PLACER COUNTY PLANNING DEPARTMENT

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INITIAL STUDY

In accordance with the policies of the Placer County Board of Supervisors regarding implementation of the California Environmental Quality Act, this document constitutes the Initial Study on the proposed project. This Initial Study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an Environmental Impact Report will be prepared which focuses on the areas of concern identified by this Initial Study.

I. BACKGROUND

Title of Project: Livingston's Concrete Batch Plant on Ophir Road EIAQ #3750

Project Location: The project site comprises approximately 5 acres located between Ophir Road and Interstate 80 (*Figure 1 – Site and Vicinity Map)*. The site fronts on Ophir Road, and the southern property boundary is setback from the Interstate 80 edge of pavement by approximately 50 feet.

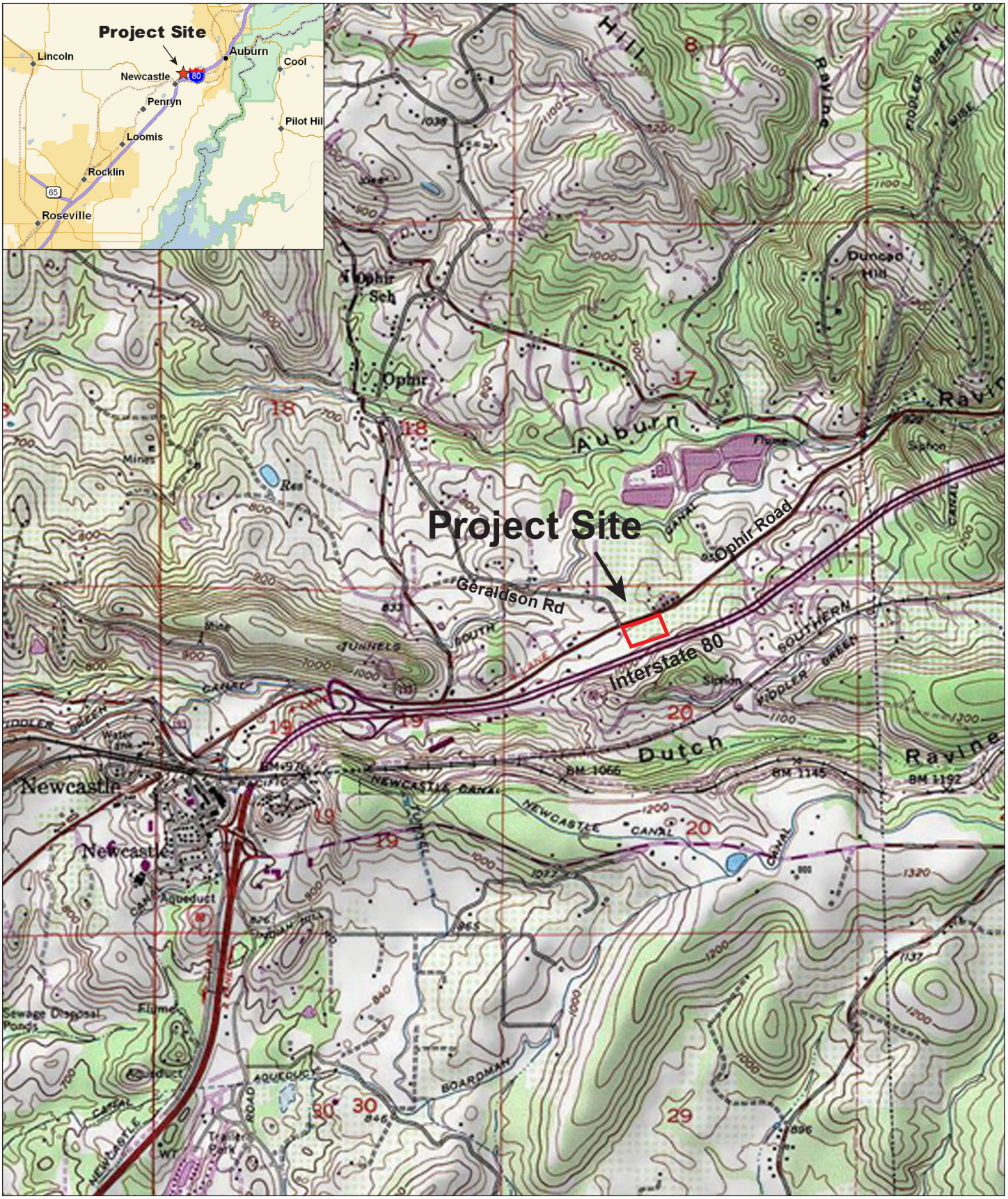
Environmental Setting: The project site was previously used as a fruit tree orchard and remains partially populated with fruit trees. Other vegetation onsite includes shrubs and grasses with pine, locust, and several varieties of oak trees also occupying the site (*Figure 2 – Aerial Photo*). The parcel 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 (near Interstate 80) are approximately 985 feet.

General Plan and Zoning Designations: The General Plan Land Use Designation for the project site is Commercial. The project property is zoned C-3-UP-DC (Heavy Commercial – Use Permit required – Design Scenic Corridor).

