CHAPTER 2

EXECUTIVE SUMMARY

CHAPTER 2 EXECUTIVE SUMMARY

2.1 PROJECT LOCATION

The proposed Livingston's Concrete Batch Plant project site is located near the community of Ophir in Placer County, California. The southern boundary of the site is approximately 70 feet north of the edge of pavement on Interstate 80 (I-80). The northern boundary fronts on Ophir Road and the western boundary is 150 feet east of the intersection of Ophir Road and Geraldson Road. The western boundary of the City of Auburn is approximately one mile east of the site. *Figures 3-1* and *3-2* in **CHAPTER 3 PROJECT DESCRIPTION** show the location of the project site within the Auburn quadrangle of the United States Geological Survey (USGS) 7.5 minute topographic map (Section 20, Township 12 north, Range 8 east) and an aerial photograph of the project vicinity. The project site occupies Placer County Assessor's Parcel Number (APN) 040-271-042 as displayed in *Figure 3-3* in **CHAPTER 3 PROJECT DESCRIPTION**.

The site is accessed from I-80 by taking the Ophir Road exit (exit #118) and turning right on Ophir Road. The project site is located on the south side of Ophir Road, approximately one-half mile from the exit.

2.2 PROJECT SITE CHARACTERISTICS

The approximately five-acre project site is currently vacant. There are remnants of an apple orchard that historically occupied the site as evidenced by apple trees in the western portion of the site, a well located in the southwest corner of the site, and barbed wire fencing surrounding the perimeter of the parcel. Vegetation onsite is characterized by non-native annual grasses, shrubs, and trees including apple, pine, locust, and several varieties of native oaks (ECORP, 2003). The parcel slopes upward from Ophir Road toward Interstate 80. Ground elevations along the project's frontage on Ophir Road are approximately 955 feet above mean sea level, while elevations at the southern property boundary are approximately 985 feet.

According to the Soil Conservation Service's *Soil Survey of Placer County* (1980), the project site is underlain by a single soil map unit: map unit 106 – Andregg coarse sandy loam, 2 to 9 percent slopes. Soils of the Andregg series typically consist of moderately deep, well drained coarse sandy loams underlain by weathered granitic bedrock.

The project site is located within the Auburn Ravine watershed. There are no natural drainage channels onsite. Any overland flow during precipitation events follows the natural slope of the site toward the north where it is captured in a roadside ditch that runs from east to west along the southern side of Ophir Road. The roadside ditch delivers stormwater through a culvert that runs under Ophir Road to a storm drain inlet on the western side of Geraldson Road.

A Wetland Delineation prepared by North Fork Associates in 2005 delineated a total of 0.26 acres of wetlands on the project site, of which 0.01 acre (the drainage ditch on the site's Ophir Road frontage) was determined to be under the jurisdiction of the U.S. Army Corps of Engineers. The remaining 0.25 acres of seasonal wetland delineated on the subject parcel was determined to be the result of artificial hydrologic conditions created by a leaking underground pipeline crossing the subject property.

2.3 PROJECT OBJECTIVES

Project objectives of the proposed Livingston's Concrete Batch Plant facility are as follows:

1. Provide a batch plant facility with a daily production capacity of 300 cubic yards per day.

2. Establish the facility in a location that allows Livingston's to serve projects in the general Auburn area using as little vehicle fuel and creating as little vehicle pollution as possible.

3. Operate in a location that allows Livingston's to serve projects in the general Auburn area while resulting in the least amount of impacts on local transportation systems.

4. Operate in a location that allows Livingston's to serve projects in the general Auburn area within the narrow timeframe (90 minutes) allowed for delivery of their product in its optimum form.

5. Operate in a location that allows Livingston's to serve projects in the general Auburn area with the lowest costs to builders, contractors, and the community as possible.

2.4 DESCRIPTION OF PROPOSED PROJECT CHARACTERISTICS

Livingston's Concrete Service, Inc. proposes the construction and operation of a concrete batch plant on an approximately five-acre parcel located near the community of Ophir, in Placer County. The proposed development includes a concrete batch plant (including a 57-foot tall batch plant tower), a 1,440 square-foot office building, a 1,800 square-foot warehouse building, a 15,000 gallon water storage tank, wash areas for concrete trucks, and parking for concrete trucks and employee vehicles. The project may also include a 900 square-foot single story apartment to be used as a caretaker's residence, as discussed in **CHAPTER 3 PROJECT DESCRIPTION**. Facility lighting would be necessary to provide for security and to illuminate the site during early morning operations. The proposed site plan is shown in **CHAPTER 3 PROJECT DESCRIPTION** *Figure 3-4*.

