APPENDIX B

POLICY CONSISTENCY ANALYSIS

Livingston's Concrete Batch Plant General Plan Policy Consistency Analysis

PLACER COUNTY GENERAL PLAN

Policy No.	Policy Text	Consistency	Analysis
1.A.4	The County shall promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.	Inconsistent in short-term; Consistent in long- term	The project site is included within the planning area of the Ophir General Plan and is designated for heavy commercial development. Public water and sewage collection services are not currently available at the project site, but mitigation measures included in the EIR require the project to connect to these services when they are available. It is unknown when PCWA will extend public water service to the project area. Although plans for this extension have been completed, no funding has been authorized. Although not currently planned, it is also expected that public sewage collection services will be extended to the project area in the future as development in the area continues.
1.E.1	The County shall only approve new industrial development that has the following characteristics: a. Adequate infrastructure and services; b. Convenient connections to the regional transportation network, including connections to existing transit and other non-automobile transportation; c. Sufficient buffering from residential areas to avoid impacts associated with noise, odors and the potential release of hazardous materials; d. Minimal significant adverse environmental impacts; and e. Minimal adverse effects on scenic routes, recreation areas, and public vistas.	Inconsistent in short-term; Consistent in long-term	The project site is included within the planning area of the Ophir General Plan and is designated for heavy commercial development. "Adequate infrastructure" including public water and sewage collection services are not currently available at the project site, but mitigation measures included in the EIR require the project to connect to these services when they are available. It is unknown when PCWA will extend public water service to the project area. Although plans for this extension have been completed, no funding has been authorized. Although not currently planned, it is also expected that public sewage collection services will be extended to the project area in the future as development in the area continues. The project site is proximate to I-80 and has sufficient connections to the regional transportation network to support the proposed land use. The Initial Study evaluates potential impacts to air quality and finds that the project would result in less than significant impacts. Chapter 7 of the EIR evaluates the potential for the project to

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			create noise impacts to residential areas in the project vicinity and finds that impacts would remain less than significant. The Initial Study and EIR identify the potential adverse environmental impacts of the proposed project and mitigation measures necessary to reduce all impacts to less than significant levels. The Initial Study evaluates the potential impacts of the project on aesthetic resources and finds them to be less than significant.
1.1.2	The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation.	Consistent	The project site does not support significant ecological resources. The site supports a 0.25-acre artificial wetland feature caused by a leaking underground pipe. Repairs to that pipe have been completed and it is expected that the artificial hydrology will dry out. The site also supports a 0.01-acre drainage ditch that is within the jurisdiction of the Army Corps of Engineers. This ditch would be impacted by the proposed project, and this impact would be mitigated.
1.K.3	The County shall require that new development in rural areas incorporates landscaping that provides a transition between the vegetation in developed areas and adjacent open space or undeveloped areas.	Consistent	The proposed site plan includes landscaping around the perimeter of the project site. Landscaping plans would be reviewed as part of the Improvement Plan review process.
1.K.4	The County shall require that new development incorporates sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines; a. Limit cuts and fills; b. Limit grading to the smallest practical area of land; c. Limit land exposure to the shortest	Consistent	The project site elevations range from ±985 feet in the south to ±955 feet in the north. The proposed development would require substantial cuts in the southern portion of the property. Mitigation measures identified in the Initial Study would ensure that grading is conducted in a way that minimizes land exposure, and the proposed site plan provides for landscaping along the southernmost portion of the project site.

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	practical amount of time; d. Replant graded areas to ensure establishment of plant cover before the next rainy season; and e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.		
1.K.5	The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain.	Consistent	Visual impacts of the project were evaluated in the Initial Study and found to be less than significant with implementation of mitigation measures.
1.M.1	The County shall concentrate most new growth within existing communities emphasizing infill development, intensified use of existing development, and expanded services, so individual communities become more complete, diverse, and balanced.	Consistent	The project site is designated for Heavy Commercial land uses. The site is located approximately one mile from the City of Auburn and one mile from the community of Ophir. Parcels to the west of the project site are currently developed with other industrial and commercial land uses. The development of a commercial use on the project site would contribute to intensifying the use of the project vicinity.
1.0.9	The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.	Consistent	Mitigation measures in the Initial Study require that project lighting be designed to minimize spillover onto adjacent properties or into the night sky.
3.A.2	Streets and roads shall be dedicated, widened, and constructed according to the roadway design and access standards generally defined in Section I of this <i>Policy Document</i> and, more specifically, in <i>community plans</i> and the county's <i>Highway Deficiencies Report</i> . Exceptions to	Consistent	The proposed project includes improvements to Ophir Road. Specifically, the roadway would be widened to meet County standards.