C-3: The heavy commercial district provides areas for intensive service commercial uses primarily of a non-retail nature, some of which require outdoor storage or activity areas. Limited retail and office uses are allowed to the extent that they are compatible with the heavy commercial uses. Manufacture of concrete products is allowable in the C-3 zoning district subject to the issuance of a minor use permit from the County.

UP: The UP combining designation is used to identify sensitive areas of the County where any proposed use or development may raise significant land use policy issues and/or community concerns and, therefore, should be afforded the level of review required to obtain a conditional or minor use permit. The project site carries this designation because it is adjacent to, and viewable from, Interstate 80.

DC: The purpose of the Design Scenic Corridor combining district is to provide special regulations to protect and enhance the aesthetic character of lands and buildings within public view; to protect historic buildings; to minimize any adverse impacts of conflicting land uses; to enhance tourism through the protection of lands and buildings having unique aesthetic characteristics; and to provide special project review procedures for lands and uses which by their nature require special attention to landscaping, circulation, and/or energy conservation. The project site carries this designation because it is adjacent to Interstate 80 and because it is adjacent to Ophir Road, which is a heavily traveled corridor between Ophir and Auburn.



0 1000 2000

Approximate scale in feet

N W E S

Base map: Auburn, CA, USGS
7.5 minute topographic quadrangle

north fork associates

Figure 1

SITE & VICINITY MAP

Livingston's Concrete

Placer County, California

north fork associates

N
W E
S

Photo Date: November, 2004

Figure 2

AERIAL PHOTO

Livingston's Concrete

Placer County, California

Surrounding Land Uses: Interstate 80 abuts the project site on the south. The parcel east of the project site is undeveloped land, while parcels west and northwest of the project site are occupied by commercial/industrial uses (propane company, landscape products supplier). Land north of the project site (across Ophir Road) has a commercial land use designation and has been the subject of various proposals for commercial projects over the past several years. A residence exists in the eastern portion of this parcel.

Project Description: The proposed project consists of the construction and operation of a concrete batch plant on an approximately five-acre parcel. The site would include a 1,440 square-foot office building, a 1,800 square-foot warehouse building, a concrete batch plant, wash areas for concrete trucks, and parking for concrete trucks and employee vehicles. The project would also include a 900 square-foot single story apartment to be used as a caretaker's residence. 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 Figure 3.

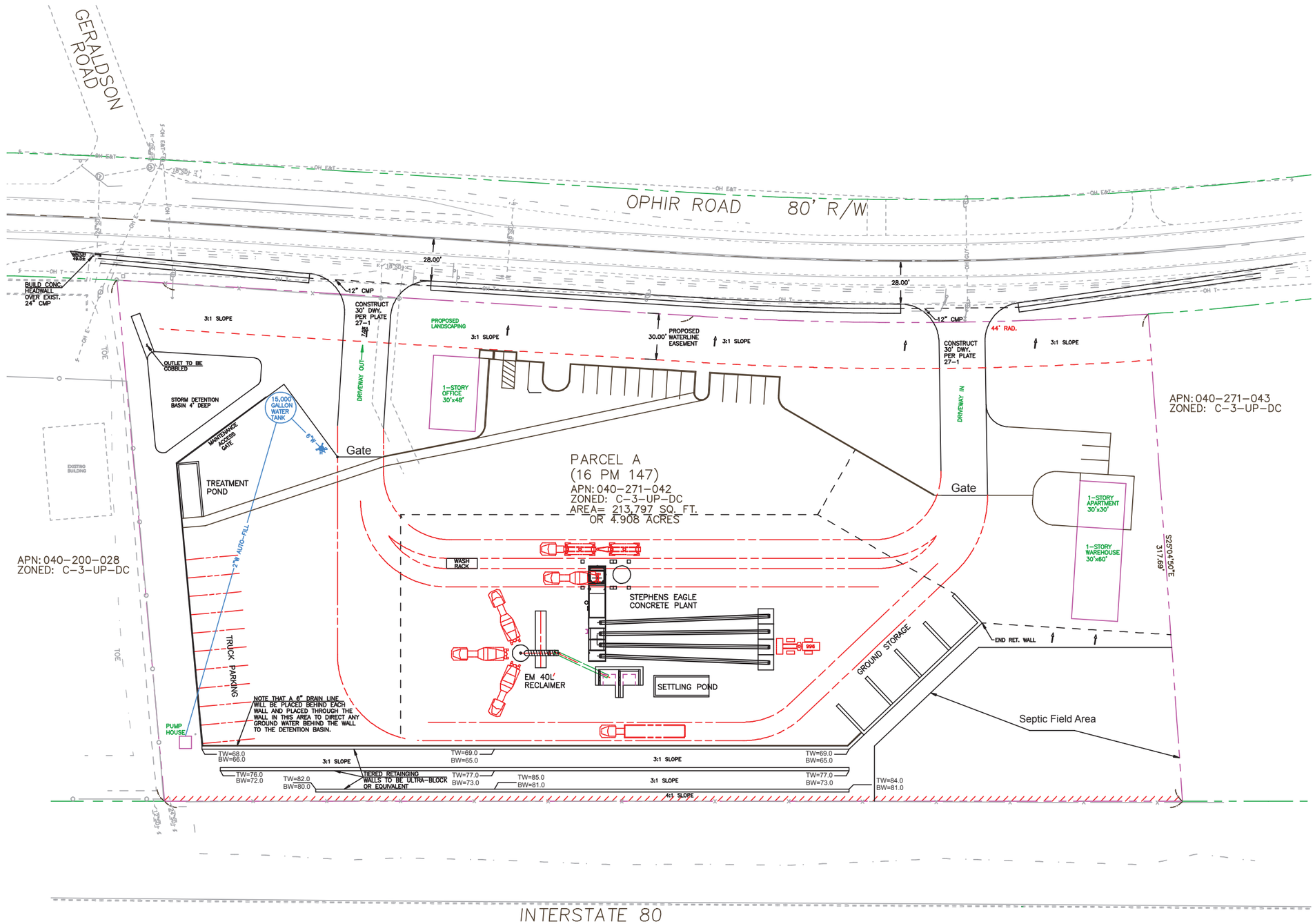
Drainage
The majority of the project site would be paved. Paved surfaces would be sloped to facilitate collection of runoff from paved surfaces in a treatment pond (approximately 40 feet in length and composed of redwood bark filtration media) proposed in the northwestern corner of the paved area. The treatment pond would be plumbed to allow stormwater collected in the pond during precipitation events to be recycled for use in plant operations not requiring potable water (e.g., truck washing, concrete production). A four-foot deep stormwater detention basin with an approximate surface area of 2,900 square feet is also proposed in the northwestern portion of the project site. The basin would drain runoff via a cobbled outlet to an existing roadside ditch in the northwestern corner of the site. From the ditch, runoff is conveyed to an existing culvert running under Ophir Road to existing roadside drainage ditches along Geraldson Road.