Operations on the project site would include delivery and storage of materials, concrete mixing, transfer of mixed concrete to trucks, and reclamation of excess material from trucks returning from delivery runs. All concrete mixing would occur onsite. The Ophir plant is expected to produce approximately 300 cubic yards of concrete per day. Hours and days of operation for the plant would be from 5:30 am to 3:30 pm Monday through Saturday.

The proposed project would include widening Ophir Road between the two project site driveways to accommodate a dedicated left turn lane for vehicles turning left into the project site. The southern portion of Ophir Road would also be widened to meet County standards for one-half of an 80-foot right-of-way.

2.5 AREAS OF KNOWN CONTROVERSY AND ISSUES RAISED

CEQA requires that the EIR "identify areas of controversy" that have been raised by either the public or public agencies (CEQA Guidelines §15123). The comments received on the NOP for

this project did not raise any substantial controversies. Topics of concern in the NOP comments include noise, air quality and visual impacts to neighbors, water quality and supply, and traffic impacts.

2.6 PROJECT ALTERNATIVES

In addition to the proposed project, this EIR analyzes three alternatives to the project. The alternatives were selected based on a determination that they could reasonably meet most or all of the project objectives (See Section 2.3 above) and reduce potentially significant project impacts. The range of impacts associated with each of the following alternatives is evaluated in **CHAPTER 8 CEQA DISCUSSIONS**. As discussed in Chapter 8, an offsite alternative was considered but no appropriate offsite location was identified.

Alternative A – No Project / No Build Alternative

Alternative A assumes that the proposed project would not be constructed on the five-acre project site, and that no offsite road or drainage improvements associated with the proposed project would be implemented. The site would maintain its Commercial land use designation and Heavy Commercial Zoning, but development of the site would not occur as a result of the currently proposed project.

Alternative B – No Project / Other Development Alternative

Alternative B assumes that the proposed project would not be constructed on the five-acre project site, but that a different project consistent with the adopted General Plan policies and land use designations would be implemented on the site instead. For the purposes of evaluation, this alternative assumes that a mini-storage facility would be constructed.

Alternative C – Reduced Scale Alternative

Alternative C assumes a reduced scale for the proposed project. Under this alternative, the capacity of the concrete batch plant would be reduced from the proposed 300 cubic yards of concrete daily, six days per week, to 240 cubic yards daily, five days per week. This would reduce the daily volume by 20%, and the weekly volume by 33%. Under this alternative, some components of the project would be slightly reduced in size (parking and storage) but no change to the height of the tower would occur.

2.7 INTENDED USES OF THE LIVINGSTON'S CONCRETE BATCH PLANT EIR

As discussed in **CHAPTER 1 INTRODUCTION**, the Draft EIR has been prepared in accordance with CEQA (Public Resources Code, Section 21000, et seq.), CEQA Guidelines (14 California Administrative Code, §15000, et seq.) and Placer County's Environmental Review Ordinance. The Draft EIR is an informational document prepared to provide public disclosure of potential impacts of the project, identify possible ways to minimize the significant effects, and evaluate alternatives to the proposed project. The Draft EIR is not intended to serve as a recommendation of either approval or denial of the project.

The Livingston's Concrete Batch Plant EIR provides an assessment of environmental impacts associated with construction and operation of the proposed project and presents the means and methods of reducing impact significance where possible.

Required Permits and Approvals

Table 2.1 lists the entitlements and approvals required from Placer County and from other Responsible Agencies for the proposed project. Following the table is a discussion of each of the entitlements and approvals required from Placer County and the approvals and permits required from other agencies.