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	these standards may be necessary but should be kept to a minimum and shall be permitted only upon determination by the Public Works Director that safe and adequate public access and circulation are preserved by such exceptions.		
3.A.3	The County shall require that roadway rights-of-way may be wide enough to accommodate the travel lanes needed to carry long-range forecasted traffic volumes (beyond 2010), as well as any planned bikeways and required drainage, utilities, landscaping, and suitable separations. Minimum right-of-way criteria for each class of roadway in the county are specified in part I of this <i>Policy Document</i> (see page 29).	Consistent	The proposed project includes widening of Ophir Road as part of project construction. The <i>Traffic Impacts Analysis</i> for this project did not identify a need for additional widening to accommodate future traffic volumes.
3.A.4	On arterial roadways and thoroughfares, intersection spacing should be maximized. Driveway encroachments along collector and arterial roadways shall be minimized. Access control restrictions for each class of roadway in the county are specified in Part I of this <i>Policy Document</i> (see page 29).	Consistent	The proposed project would include two separate driveways for ingress and egress, and the spacing between the driveways is adequate. A mitigation measure in the EIR requires the project applicant to install a center left turn lane in Ophir Road to improve safety on this road. The project would not create any new intersections.
3.A.6	The County shall require all new development to provide off-street parking, either onsite or in consolidated lots or structures.	Consistent	The proposed project provides sufficient off-street parking.
3.A.7	The County shall develop and manage its roadway system to maintain the following minimum levels of service (LOS). LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D". 1. LOS "C" on urban/suburban roadways	Consistent	The <i>Traffic Impacts Analysis</i> for this project found that LOS for all studied intersections would remain acceptable except for the Taylor Road/Ophir Road/I-80 Off Ramp intersection. This intersection would experience LOS F with or without the project in year 2025 conditions. Mitigation is identified to improve this LOS, and the proposed project would be required to contribute a fair share of the costs for construction of that improvement.

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No.	except within one-half mile of state highways where the standard shall be LOS "D". The County may allow exceptions to these LOS standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable based on established criteria. In allowing any exception to the standards, the County shall consider the following factors: The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard. The ability of the required improvement to significantly reduce peak hour delay and improve traffic operation. The right-of-way needs and the physical impacts on surrounding properties. The visual aesthetics of the required improvement and its impact on community identity and character. Environmental impacts including air quality and noise impacts. Construction and right-of-way acquisition costs. The impacts on general safety. The impacts of the required construction phasing and traffic maintenance. The impacts on quality of life as	Consistency	Analysis
	perceived by residents.		

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	 Consideration of other environmental, social, or economic factors on which the County may base findings to allow an exceedance of the standards. Exceptions to the standards will only be allowed after all feasible measures and options are explored, including alternative forms of transportation. 		
3.A.12	The County shall require an analysis of the effects of traffic from all land development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. Such improvements may include a fair share of improvements that provide benefits to others.	Consistent	A <i>Traffic Impacts Analysis</i> was prepared for this project, and mitigation measures in the EIR require either that the project applicant construct needed improvements (such as the widening of Ophir Road) or contribute a fair share of the cost of construction for needed improvements (for the Taylor Road/Ophir Road/I-80 offramp intersection).
3.A.14	The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system. Exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues.	Consistent	A <i>Traffic Impacts Analysis</i> was prepared for this project, and mitigation measures in the EIR require either that the project applicant construct needed improvements (such as the widening of Ophir Road) or contribute a fair share of the cost of construction for needed improvements (for the Taylor Road/Ophir Road/I-80 offramp intersection).
3.D.1	The County shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provides connections between the County's major employment and housing areas and between its existing and planned bikeways.	Consistent	The proposed project includes widening of Ophir Road. A Class II bike lane is included in this widening.

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3.E.3	The County shall plan for and maintain a roadway system that provides for efficient and safe movement of goods within Placer County.	Consistent	The Traffic Impacts Analysis found that I-80 has sufficient capacity to accommodate goods movement. The Traffic Impacts Analysis found a potential safety concern on Ophir Road related to left turn movement conflicts. Mitigation included in the EIR requires the project to install a center left turn lane on Ophir Road to avoid this hazard.
4.A.2	The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met: a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.	Inconsistent in short-term; Consistent in long-term	Public water and sewage collection services are not currently available at the project site, but mitigation measures included in the EIR require the project to connect to these services when they are available. Extension of public water service to the site is anticipated in 2007. Although not currently planned, it is also expected that public sewage collection services will be extended to the project area in the future as development in the area continues.
4.C.1	The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.	Inconsistent in short-term; Consistent in long- term	Public water service is not currently available at the project site, but mitigation included in the EIR requires the project to connect to public water when it is available. Extension of public water service to the site is anticipated in 2007. The water service would be provided by PCWA. PCWA long-range plans for water service are based upon buildout of the Placer County General Plan. The proposed project is consistent with the General Plan, and the water demand represented by the project is included in PCWA water demand projections. Until such time as public water supply is available to the site, the project would rely upon the use of groundwater from an existing onsite well. The well's production rate has been tested at 25 gallons per minute, which is significantly greater than the