Wastewater Disposal
The project proposes to use a sand filtration septic system to treat domestic wastewater produced from the project. A septic field area approximately 0.30 acre in size is proposed for the southeastern corner of the site. Waste from plant operations would not be discharged to the septic system.

Water Supply
The project proposes to use groundwater from an existing onsite well located in the southwest corner of the site until such time as treated water is available in the project area. A pump house and associated equipment would be constructed in this location and would pump water via an underground 2-inch water line to a 15,000 gallon water storage tank placed in the northwest corner of the paved area. The storage tank would be connected via a 6-inch water line to a fire hydrant and would provide water for fire-fighting purposes. Well water would be used to supply all potable water and fire-fighting needs and for all facility operations needs beyond what would be supplied through capture of surface runoff and recycling. Facility operations that require water include concrete mixing, watering of aggregate piles, and equipment and truck washing. It is expected that the plant will require 7,000 to 10,000 gallons of well water per day during the summer months, with much less required during winter months when captured stormwater can be used to augment the well supply.

Material Storage
Ground storage of material used in the concrete mix, such as aggregates, would be located in four concrete bays situated in the southeast corner of the paved area of the project site. Water runoff from this area would be conveyed to the treatment pond. Additional enclosed storage of materials and maintenance related storage would be provided in the onsite warehouse. The warehouse would also serve as a garage for the loader (tractor). Major equipment repair would not be performed in the onsite warehouse.

Easements and Landscaping
A 30-foot waterline easement is present along the northern property line, where the project site fronts on Ophir Road. No development would occur within this easement, except for paving of the two proposed project access driveways. However, the easement area would be landscaped. At the southern property line, the project proposes to construct three tiered retaining walls between the project site and the Interstate 80 right-of-way. A 3:1 slope would be created between the walls, with a 4:1 slope in the area between the southernmost wall and the interstate right-of-way. Drain lines will be placed behind the walls and will stub through to the paved area in order to direct water from the upslope side of the walls into the detention basin. The area between each retaining wall would be landscaped.



north associates fork

0 35 70
Scale in feet
1 inch = 70 ft. (approximately)

Figure 3

SITE PLAN

Livingstons's Concrete

Placer County, California

Parking and Traffic Circulation
Parking for concrete trucks during hours of non-operation would be located along the western edge of the paved area. Employee vehicle parking would be situated between the two driveways, along the northern edge of the paved area. The proposed site plan provides 10 spaces for concrete trucks and 17 spaces for employee vehicles in these areas. An additional three parking spaces to be used for caretaker and employee vehicle parking would be located adjacent to the caretaker residence.

Traffic circulation on the project site would generally move from east to west. The eastern driveway would serve as the entrance to the facility, with the western driveway serving as the exit. Generally, four lanes of traffic flow would be created through the site. The northernmost lane would serve employee vehicles entering and exiting the parking area, while the southern three lanes would be used by concrete and material delivery trucks to access the batch plant equipment, reclaimer (concrete and water recycler), ground storage area, or the truck parking area.

