

Hidden Hills SEGS: FINAL TEXT
Staff Exhibit 334



Revise NOISE-6

NOISE-6 Heavy equipment operation and noisy construction work relating to any project features, including pile driving, shall be restricted to the times delineated below:

Mondays through Saturdays: 7 a.m. to 7 p.m.

Construction activities may be performed outside the above hours, with CPM approval.

The applicant shall ensure that all project-related haul trucks and other engine-powered equipment are equipped with adequate mufflers. Haul trucks shall be operated in accordance with posted speed limits. Truck engine exhaust brake use shall be limited to emergencies.

The concrete batch plant shall be located a minimum of 1.5 miles from any part of Tecopa Road/Old Spanish Trail Highway. If the applicant needs to relocate the batch plant less than 1.5 miles from the highway, the applicant shall furnish analyses demonstrating equivalent noise attenuation to the 1.5-mile setback, which shall be reviewed and approved by the CPM.

Verification: Prior to ground disturbance, the project owner shall transmit to the CPM a statement acknowledging that the above restrictions will be observed throughout the construction of the project.

At least 5 days prior to pouring of concrete outside of the above hours, the project owner shall submit a statement to the CPM, specifying the time of night and the number of nights for which concrete pouring will occur, and the approximate distance of this activity to noise receptor sites CR1 and M1, and the expected sound levels at these receptors. Also prior to pouring of concrete beyond the above hours, the project owner shall notify all residents within one mile of the project site boundaries prior to the commencement of this activity, by mail or by other effective means.

If the applicant needs to relocate the batch plant less than 1.5 miles from the highway, the applicant shall furnish analyses demonstrating equivalent noise attenuation to the 1.5-mile setback, which shall be reviewed and approved by the CPM.

Add NOISE-9

NOISE-9 The project owner shall make the provisions specified below to reduce the noise levels propagated by plant construction activities for property owners with residences in proximity to the project site and that portion of the Old Spanish Trail Highway extending from the California-Nevada border to a point 5 miles west of the border. This condition does not preclude a resident from using the Noise Complaint Program in **NOISE-2**.

- a. The project owner shall request that the county reduce posted traffic speeds on the described 5-mile segment of the Old Spanish Trail Highway. While it is the intent to reduce the noise from plant construction traffic, the reduced posted speed limit shall be part of traffic and congestion management and shall not create any unsafe conditions on the portions of the highway that have reduced speeds. The project owner shall make all reasonable efforts to provide the county the information needed, and to assist it in evaluating and implementing a reduced speed. The project owner shall reimburse the County of Inyo for the removal and installation of speed limit-related signage or, at request of the County of Inyo, install the signage approved by the County. The reduced speed limit is intended for the duration of the construction period, but can be made permanent based on the traffic safety and management needs of the local residents and the county.
- b. The project owner shall make available to residents that live within 2,000 feet of the 5-mile section of Old Spanish Trail Highway described above, barriers to address plant construction noise at the residence. At the request of property owners of existing residences within 2,000 feet of the 5-mile portion of Old Spanish Trail Highway, the project owner shall, in agreement with the property owner as to the design and location of the barrier, install a barrier located on their residential parcel. The barrier must be a minimum of eight feet tall and may be up to 300 feet long. The materials shall have a Sound Transmission Class (STC) of at least 25. The barrier shall be of adequate construction to comply with Inyo County codes, and the materials shall be safe and effective for the duration of project construction. The project owner is responsible to remove the barrier within one year of achieving commercial operation, unless the property owner wants to retain responsibility for it. The barrier may be removed sooner at the request of the property owner, within 30 days of the request.
- c. If the property owner wants a permanent barrier, the project owner will pay the cost of the temporary barrier to the property owner who will be responsible for the additional cost and construction.

Verification: Six months prior to the start of construction, or such shorter time as approved by the CPM, the project owner shall submit a formal request to the County of

Inyo to reduce posted speed limits on the Old Spanish Trail Highway from the California-Nevada border to a point 5 miles west of the border, and provide a copy of the request to the CPM. Subsequent to the initial request, the project owner shall provide to the CPM copies of correspondence with the county pertaining to the reduced speed limit.

No later than 90 days prior to the start of construction, the project owner shall submit to the CPM for review and approval a portfolio of temporary barrier designs that will be made available to the property owners to provide options for material, color, and treatment.

No later than 30 days prior to the CPM's approval, the project owner shall contact property owners of existing residences within 2,000 feet of the 5-mile portion of the highway by registered mail to notify them of the request to the county to reduce posted speed limits on the above portion of the Old Spanish Trail Highway and of the availability of barriers for property owners. The project owner shall complete construction of barriers within 60 days of agreement with the property owner of the type, style and location of the barrier.

The project owner shall provide in the Monthly Compliance Report a summary of the program, including the following:

- a. Copies of correspondence with Inyo County and the property owners
- b. Parcel numbers of property owners contacted
- c. Actions taken to ensure property owners have been informed of the program
- d. List of installations by parcel number