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			anticipated demand for water at the site of 7,000 to 10,000 gallons per day. The well is drilled in an area characterized by fracture flow, and the well draws water from a depth of 235 to 237 feet. The analysis in the EIR finds that the proposed use of this well is not expected to have a negative impact on other groundwater wells in the vicinity.
4.C.2	The County shall approve new development based on the following guidelines for water supply: a. Urban and suburban development should rely on public water systems using surface supply. b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted. c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.	Inconsistent in short-term; Consistent in long-term	Public water and sewage collection services are not currently available at the project site, but mitigation measures included in the EIR require the project to connect to these services when they are available. Extension of public water service to the site is anticipated in 2007. Although not currently planned, it is also expected that public sewage collection services will be extended to the project area in the future as development in the area continues.
4.C.4	The County shall require that water supplies serving new development meet state water quality standards.	Consistent	Both the existing onsite well and the anticipated future service from PCWA meet state water quality standards.
4.D.5	The County shall encourage pretreatment of commercial and industrial wastes prior to their entering community collection and treatment systems.	Consistent	The proposed project would not discharge water used during the concrete batching process to the community collection and treatment system. It would be reused onsite or would be treated before entering the regional stormwater drainage system. Refer to Chapter 6 Hydrology and Water Quality for a description of this process. All sewage generated onsite would be collected and

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			treated in the proposed onsite sand filter sewage disposal system. None of the water used during the concrete batching process or for site or truck cleaning would be discharged to the onsite sewage disposal system.
4.D.7	The County shall permit on-site sewage treatment and disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards.	Consistent	Wastewater disposal feasibility testing conducted for the proposed septic system determined that the site is appropriate for the proposed system. Mitigation included in the EIR requires that the final design for the system be submitted to Placer County for review and approval.
4.D.8	The County shall require that the on-site treatment, development, operation, and maintenance of disposal systems complies with the requirements and standards of the County Division of Environmental Health.	Consistent	Mitigation included in the EIR requires that the final design for the system be submitted to Placer County for review and approval.
4.E.1	The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features.	Consistent	The proposed site plan includes a detention basin to allow settling of sediments and pollutants. The detention basin would also be lined with bark as a means to reduce the pH of water discharged from the concrete batching process. After being detained, water would be discharged into existing drainage facilities that flow to Auburn Ravine.
4.E.4	The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County Land Development Manual.	Consistent	Mitigation included in the EIR require that these conditions be met.
4.E.10	The County shall strive to improve quality of	Consistent	Mitigation measures included in the EIR identify Best

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	runoff from urban and suburban development through use of appropriate and feasible mitigation measures including, but not limited to, artificial wetlands, grassy swales, infiltration/sedimentation basins, riparian setbacks, oil/grease separators, and other best management practices.		Management Practices that shall be implemented onsite to improve the quality of runoff from the project site.
4.E.11	The County shall require new development to adequately mitigate increases in stormwater peak flows and/or volume. Mitigation measures should take into consideration impacts on adjoining lands in the unincorporated area and on properties in jurisdictions within and immediately adjacent to Placer County.	Consistent	The applicant has prepared a Drainage Report for the proposed project indicating that with onsite detention the proposed project would not increase peak flows and runoff volumes.
4.E.12	The County shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.	Consistent	The applicant has prepared a Drainage Report for the proposed project indicating that existing drainage patterns would be substantially preserved onsite. Currently, drainage from approximately 1.83 acres of the site flows to the northeast and approximately 3.07 acres flows to the northwest. The proposed project would regrade and pave most of the site, such that stormwater runoff from approximately 1.33 acres would flow towards the northeast and from approximately 3.57 acres would flow towards the northwest. All stormwater runoff currently flows across the site towards the north as overland flow to an existing ditch along Ophir Road. Flows conveyed in the roadside ditch ultimately cross Ophir Road via culverts and then flow via swales towards the South Canal and Auburn Ravine. After development, all runoff would still flow via culverts under Ophir Road and into South Canal and Auburn Ravine.
4.E.14	The County shall require projects that have significant impacts on the quantity and quality of	Consistent	The proposed project would detain stormwater onsite to ensure that these conditions are met.