Plant Operations
Operations on the project site would consist of the delivery and storage of materials, mixing of concrete, transfer of mixed concrete to trucks, and reclamation of excess material from trucks returning from delivery runs. Mixing of the concrete would be done in the onsite concrete batch plant, with raw materials added to the plant by a loader. Mixed concrete would then be loaded onto concrete trucks. Prior to exiting the site, trucks would proceed over a wash rack which would spray water to clean concrete dust and debris from the truck and tires. Reclaimed or captured stormwater and washwater would be used in the wash rack as available. Upon returning from delivery runs, concrete trucks would proceed to the reclaimer where excess material would be washed from inside the truck and reclaimed for future use. Water from the washing operations and reclaimed from the excess material would also be recycled for future plant operations. Waste material would be separated out and stored for removal to the landfill. Solid waste generation is estimated to be 75 tons per month. The Ophir plant is expected to produce approximately 300 cubic yards of concrete per day. Hours of operation for the plant would be from 5:30 am to 3:30 pm daily.

Off-site Improvements
The proposed project would include widening Ophir Road along the project's frontage, dedication of right-of-way, and construction of two commercial driveway accesses. Specifically, the southern portion of Ophir Road would be widened to meet the County's standards for one-half of a 40-foot right of way and would provide acceleration and deceleration lanes for access to the project site. Drainage from the roadway will be conveyed in roadside ditches and driveway culverts, consistent with the current condition.

II. EVALUATION OF ENVIRONMENTAL IMPACTS:

A. A brief explanation is required for all answers except "No Impact" answers.

B. "Less than Significant Impact" applies where the project's impacts are negligible and do not require any mitigation to reduce impacts.

C. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section IV, EARLIER ANALYSES, may be cross-referenced).

D. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

E. All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA, Section 15063 (a) (1)].

F. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section IV at the end of the checklist.

G. References to information sources for potential impacts (e.g., general plans/community plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached, and other sources used, or individuals contacted, should be cited in the discussion.

1.	**LAND USE PLANNING**. Would the proposal:				
a.	Conflict with general plan/community plan/specific plan designation(s) or zoning, or policies contained within such plans?	☐	☐	☒	☐
b.	Conflict with applicable environmental plans or policies adopted by responsible agencies with jurisdiction over the project?	☒	☐	☐	☐
c.	Be incompatible with existing land uses in the vicinity?	☐	☒	☐	☐
d.	Affect agricultural and timber resources or operations (e.g., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)?	☒	☐	☐	☐
e.	Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☒	☐	☐	☐
f.	Result in a substantial alteration of the present or planned land use of an area?	☒	☐	☐	☐

Planning Department and Environmental Health

Item 1a - Discussion: The proposed land use is consistent with the General Plan land use designation (Commercial) and the zoning designation (C-3-UP-DC) for the project site. The project is also generally consistent with the goals and policies of the General Plan. However, since no public water supply or sewer service is available in the project area at the present time, the proposed project would use groundwater from an onsite well and dispose of wastewater in an onsite septic system. This would conflict with Policy 1.E.1 of the Placer County General Plan which states that industrial projects shall only be approved if they have adequate infrastructure available. For industrial development, Placer County typically interprets “adequate infrastructure” to include public water supply and public sewer connection, in order that the County can ensure sufficient water supply is available for the proposed use and that potential for physical environmental impacts related to treatment of industrial process wastewater is avoided.

Since adequate infrastructure requires connections to public water and sewer systems, and these services are not currently available to the site, approval of the project as proposed would be inconsistent with County Policy 1.E.1. However, it is expected that Placer County Water Agency (PCWA) would extend water supply services to the site by 2007. Mitigation Measure 1.1 requires the proposed facility to connect to public water when this service is available. Therefore, with respect to water supply, approval of the project would only be inconsistent with Policy 1.E.1 over the short term. Impacts of the proposed project on groundwater supplies and quality as a result of the proposed interim use of groundwater will be

analyzed separately in the forthcoming EIR. Impacts resulting from inconsistency with General Plan Policy 1.E.1 based on the interim use of the groundwater well alone are considered less than significant.

With respect to wastewater treatment, the proposed project does not include treatment of any industrial process water or other waste through the onsite septic system. The EIR will identify and evaluate the proposed handling of industrial process water. Although Mitigation Measure 1.2 requires the proposed facility to connect to public sewer when this service is available, extension of sewer services to the project site is not currently planned. Therefore, the EIR will evaluate the potential physical environmental impacts related to the proposed use of an onsite wastewater disposal system. As part of this analysis, the EIR will include a detailed description and illustrations/diagrams with regard to water quality, sewage disposal, and hazardous materials storage. Impacts resulting from inconsistency with General Plan Policy 1.E.1 based on the long-term use of septic system alone are considered less than significant due to the fact that the project does not include treatment of any industrial process water through that system.

The EIR impact analysis will ensure that the project is consistent with other General Plan policies pertaining to the use of onsite sewage disposal and use of groundwater, as listed below:

General Plan Policy 4.D.7, which states: *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.*

General Plan Policy 4.D.8, which states: *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.*

General Plan Policy 4.C.1, which states: *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.*

Mitigation Measures 1.3 and 1.4 require the applicant to submit detailed well information and to obtain a use permit for operation of the onsite septic system. Implementation of these mitigation measures in addition to any other measures required in the EIR will ensure that physical environmental impacts related to use of these onsite systems are avoided or minimized.