Table 2.1
Required Approvals/Permits for Livingston Concrete Batch Plant

Required Permit	Responsible Agency
Variance (to 45-foot maximum height allowed in Heavy Commercial Zone District)	Placer County
Use Permit	Placer County
Improvement Plan Approval	Placer County
Grading Permit	Placer County
Building Permit	Placer County
Onsite sewage disposal system construction	Placer County
Sand filter system operating permit	Placer County
Authority to Construct and Permit to Operate	Air Pollution Control District – Placer County
Section 404 Nationwide Permit	U.S. Army Corps of Engineers (Corps)
Section 401 Certification and Report of Waste Discharge	Central Valley Regional Water Quality Control Board
Section 402 National Pollutant Discharge Elimination System Permit Compliance	Central Valley Regional Water Quality Control Board

Placer County Required Permits and Approvals

Variance To construct a 57-foot tall concrete batch plant tower, the proposed project would require County approval of a variance to the maximum building height of 45 feet set by zoning standards.

Use Permit The proposed project would require County approval of a use permit to allow for the manufacture of concrete products on the project site.

Improvement Plan Approval The proposed project would require County approval of the Improvement Plans for the project site. These plans would be required to include site improvements, frontage improvements along Ophir Road as well as mitigation for increases in peak stormwater flow rates for 10- and 100-year storm events.

Grading Permit In the absence of approved Improvement Plans, the proposed project would require a grading permit issued by the County prior to grading the project site.

Building Permit A building permit would be required from the County to construct structures on the project site.

Onsite sewage disposal Based on the site evaluation, the project site has been approved for a sand filtration septic system. Construction and installation of this system is subject to issuance of a permit from the Environmental Health Division. In addition, operation of a sand filter system requires that Placer County issue an operating permit, which is subject to annual renewal.

Authority to Construct and Permit to Operate Construction and operation of the proposed batch plant would also be subject to approval from the Placer County Air Pollution Control District through these permits.

Other Agencies Using the EIR and Consultation Requirements

Section 404 Permit The Corps regulates the placement of fill or dredged material that affects waters of the United States, which include streams and wetlands. The Corps regulates these activities under authority granted through Section 404 of the Clean Water Act. The Plan Area includes ±0.01 acres of wetland resources under the jurisdiction of the Corps that may be impacted. Any discharge of dredged or fill materials to wetlands would require permitting pursuant to Sections 401 and 404 of the federal Clean Water Act.

Water Quality Certification (Section 401) Construction of the proposed project has the potential to affect wetlands or other waters of the U.S. Therefore, the Central Valley RWQCB would need to provide water quality certification of the project per Section 401 of the Clean Water Act. Section 401 water quality certification entails review of the Corps permit conditions of approval and may also include additional water quality protection measures deemed necessary by the Central Valley RWQCB.

Section 402 National Pollutant Discharge Elimination System Permit Construction of the proposed project would result in clearing, excavation, and grading activities on the five-acre project site. Compliance with the existing statewide permit for stormwater discharge, administered by the Central Valley RWQCB is required for any project that results in clearing, excavation, and grading activities on more than one acre of land. Permit compliance requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) that contains measures, also called Best Management Practices (BMPs), to ensure that the quality of stormwater runoff is not adversely affected by construction activities.

2.8 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impacts and mitigation measures were identified in the Initial Study (circulated with the NOP) and in this EIR. *Table 2.2* lists all of the impacts associated with the proposed project, as evaluated in this EIR. The table identifies the level of significance of each impact and presents the mitigation measures necessary to reduce impacts to a less than significant level. *Table 2.3* lists each of the mitigation measures identified in the Initial Study to address the impacts evaluated in that document. All of the impacts evaluated in the Initial Study were found to be reduced to a less than significant level with implementation of the identified mitigation measures.

Table 2.2
Impact Summary Table

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
LAND USE			
Impact 4.1: Disrupt Or Divide An Established Community	NI	No mitigation measures are necessary.	NI
Impact 4.2: Conversion Of Land From Agricultural To Suburban Uses	NI	No mitigation measures are necessary.	NI
Impact 4.3: Compatibility With Surrounding Land Uses	LTS	No mitigation measures are necessary.	LTS
Impact 4.4: Consistency With Placer County Plans And Policies	PS	Mitigation Measure 4.4a: At such time as public water supply is extended to the area of the proposed project and becomes available for connection, the owner/operator of the site must abandon the onsite well in favor of connection to treated public water. Public water is considered available for connection if the water supply is within 1,000 feet of any boundary of the property, as measured in a straight line, and the connection can be legally and physically achieved.	LTS
		Mitigation Measure 4.4b: At such time as sewer service is extended to the area of the proposed project and becomes available for connection, the owner/operator of the site must abandon the onsite septic system in favor of connection to the wastewater system. Sewer service is considered available for connection if the sewage collection line is within 1,000 feet of any boundary of the property, as measured in a straight line, and the connection can be legally and physically achieved.	
TRANSPORTATION AND CIRCULATION			
Impact 5.1: Impacts Under Existing (2005) Plus Project Conditions	LTS	No mitigation measures are necessary.	LTS
Impact 5.2: Impacts Under Future (2025) Plus Project Conditions	PS	Mitigation Measure 5.2a: The project applicant shall pay their proportionate share of the total cost for future improvements to the Taylor Road/Ophir Road/I-80 Off Ramp intersection. The proportionate share shall be calculated using the	LTS