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	surface water runoff to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.		
4.E.15	The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges, and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Division of Environmental Health, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District).	Consistent	The proposed project would be required to comply with requirements of all of these agencies.
6.B.2	The County shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability: (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas.	Consistent	The proposed project would impact 0.01 acres of jurisdictional wetland. Mitigation included in the Initial Study requires that this impact be mitigated to achieve the "no net loss" standard. The proposed project would also impact 0.25 acres of non-jurisdictional wetland. No mitigation to this wetland is necessary because the wetland formed due to artificial hydrologic conditions. A pipe running under the project site was leaking. The pipe has been repaired and the artificial wetland is expected to dry out. The artificial wetland is not known to support any special status species.
6.B.5	The County shall require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques. In evaluating the level of compensation to be required with respect to any given project, (a) on-site mitigation shall be	Consistent	Mitigation included in the Initial Study requires the project to provide compensatory mitigation for the impact to 0.01 acres of wetland.

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	preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind; (b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. The County shall continue to implement and refine criteria for determining when an alteration to a wetland is considered a less-than-significant impact under CEQA.		
6.D.2	The County shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation.	Consistent	The proposed project would include landscaping around the project site perimeter. Landscaping plans would be reviewed and approved by Placer County as part of the Improvement Plan review process. County staff would ensure consistency with this policy at that time.
6.F.6	The County shall require project-level environmental review to include identification of potential air quality impacts and designation of design and other appropriate mitigation measures or offset fees to reduce impacts. The County shall dedicate staff to work with project proponents and other agencies in identifying, ensuring the implementation of, and monitoring the success of mitigation measures.	Consistent	The Initial Study included review of project-level air quality impacts and included mitigation measures to ensure that impact remain less than significant.
6.F.8	The County shall submit development proposals to the PCAPCD for review and comment in compliance with CEQA prior to consideration by	Consistent	The Initial Study/Notice of Preparation was submitted to the PCAPCD for review and comment.

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	the appropriate decision-making body.		
6.G.1	The County shall require new development to be planned to result in smooth flowing traffic conditions for major roadways. This includes traffic signals and traffic signal coordination, parallel roadways, and intra-and interneighborhood connections where significant reductions in overall emissions can be achieved.	Consistent	The Traffic Impact Analysis found that smooth flowing traffic conditions would occur at all study area intersections with the exception of the Taylor Road/Ophir Road/I-80 offramp intersection. Mitigation is identified to improve traffic flow at that intersection.
6.G.3	The County shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian modes in County transportation planning and by requiring new development to provide adequate pedestrian and bikeway facilities.	Consistent	The proposed project includes widening of Ophir Road. A Class II bike lane is included in this widening.
6.G.7	The County shall require stationary-source projects that generate significant amounts of air pollutants to incorporate air quality mitigation in their design.	Consistent	The Initial Study included review of project-level air quality impacts and included mitigation measures to ensure that impact remain less than significant.
8.A.1	The County shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., groundshaking, landslides, liquefaction, critically expansive soils, avalanche).	Consistent	A Geotechnical Investigation was completed for the proposed project.
8.A.3	The County shall prohibit the placement of habitable structures or individual sewage disposal systems on or in critically expansive soils unless suitable mitigation measures are	Consistent	The geotechnical study did not identify any expansive soils onsite that would affect construction of structures, and the wastewater disposal feasibility testing did not identify expansive soils onsite that would affect use of the proposed onsite sand filter sewage

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	incorporated to prevent the potential risks of these conditions.		disposal system.
8.G.1	The County shall ensure that the use and disposal of hazardous materials in the county complies with local, state, and federal safety standards.	Consistent	The Initial Study identifies the hazardous materials standards applicable to the project site.
8.G.8	The County shall require that new industries that store and process hazardous materials provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone can be determined by the County.	Consistent	The project site is adjacent to other industrial and heavy commercial land uses. No buffer is necessary between the project site and these adjacent land uses.
8.G.9	The County shall require that applications for discretionary development projects that will generate hazardous wastes or utilize hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.	Consistent	The project applicant has submitted detailed information on hazardous material use to Placer County.
8.G.10	The County shall require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material.	Consistent	The project applicant will be required to prepare a hazardous materials plan.
9.A.2	The County shall require that noise created by new non-transportation noise sources be mitigated so as not to exceed the noise level standards of Table 9-1 as measured immediately within the property line of lands designated for noise-sensitive uses.	Consistent	Chapter 8 of this EIR includes an analysis of noise impacts from the proposed project and concludes that the project is consistent with the General Plan noise standards.

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9.A.6	The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Figure 9-1.	Consistent	Chapter 8 of this EIR includes an analysis of noise impacts from the proposed project and concludes that the project is consistent with the General Plan noise standards.