Item 1a – Mitigation Measures:

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 use permit for the onsite septic system prior to the issuance of grading permits. The use permit for the septic system must be renewed annually. The septic system shall be designed and constructed in compliance with all applicable County requirements and standards. The County shall conduct annual inspections of the septic system and shall condition use permit renewal on continued compliance with County standards, including occupation of the caretaker residence onsite to ensure wastewater flows generated onsite are sufficient to ensure correct operation of the sand filtration system.

Item 1c - Discussion: The subject parcel is zoned for commercial and industrial uses. Surrounding zoning and land use designations are also commercial or industrial and Interstate 80 is located south of the project area. The proposed project would be consistent with land use and zoning designations of the project site and the surrounding area and, therefore,

would not be expected to result in substantial incompatibility with surrounding land uses.

While no incompatibility with surrounding land uses is apparent at this time, incompatibilities of the proposed project with surrounding land uses resulting from impacts related to the proposed project's operational noise levels, groundwater use, and traffic generation may be identified and will be analyzed in the forthcoming EIR to be prepared for the proposed project.

2.	**POPULATION AND HOUSING**. Would the proposal:				
a.	Cumulatively exceed official regional or local population projections?	☒	☐	☐	☐
b.	Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☒	☐	☐	☐
c.	Displace existing housing, especially affordable housing?	☒	☐	☐	☐

3.	**GEOLOGIC PROBLEMS**. Would the proposal result in or expose people to potential impacts involving:				
a.	Unstable earth conditions or changes in geologic substructures?	☒	☐	☐	☐
b.	Significant disruptions, displacements, compaction or overcrowding of the soil?	☐	☐	☒	☐
c.	Substantial change in topography or ground surface relief features?	☐	☐	☒	☐
d.	The destruction, covering or modification of any unique geologic or physical features?	☒	☐	☐	☐
e.	Any significant increase in wind or water erosion of soils, either on or off the site?	☐	☐	☒	☐
f.	Changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake?	☐	☒	☐	☐
g.	Exposure of people or property to geologic and geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	☒	☐	☐	☐

A Geotechnical Investigation of the subject property was conducted by KC Engineering Company (May 23, 2003) based on the project layout provided by Weigh Tech, Inc. on an A.L.T.A. Survey prepared by Ourada Engineering. The field investigation consisted of five exploratory test pits excavated to depths of up to 9 feet and sampling of representative subsurface soils using a hand-held sampler as well as disturbed bag and bulk samples. The laboratory testing program included: six moisture content and dry density tests; one Atterberg limits test; two sieve analyses (particle size distribution); and two direct shear strength tests.

Subsurface conditions consist of a thin surficial layer up to about 2 feet thick of sandy silt to sandy clay overlying up to about 3 feet of clayey sand, representing weathered igneous bedrock of the Rocklin Pluton, an intrusive mass of diorite. Practical refusal to the backhoe equipment typically occurred at depths of 3 to 5 feet.

The site does not feature potential geologic hazards, and well built structures designed to current California Building Code requirements should perform satisfactorily.

The Geotechnical Investigation provides recommendations for grading, surface drainage, foundation design, slab-on-grade construction, pavement design and retaining walls that are considered appropriate for the planned construction.

Items 3b & 3c – Discussion: The proposed project will disturb approximately 4.9 acres and result in significant increases in the amount of impervious surface present onsite. To construct the improvements proposed, significant disruption of soils will occur, including grading, compaction for parking/circulation areas and construction of a series of three retaining walls with a total height of 20 feet. A significant amount of cut material has been identified on the preliminary grading plan. Preliminary calculations indicate approximately 22,500 cubic yards of cut and about 1,200 cubic yards of fill for a net offhaul of 21,300 cubic yards. The impacts related to the proposed project will be reduced to a less-than-significant level through implementation of the following mitigation measures.

Items 3b & 3c - Mitigation Measures:

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 DPW 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 DPW 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 (horizontal:vertical) unless a soils report supports a steeper slope and DPW 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 DPW.

The applicant shall submit to the DPW 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/DPW for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/DPW to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

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 DPW. 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 DPW 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) (DPW)**

Item 3e & 3f – Discussion: The proposed project could potentially disturb 4.9 acres and result in significant increases in the amount of impervious surface present on the site. To construct the improvements proposed, significant disruption of the soils onsite will occur, creating a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. This disturbance will likewise create increased risk of erosion onsite during construction. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Discharge from the site is routed through roadside drainage ditches, and eventually enters a nearby tributary to Auburn Ravine. The applicant has prepared a preliminary drainage report that indicates onsite detention storage will be required to attenuate post-development discharge. These impacts will be reduced to a less-than-significant level through implementation of the following mitigation measures.

Item 3e & 3f – Mitigation Measures:
The applicant shall implement MM 3.1, MM 3.2, MM 3.3, MM 3.4 as identified above.

