

From: Iain Holt <IHolt@toaks.org>
Sent: Friday, January 15, 2021 11:55 PM
To: Bertoline, Justin <Justin.Bertoline@ventura.org>
Subject: Pacific Rock DEIR Comments Case Number LU10-0003

Hello Justin,

Please see the attached letter for the City of Thousand Oaks review comments for the Pacific Rock Quarry expansion.

Thank You,

Iain Holt, AICP
Senior Planner
Community Development Department
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Community Development Department

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Mark A. Towne
Community Development Director

January 15, 2021

Justin Bertoline
Commercial and Industrial Permit Section
Ventura County Resource Management Agency
Planning Division
800 S. Victoria Avenue, L# 1740
Ventura, CA 93009

Subject: Review of Pacific Rock Quarry Mine Expansion Project – Draft Environmental Impact Report (DEIR); County Case No. LU10-003
1000 South Howard Road, Camarillo CA 93012
Interagency Referral, City of Thousand Oaks No.: IRC 2017-70372

Dear Mr. Bertoline:

This letter is in response to the DEIR for the Pacific Rock Mine Expansion Project. The City of Thousand Oaks is interested in this project because it is located adjacent to the City boundary and has the potential to impact nearby residential properties in the City. Specifically, the proposed mining boundary extends several hundred feet upslope to the City limits of Thousand Oaks and downslope from homes in the Thousand Oaks neighborhood know as Dos Vientos Ranch.

The City of Thousand Oaks has the following comments for consideration for the Final EIR and future decision-making process:

- Visual Resources: The primary concern of the City of Thousand Oaks are the unavoidable impacts to visual resources from the residential and open space view sheds, thus requiring a Statement of Overriding Consideration (SOC). In regard to making the associated findings for the SOC, the DEIR provides general project objectives, but does not present data or analysis as a basis for findings under Section 15093(a). The significant expansion of surface area being mined, increase annual production to 468,000 tons and expanded hours of operations are not clearly justified by the information presented in the DEIR, especially when considering the impacts

associated with the project not only to the residents of Thousand Oaks, but to the County at large.

- Alternative B states that “The specific configuration of a reduced mine expansion area has not been developed for this EIR and is not required for a comparison of impacts of this alternative with the Project. Section 5.5.2 provides an analysis of the environmental effects of Alternative B as compared to the Project”. The City of Thousand recommends that Alternative B needs further design information to effectively consider the merits of a less impactful project as part of the future evaluation and decision-making process.
- The configuration for Alternative B should include a design that reduces the amount of vertical scarring and benching on the slopes of the excavation area in order to reduce visual resource impacts and maintains more of the natural character of the hillside. The revised Alternative B would present an option the better informs the process of determining the need for a SOC and would be the preferred project from the standpoint of the City of Thousand Oaks. Specifically, this alternative plan would include grading plans, site sections and accompanying photo simulations from the identified vantage points in the visual analysis to inform further project evaluation.
- The noise analysis states that excavation and processing will not change as a result of the proposed expanded operations consisting of a daily production of 2,400 tons/day. Provide an explanation how the significant increase in volume and area of excavation does not present an increased degree of ground born vibration as a result of blasting closer to sensitive receptors, such as the open space trails and residential areas.
- Note that Figures, such as ES-2, shows the project area overlapping with the City of Thousand Oaks jurisdiction.

The City of Thousand Oaks appreciates the incorporation of information and analysis requested in our September 29, 2017 NOP response letter. Thank you for the opportunity to comment on the DEIR for this project.

Sincerely,



Iain Holt, AICP
Senior Planner

Copy:

Kelvin Parker – Director, Community Development Department