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Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		following formula: P=T/(Tb-Te) where P is the proportionate share percentage, T is the project-generated peak hour trips, Tb is the forecasted traffic volume on the State highway at buildout of the General Plan, and Te is the existing traffic volume plus traffic generated by approved projects that have not yet been constructed. For this location, the formula is as follows: P = 13/(1,595 – 765) P = 1.6% The proportionate share shall be collected by the Department of Public Works prior to the issuance of a building permit, subject to future review and approval by Placer County of the traffic control device (conventional traffic signal or roundabout).	
Impact 5.3: Impacts to Existing and Planned Bicycle/Pedestrian facilities	PS	Mitigation Measure 5.3a: The project Improvement Plans shall delineate a Class II bikeway along the project's frontage on Ophir Road pursuant to the Placer County Bikeways Master Plan. The location, width, alignment, and surfacing of the bikeway shall be subject to Department of Public Works/Design Review Committee review and approval prior to the approval of Improvement Plans.	LTS
Impact 5.4: Increase in Traffic Hazards from Design Features	PS	Mitigation Measure 5.4a: The project shall provide for construction of a Dedicated Left-Turn Lane on Ophir Road to allow trucks to turn left into the project site entrance driveway. This lane shall include a shadow area along Ophir Road west of the driveway as required per the Highway Design Manual.	LTS
Impact 5.5: Construction Impacts On Traffic Patterns	PS	Mitigation Measure 5.5a: The applicant shall submit, for review and approval, a striping and signing plan with the project Improvement Plans. The plan shall include all on- and off-site traffic control devices and shall be reviewed by the County Traffic Engineer. A construction signing plan shall also be provided with the Improvement Plans for review and approval by the County Traffic Engineer.	LTS
HYDROLOGY AND WATER QUALITY			
Impact 6.1: Construction Impacts To Groundwater	LTS	No mitigation measures are necessary.	LTS

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Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Impact 6.2: Operational Impacts To Groundwater From Septic System	PS	Mitigation Measure 6.2a: The project applicant shall prepare the final septic system design, which shall be submitted to Placer County for review and approval. Due to the proximity of the adjacent property to the east and planned cut to the north, the design for the septic system shall include measures to maximize system performance, including additional disposal trench, and means to block potential run-on storm water flows from the south (e.g., surface berm and/or subsurface shallow impermeable curtain wall) to minimize the potential for untreated wastewater to become surface flow at the cut or other down gradient area(s). The septic system design shall be in accordance with Placer County wastewater regulations (Placer County Code Article 8.24) and the Placer County *On-site Sewage Manual*. The onsite sand filter sewage disposal system shall be subject to a renewable operating permit from the Placer County Department of Health and Human Services, Environmental Health Division as required by Section 8.24.080.B.2 of the Placer County Code and page 41, Chapter 24 of the *On-site Sewage Manual*.	LTS
		Mitigation Measure 6.2b: The project applicant shall obtain a permit for the use of an onsite septic system. The project must submit an application for a Septic Construction Permit, along with the septic system design, prior to construction. The application must include plot plans and final designs, as described in the Placer County *On-site Sewage Manual*, and all applicable fees. The applicant shall work with the Placer County Department of Health and Human Services, Environmental Health Division to ensure that all proposed and recommended mitigation measures are incorporated into the septic system design as specific design details and subsequently as permit conditions. The project is expected to use an "Intermittent Sand Filter Septic System" which requires a renewable operating permit and system monitoring and maintenance in conformance with the permit requirements.	
		Mitigation Measure 6.2c: To facilitate future connection to the planned County sewer collection and treatment system, the onsite collection system shall be designed and constructed with sewer stub-outs toward the future point of connection, so that cut over to the permanent system and subsurface excavation and construction will be minimized.	