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 DPW 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 DPW).

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.

4.	**WATER**. Would the proposal result in:				
a.	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	☐	☐	☒	☐
b.	Exposure of people or property to water related hazards such as flooding?	☐	☐	☒	☐

c. Discharge into surface waters or other alterations of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)?	☐	☐	☐	☒
d. Changes in the amount of surface water in any water body?	☐	☐	☒	☐
e. Changes in currents, or the course of direction of water movements?	☐	☒	☐	☐
f. Change in the quantity of groundwater, either through direct additions of withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability?	☐	☐	☐	☒
g. Altered direction or rate of flow of groundwater?	☐	☒	☐	☐
h. Impacts to groundwater quality?	☐	☐	☐	☒
i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?	☐	☒	☐	☐
j. Impacts to the watershed of important surface water resources, including but not limited to, Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake?	☒	☐	☐	☐

Department of Public Works

Items 4a, b, c & d – Discussion: This project will disturb approximately 4.9 acres of undeveloped, but previously disturbed property in the Ophir area. This project will create impervious surfaces including parking and circulation areas as well as the concrete batch plant with associated offices. The applicant has proposed the use of various treatment techniques to mitigate impacts to water quality and has demonstrated that water quantity increases can be mitigated by standard design methods. Based on these proposals, the impacts can be reduced to a less-than-significant level by the implementation of the following mitigation measures.

Items 4a, b, c, d – Mitigation Measures:
The applicant shall implement MM 3.1, MM 3.3, MM 3.4, MM 3.5 (as identified above in Section 3).

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 DPW. These facilities shall be constructed with project improvements and easements provided as required by DPW. Maintenance of these facilities shall be provided by the property owner(s).

Environmental Health

Item 4.c - Discussion: Concrete process water, wastewater, truck wash water handling and the use of hazardous materials onsite pose threats to surface water quality.

Item 4.f - Discussion: The project proposes to utilize an onsite well for domestic, irrigation, and process water. The proposed use of an onsite well could have an adverse impact on the available quantity of groundwater. Adjacent commercial and residential properties rely on groundwater as their only source of water. The EIR for the project will address the potential for over-drafting groundwater in the area by evaluating hydrogeologic conditions under the project site and vicinity. The EIR will also evaluate the onsite water supply well through review of the following data:

- well location, driller's well log, including diameter, depth, and completion details;
- pumping test or production data;
- chemical analyses; and
- location and available details of all existing wells within one-half mile of the subject property.

Mitigation measures will be included in the EIR as necessary to avoid or reduce potentially significant impacts if the EIR analysis identifies potential impacts related to over-drafting groundwater in the area.

Item 4.h - Discussion: The potential to degrade groundwater quality could be high and has potential to affect the quality of groundwater relied upon by surrounding land uses. Soils testing by this office on various portions of the property have identified that seasonal ground water levels can be as shallow as 11" to 30" (October 20, 1999). Seepage and spring activity have been observed. Preparation of the EIR will include consultation with the Regional Water Quality Control Board (RWQCB) to determine what type of waste discharge requirements will be required. The RWQCB has identified problems with Hexavalent Chromium, a metal of concern, from the recycle ponds of similar concrete plants. However, the project applicant has indicated that Hexavalent Chromium will not be used at this plant (refer to letter submitted by Livingston's Concrete dated September 13, 2005).

The EIR will include review of a revised onsite sewage disposal report from a qualified consultant, evaluating the proposed uses and onsite sewage disposal area capacity. This evaluation may involve additional soils testing and evaluation, and may have to be performed during wet weather testing season. The EIR will also analyze the project with respect to RWQCB stormwater requirements.

Mitigation measures will be included in the EIR as necessary to avoid or reduce potentially significant impacts if the EIR analysis identifies potential impacts related to the septic system or finds that the project is inconsistent with the waste discharge requirements.

5.	**AIR QUALITY**. Would the proposal:				
a.	Violate any air quality standard or contribute to an existing or projected air quality violation?	☐	☐	☒	☐
b.	Expose sensitive receptors to pollutants?	☐	☒	☐	☐
c.	Have the potential to increase localized carbon monoxide levels at nearby intersections in exceedance of adopted standards?	☐	☒	☐	☐
d.	Create objectionable odors?	☐	☒	☐	☐

Air Pollution Control District

Items 5a-d - Discussion: This project is located in the Sacramento Valley Air Basin portion of Placer County. This area is designated non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. The project will result in short-term construction related air quality impacts from diesel powered construction equipment, trucks hauling building supplies, and construction worker vehicle trips. Long term operations will result in emissions from both stationary and mobile sources. Stationary source emissions will be controlled by conditions applied to the project through Air Pollution Control District permitting requirements. Long-term emissions from the project would result primarily from employee vehicle exhaust, landscape maintenance equipment and heating and air conditioning emissions. The project's daily short and long-term air pollutant emissions are expected to be below the District's significance thresholds and therefore the project alone will not result in significant air quality impacts. The project will however, contribute to significant cumulative air quality impacts within Placer County. Implementation of the mitigation measures listed below, or others proposed by the applicant that achieve the same emission reductions, will ensure that this project's contribution to short term and cumulative air quality impacts remain below the significant level.

