE.

PMT2003-01196 FNL Primary Parcel

Description:

SPRINKLERED MODULAR OFFICE 1,440SQFT, PARKING, RAMPS, SCALE & REGULAR GRADING

PRE2012-00029 REC Primary Parcel

Description:

7.42 ACRES

81128 FNL Related Parcel

Description:

DEMO SFD

D990380D APP Related Parcel

Description:

OFFICE & STORAGE YARD

G000017F CMP Related Parcel

Description:

LAFCO REFERRAL-TCSD ANNEX #18

S960011N CMP Related Parcel

Description:

PROPOSED ROAD NAME - CONCRETE COURT



Parcel Summary Report For Parcel # 040-143-020

5/6/2014
4:07:11PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

S980129P

WIT

Related Parcel

Description:

10 PARCELS IN TWO PHASES