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		Mitigation Measure 6.2d: The onsite septic system shall be abandoned when public sewer service is extended to area. The proposed septic system is intended to be used temporarily. Once the public sewer service is available, the onsite septic system shall be abandoned in accordance with County requirements that are in effect at the time of abandonment and in accordance with the procedures specified in the Placer County *On-site Sewage Manual*.	
		Mitigation Measure 6.2e: The proposed Livingston's Concrete Batch Plant shall retain no more than 13 full-time equivalent employees (inclusive of a caretaker if a caretaker's apartment is constructed).	
Impact 6.3: Operational Impacts To Groundwater	PS	*Mitigation Measure 6.3a:* The Livingston's Concrete Batch Plant shall connect to public water supply when it is available. To facilitate this future connection, the onsite water supply/delivery system shall be designed and constructed with stub-outs toward the future point of connection. The project applicant shall coordinate with PCWA on this design for future connection. Public water is considered available for connection if the water supply is within 1,000 feet of any boundary of the property, as measured in a straight line, and the connection can be legally and physically achieved.	LTS
		Mitigation Measure 6.3b: Livingston's Concrete Service, Inc. shall abandon the existing onsite well when PCWA water is available, in accordance with State of California Well Standards Bulleting 74-90, as revised.	
		Mitigation Measure 6.3c: Livingston's Concrete Service, Inc. shall provide for treatment of the onsite well to remove bacteriological contaminants. Following treatment, Livingston's Concrete Services shall provide for completion of a bacteriological test. The well water must meet potable water standards prior to issuance of a certificate of occupancy for the proposed project.	
Impact 6.4: Operational Impacts To Hydrology	PS	*Mitigation Measure 6.4a:* The project applicant shall prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the	LTS

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		effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed onsite and offsite improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. Best Management Practice (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.	
		Mitigation Measure 6.4b: The drainage report required by *Mitigation Measure 6.4a* shall evaluate offsite drainage facilities for conditions and capacity. The project applicant shall upgrade or replace any offsite drainage facilities as needed and as specified by ESD. This includes any existing drainage facility immediately downstream of the site that would receive drainage and would be changed by the proposed project.	
Impact 6.5: Construction Impacts To Surface Water Quality	PS	*Mitigation Measure 6.5a*: The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both onsite and offsite. All existing and proposed utilities and easements, onsite and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review	LTS

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		process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.	
		Mitigation Measure 6.5b: All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD concurs with said recommendation. The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. The Improvement and Grading plans shall provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD. The project applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a 1-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent. If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement	

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		Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, pad elevations and configurations, and/or sewage disposal area disturbance, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.	
		Mitigation Measure 6.5c: This project is subject to construction stormwater quality permit requirements of the Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) program. The project applicant shall obtain any required permits through the State Regional Water Quality Control Board prior to issuance of a grading permit. Because the project would disturb more than one acre of land, the project must submit a Notice of Intent (NOI) to comply with the NPDES General Permit for Stormwater Discharges Associated with Construction Activities. The NOI for coverage under this permit must be submitted to the RWQCB at least 30 days prior to construction activities. The project applicant shall also provide to the Engineering and Surveying Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees prior to start of construction.	
		Mitigation Measure 6.5d: The project applicant shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) for the construction phase. Water quality treatment facilities shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction (or other similar source as approved by the ESD). BMPs for the project include, but are not limited to silt fencing (Sediment Control -1), straw bale barriers (Sediment Control -9), fiber rolls (Sediment Control -5), storm drain inlet protection (Sediment Control -10), hydraulic mulch (Erosion Control -3), and stabilized construction entrance (Tracking Control -1). The SWPPP will include development of site-specific structural and operational BMPs to prevent and control impacts to runoff quality, measures to be implemented before each storm event, inspection and maintenance of BMPs, and monitoring of runoff quality by visual and/or analytical means. The contents of the SWPPP are set forth in detail in the permit application package. The	