These mitigation measures have been implemented by other projects throughout Placer County.

Items 5a – Mitigation Measures:

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 - The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used an aggregate of 40 or more hours for the construction project. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the project manager and onsite foreman.

MM 5.4 - The project shall provide a plan for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project wide fleet-average 20% Nox reduction and 45% particulate reduction compared to the most recent California ARB fleet average at the time of construction; and the project representative shall submit a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horse power, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction operations occur. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start day, and name and phone number of the project manager and onsite foreman. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, particulate matter traps, engine retrofit technology, after-treatment products, and/or other options as become available.

MM 5.5 - The project owner(s) shall include language in construction contracts that require the equipment operators to shut down heavy duty diesel equipment on declared Spare The Air days. The Placer County Air Pollution Control District shall receive copies of construction contracts prior to issuance of building permits.

MM 5.6 - The applicant has agreed to perform grading work outside the ozone seasons of May through October, as possible. Employ construction activity management techniques, such as: extending the construction period outside the ozone season of May through October; reducing the number of pieces used simultaneously; increasing the distance between emission sources; reducing or changing the hours of construction; and scheduling activity during off-peak hours.

MM 5.7 – Diesel-powered equipment shall not be allowed to idle more than five minutes consecutively.

MM 5.8 - Use low sulfur California diesel fuel for stationary construction equipment.

MM 5.9 - Utilize existing power sources (e.g., power poles) or clean fuel generators rather than diesel power generators.

MM 5.10 - Use electric or low emission natural gas onsite stationary equipment.

MM 5.11 - No open burning of removed vegetation during infrastructure improvements. Vegetative material should be chipped or delivered to waste to energy facilities.

MM 5.12 - 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 5.13 - 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 5.14 - The applicant will use “alternative diesel fuels”, such as PuriNOx fuel developed by The Lubrizol Corporation, if found to be economically and readily available.

MM 5.15 - The applicant will consider installing “particulate traps” on all off road diesel equipment is found to be

economically and readily available.

MM 5.16 - 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 5.17 – 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 5.18 – 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.

6.	**TRANSPORTATION/CIRCULATION**. Would the proposal result in:				
a.	Increased vehicle trips or traffic congestion?	☐	☐	☐	☒
b.	Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
c.	Inadequate emergency access or access to nearby uses?	☐	☒	☐	☐
d.	Insufficient parking capacity on-site or off-site?	☐	☒	☐	☐
e.	Hazards or barriers for pedestrians or bicyclists?	☐	☐	☒	☐
f.	Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☒	☐	☐
g.	Rail, waterborne, or air traffic impacts?	☐	☒	☐	☐

Items 6a – Discussion: The proposed project will create additional vehicle trips that will increase traffic volumes both locally and regionally. The EIR will present the results of a traffic impact analysis conducted to identify potential short term and cumulative impacts of the project. The traffic impacts analysis will include the following intersections:

1. Ophir Road at the site entrance(s)
2. Ophir Road at Geraldson Road
3. Ophir Road at Taylor Road/SR 193 (including the I-80 westbound ramps)

AM and PM peak hour turning movement counts will be collected to determine existing conditions, and future (2025) traffic volumes for study area roadways will be determined using the County's regional traffic demand model. Project trips will be estimated using *Trip Generation*, 7th Edition, ITE, and compared to the 30th highest hour of traffic expected at the site, and/or actual counts from similar facilities. Impacts to intersections will be identified based on the change of Level of Service (LOS) resulting from the addition of project trips, as compared to County LOS standards. The EIR will identify any mitigation measures needed to avoid or reduce potentially significant impacts.

The EIR will discuss any projects impacts to the transportation system and will recommend mitigation measures to reduce these impacts.

Items 6b & 6e - Discussion: The project proposes to gain access to Ophir Road, a county maintained highway, potentially creating an impact related to safety hazards for other vehicular traffic as well as pedestrians. Mitigation measures to reduce these impacts to a less-than-significant level will be identified in the EIR if the analysis indicates that safety

hazards would result from the project.

7.	**BIOLOGICAL RESOURCES**. Would the proposal result in impacts to:				
a.	Endangered, threatened or rare species or their habitats (including, but no limited to plants, fish, insects, animals, and birds)?	☐	☒	☐	☐
b.	Locally occurring natural communities (e.g., oak woodlands, mixed conifer, annual grasslands, etc.)?	☐	☐	☒	☐
c.	Significant ecological resources including: 1) Wetland areas including vernal pools; 2) Stream environment zones; 3) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat; 4) Large areas of non-fragmented natural habitat, including but not limited to Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat; 5) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian routes, and known concentration areas of waterfowl within the Pacific Flyway; 6) Important spawning areas for anadromous fish?	☒	☐	☐	☐

Planning Department

Item 7a - Discussion: The proposed project will result in the development of five acres of currently undeveloped land. The Biological Assessment conducted for the site determined that potential habitat for 12 wildlife species and 34 plant species occurs on the site, and that the subject parcel could provide suitable habitat for special-status species including two plants (Butte County fritillary and Brandegee's clarkia), and four birds (white-tailed kite, Cooper's hawk, loggerhead shrike, and lark sparrow). However, no special status species were identified onsite or in the immediate vicinity during field surveys conducted in preparation of the Biological Assessment. As none of the plant or animal species identified onsite are federal or state listed endangered, threatened, or rare, this project is expected to have a less-than-significant impact on endangered, threatened, and rare species.