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		California Stormwater BMP Handbook for Construction (California Stormwater Quality Association, 2004a) also provides examples of BMPs that could be used. Representative examples of BMPs that may be included in the SWPPP for the project are: ▪ Scheduling materials deliveries to provide for minimal onsite storage and/or providing covered storage for materials wherever practical; ▪ Designating specific areas for overnight construction equipment storage and maintenance and providing runoff control around those areas to minimize the potential for runoff to contact spilled materials; ▪ Establishing procedures for daily work site cleanup and prepare and implement a Spill Mitigation Plan for construction-related activities; ▪ Developing a program of site inspections to ensure that BMPs are consistently implemented and effective; ▪ Conducting visual monitoring of onsite runoff quality; ▪ Placing fiber rolls around onsite drain inlets to prevent sediment and construction-related debris from entering the inlets; ▪ Placing fiber rolls (wattles) along the perimeter of the site to reduce runoff flow velocities and prevent sediment from leaving the site and sandbags around potentially affected offsite inlets to prevent sediments from entering the inlets; ▪ Placing silt fences downgradient of disturbed areas to slow down runoff and retain sediment; ▪ Specifying that all disturbed soil will be seeded, mulched, or otherwise protected by October 15; ▪ Including storm drain inlet protection which may consist of a sediment filter or an impounding area around or upstream of a storm drain, drop inlet, or curb inlet; ▪ Stabilizing construction entrance to reduce the tracking of mud and dirt onto public roads by construction vehicles; and ▪ Applying hydraulic mulch that temporarily protects exposed soil from erosion by raindrop impact or wind.	

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		▪ Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.	
Impact 6.6: Operational Impacts To Surface Water Quality	PS	*Mitigation Measure 6.6a:* This project is subject to storm water management requirements of the Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) program. The project applicant shall obtain any required permits through the State Regional Water Quality Control Board prior to issuance of a grading permit. The project must submit a Notice of Intent (NOI) to comply with the NPDES General Permit for Stormwater Discharges Associated with Industrial Activities. The NOI for coverage under this permit must be submitted to the RWQCB at least 30 days prior to start of operations. In addition, the project must comply with the NPDES Phase II Rule General Permit requirements. The project applicant shall also provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.	LTS
		Mitigation Measure 6.6b: The project applicant shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) for industrial operations. The plan shall comply with the NPDES General Industrial Permit and the Phase II Rule General Permit (PCPW, 2004 and SWRCB, 2004). The General Industrial SWPPP checklist provides guidance on the items to be included in the document. The items in the checklist are derived from the current General Permit and should be reviewed for applicability to the proposed project. Typical contents include: ▪ Pollution Prevention Team ▪ Existing Facility Plans ▪ Facility Site Map ▪ List of Significant Materials ▪ Description of Potential Pollution Sources ▪ Assessment of Potential Pollutant Sources ▪ Storm Water BMPs ▪ Annual Comprehensive Site Compliance Evaluation The components of the SWPPP will include BMPs for the protection and	

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		enhancement of the stream environment, prevention of erosion and adverse effects on water quality, incorporation of regional stormwater management goals, and assurance of the growth and development of the project to minimize its adverse impacts. BMPs will be included in the plan, as well as a mitigation monitoring program to ensure long-term success of the BMPs.	
		Mitigation Measure 6.6.c: The project applicant shall prepare and submit a design for the wastewater management system prior to approval of the Improvement Plans. Wastewater generated in washing cement trucks and ready-mix plant equipment is typically very alkaline and may contain metals at concentrations in excess of the water quality objectives established in the Basin Plan for the protection of groundwater quality. Therefore, concrete wash water is a designated waste and its management is subject to regulation under Title 27 of the California Code of Regulations. As such, Waste Discharge Requirements (WDRs) may be required for the ready-mix concrete wash water system. The applicant will be required to submit a Report of Waste Discharge (RWD) to the RWQCB to apply for WDRs and must construct a containment system designed to prevent discharges of concrete wash water to the ground surface. Depending on the selected wastewater management option, the containment system may qualify for an exemption from Title 27, but the design criteria will be essentially the same. Monitoring will be required to demonstrate continued effectiveness of the containment system.	
		Mitigation Measure 6.6d: Storm drainage from onsite impervious surfaces proposed for the eastern portion of the project site (i.e., areas not collecting wastewater from the proposed concrete production process and/or from site cleanup and truck washing) shall be collected and routed through specially designed catchbasins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc., for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation, for effective performance of BMPs Water quality treatment facilities shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbook for Industry (or other similar source as approved by ESD). BMPs for	

Impact Significance

NI: No Impact
LTS: Less than Significant
PS Potentially Significant
SU: Significant and Unavoidable

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		the project include, but are not limited to: (a) Water Quality Inlets (TC-50), (b) Vortex Separators (MP-51), and (c) Drain Inserts (MP-52). Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catchbasin cleaning program shall be provided to ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.	
NOISE			
Impact 7.1: Excessive Groundborne Vibration/Noise	NI	No mitigation measures are necessary.	NI
Impact 7.2: Airport/Airstrip Noise	NI	No mitigation measures are necessary.	NI
Impact 7.3: Construction Noise Exceeding Established Noise Standards	PS	Mitigation Measure 7.3a: Construction noise emanating from the project site is prohibited on Sundays and Federal Holidays, and shall only occur: a. Monday through Friday, 6:00 am to 8:00 pm (during daylight savings) b. Monday through Friday, 7:00 am to 8:00 pm (during standard time) c. Saturdays, 8:00 am to 6:00 pm d. In addition, temporary signs 4' by 4' shall be located throughout the project, as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will response and resolve noise violations. This condition shall be included on the Improvement Plans. e. Advisory Comment: Essentially quiet activities which do not involve heavy equipment or machinery may occur at other times. Work occurring within an	LTS

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		enclosed building, such as a structure under construction with the rood and siding completed, may occur at other times as well. f. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.	
Impact 7.4: Batch Plant And Related Operational Noise Exceeding Established Noise Standards	LTS	No mitigation measures are necessary.	LTS
Impact 7.5: Traffic Noise Exceeding Established Noise Standards	LTS	No mitigation measures are necessary.	LTS

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Table 2.3
Mitigation Measures from the Initial Study

Mitigation Measure(s)
LAND USE
MM 1.1 - At such time as public water supply is extended to the area of the proposed project and becomes available for connection, the owner/operator of the site must abandon the onsite well in favor of connection to treated public water.
MM 1.2 - At such time as sewer service is extended to the area of the proposed project and becomes available for connection, the owner/operator of the site must abandon the onsite septic system in favor of connection to the wastewater system.
MM 1.3 - The applicant shall submit all appropriate well reports and testing documentation to the County Department of Health Services for review and approval prior to County issuance of grading permits.
MM 1.4 - The applicant shall apply to the County for and obtain a septic permit for the onsite septic system. The approved sewage disposal area shall be protected during grading and construction to prevent disturbance and compaction of the soil. The septic system shall be designed and constructed in compliance with all applicable County requirements and standards. Final approval is required prior to issuance of a certificate of occupancy. The project shall use an "Intermittent Sand Filter Septic System" which requires a renewable operating permit and system monitoring and maintenance in conformance with the permit requirements.
GEOLOGIC PROBLEMS
MM 3.1 - The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the ESD for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, onsite and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.
MM 3.2 - Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.
MM 3.3 - All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 or less (horizontal:vertical) unless a soils report supports a steeper slope and ESD concurs with said recommendation. The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. The applicant shall be responsible to provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD. The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent. If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Mitigation Measure(s)
MM 3.4 - Storm drainage from onsite impervious surfaces shall be collected and routed through specially designed catchbasins, vaults, filters, or other approved system(s) for entrapment of sediment, debris and oils/greases as approved by ESD. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catchbasin cleaning program shall be provided to ESD upon request. Failure to do so will be grounds for Conditional Use Permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. (CR/MM) (ESD)
MM 3.5 – The applicant shall submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the ESD for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall address storm drainage during construction and thereafter and shall propose "Best Management Practice" (BMP) measures to reduce erosion, water quality degradation, etc. Said BMP measures for this project shall include: Minimizing drainage concentration from impervious surfaces, construction management techniques, erosion protection at culvert outfall locations and sand/oil separators (or other suitable proprietary treatment units, as approved by the ESD).
MM 3.6 - All onsite parking and circulation areas shall be improved with a minimum asphaltic concrete or portland cement concrete capable of supporting anticipated vehicle loadings.
WATER
MM 4.1 - Drainage facilities shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of ESD. These facilities shall be constructed with project improvements and easements provided as required by ESD. Maintenance of these facilities shall be provided by the property owner(s).
AIR QUALITY
MM 5.1 - The applicant shall submit to the Placer County Air Pollution Control District (District) and receive approval of a Construction Emission & Dust Control Plan prior to groundbreaking.
MM 5.2 - Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.
MM 5.3 - Diesel equipment idling time shall not exceed 10 minutes.
MM 5.4 - Use low sulfur California diesel fuel for stationary construction equipment.
MM 5.5 - Utilize existing power sources (e.g., power poles) or clean fuel generators rather than diesel power generators.
MM 5.6 - Use electric or low emission natural gas onsite stationary equipment.
MM 5.7 - No open burning of removed vegetation during infrastructure improvements. Vegetative material should be chipped or delivered to waste to energy facilities.
MM 5.8 - The applicant shall implement sufficient dust control measures so as not to violate California Health and Safety Code section 41700 emission limits, and visible emission standards of 20% opacity.
MM 5.9 - All diesel fuel used in the on and off-road construction equipment shall at a minimum use California diesel fuel. The applicant will use a lower sulfer diesel fuel if economically available.
MM 5.10 - The applicant shall obtain an Authority to Construct / Permit to Operate from the District for all stationary source equipment, including the concrete operation and the use of any engines and/or generators.
MM 5.11 – Water to suppress fugitive dust emissions shall be applied onsite and at access roads as necessary during grading and construction activities by onsite trucks or other means to prevent violation of District Rule 228-Fugitive Dust. Controls must be adequate to control dust onsite and to prevent offsite dust migration.
MM 5.12 – The project is located within an area known to potentially contain naturally occurring asbestos (NOA), the applicant shall comply with requirements, conditions, and restrictions of the California Air Resources Board's Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, And Surface Mining Operations. If any NOA has been found onsite, an implementation plan to comply with the ATCM shall be developed and approved by the District (as required by the ATCM) prior to starting any construction or grading activity.

Mitigation Measure(s)
BIOLOGICAL RESOURCES
MM 7.1 - The applicant shall replace trees onsite at a ratio of 2:1, or shall pay into the Tree Preservation Fund $100.00 for each diameter inch removed ($16,100.00). The applicant shall comply with provisions of the Placer County Tree Preservation Ordinance for protection of all trees to remain onsite.
MM 7.2 - The wetland delineation shall be submitted to the Army Corps of Engineers (Corps) for verification. The applicant shall provide the County with the verification letter from the Corps prior to any development activity onsite, including preliminary clearing or grading.
MM 7.3 - The project applicant shall obtain the appropriate permits from the Corps and the Regional Water Quality Control Board for impacts to waters of the United States, and shall carry out onsite replacement or off-site banking to mitigate wetlands lost as a result of project development consistent with the Corps' and County's "no net loss" of wetlands policies. At a minimum the permit must cover impacts to the 0.01 acre wetland swale. If the Corps determines that the 0.25 acres of seasonal wetlands do fall within the scope of Corps jurisdiction, the permit must also cover impacts to the seasonal wetlands. Mitigation may be completed either through onsite replacement or off-site banking. If off-site mitigation is chosen, the project applicant shall provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County qualified wetlands mitigation bank. The amount of money required to purchase these credits shall be equal to the amount necessary to replace wetland or habitat acreage and value, including compensation for temporal loss. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to the approval of Improvement Plans or issuance of Grading Permits.
HAZARDS
MM 9.1 - In order to reduce the risk of accidental release of hazardous substances, the applicant shall comply with the state and local regulations for operating a business that uses and stores hazardous materials. The applicant shall complete a set of forms provided by the Placer County Department of Environmental Health Services, which is the Certified Unified Program Agency (CUPA) for the Cal-EPA. This packet includes a Business Owner/Operator Form, a Business Activities Form, a Hazardous Materials Inventory and Chemical Description, and a Hazardous Materials Release Response Plan. As part of this packet, the applicant must submit a site plan depicting where the hazardous materials are stored on the site. In order to own and operate an AST onsite, the AST shall be registered with the CUPA, and a spill prevention control and countermeasure (SPCC) plan must be prepared and filed. The applicant/facility operator shall submit to annual inspections by the CUPA inspectors, and shall correct any violations that are found at the direction of the CUPA.
CULTURAL RESOURCES
MM 14.1 - If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any onsite construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s). If the discovery includes human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.