Item 7b - Discussion: Grading for the proposed project will result in the removal of ten trees (161" diameter total) that are protected by the Placer County Tree Preservation Ordinance. The impact resulting from the removal of trees is expected to remain less than significant with implementation of mitigation measure 7.1.

Item 7b – Mitigation Measure:

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.

Item 7c.1 - Discussion: North Fork Associates prepared a Wetland Delineation based on the U.S. Army Corps of Engineers protocols for the project site in 2005. A total of 0.26 acres of wetlands were delineated on the project site, including 0.25 acres of seasonal wetlands and 0.01 acres of a wetland swale. However, it was determined that the seasonal wetland occurring on the subject parcel are a result of artificial hydrologic conditions created by a leaking underground Placer County Water Agency pipeline which crosses the subject property. As a result of recent repairs made to the pipeline, it is expected that wetland conditions created by the leaking water will no longer be supported onsite. This determination is supported by aerial photos indicating that no wetland conditions were present on the site prior to the artificial water source created by the leaking pipe. In addition, the seasonal wetlands appear to have no apparent

hydrologic connection to a navigable water of the U.S. or a tributary of a navigable water of the U.S., such as Auburn Ravine. As such the seasonal wetlands would be considered "isolated wetlands" as defined by the Corps and case law.

Based on the data gathered during field surveys, the Wetland Delineation determined that the seasonal wetlands occurring on the project site are artificially irrigated, isolated wetlands outside the scope of Corps jurisdiction under Section 404 of the Clean Water Act, and impacts to these wetlands would not require permitting by the Corps. Although this interpretation is consistent with recent case law pertaining to isolated waters and with recent memoranda issued by the Corps and the U.S. Environmental Protection Agency regarding the scope of Clean Water Act jurisdiction, it is preliminary and subject to verification by the Corps.

The 0.01 acre wetland swale identified in the Wetland Delineation is located on the eastern side of the northern property boundary. It is a section of the shallow roadside ditch that runs along the southern side of Ophir Road. Water draining from this swale is routed through a culvert and drainage ditch network to a storm drain inlet on the western side of Geraldson Road. Water entering the storm drain inlet presumably discharges to Auburn Ravine, which is the first major stream located downgradient of the storm drain inlet. Because of the connection to Auburn Ravine, this swale is not considered an isolated wetland. Construction of the proposed project would impact this swale. As part of the widening of Ophir Road and paving of the entrance driveway to the project site, the swale would be placed in a culvert under the paving. Mitigation for this impact is required in Mitigation Measure 7.3.

The Wetland Delineation has been submitted to the Corps for verification of findings contained therein. It is expected that with implementation of mitigation measures, impacts to wetlands will remain less than significant.

Item 7c – Mitigation Measures:

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.

8.	**ENERGY AND MINERAL RESOURCES**. Would the proposal:				
a.	Conflict with adopted energy conservation plans?	☒	☐	☐	☐
b.	Use non-renewable resources in a wasteful and inefficient manner?	☒	☐	☐	☐
c.	Result in the loss of availability of a known mineral resource that would be of future value to the region and state residents?	☒	☐	☐	☐

9.	**HAZARDS**. Would the proposal involve:

a. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)?	☐	☐	☒	☐
b. Possible interference with an emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
c. The creation of any health hazard or potential health hazard?	☐	☐	☒	☐
d. Exposure of people to existing sources of potential health hazards?	☒	☐	☐	☐
e. Increased fire hazard in areas with flammable brush, grass, or trees?	☒	☐	☐	☐

In order to evaluate whether this project presents hazards that will have a significant impact on the environment, the material safety data sheets (MSDSs) for the chemicals that are likely to be used and stored at the concrete batch plant and the site plan for the proposed plant were reviewed. In addition, Mr. Scott Peters, the Safety Manager for the applicant, was interviewed and queried regarding chemical use and storage at the proposed facility.

Item 9a - Discussion: There is a risk of accidental explosion or release of liquid hazardous substances for the proposed project, and the risk is potentially significant unless the appropriate mitigation measures are taken. The risk is due to use and storage of diesel fuel, lubricants, and other liquids that contain hazardous ingredients, such as ethylene glycol. The quantities of chemicals that will be stored on the proposed site has not been determined, but will be similar to that of other concrete batch plants operated by the applicant. The applicant has submitted a list of over 25 chemicals that are typically used in the concrete batch plant operations; some of these will be stored in large amounts. In addition, according to Mr. Peters, the applicant plans to store diesel fuel in aboveground storage tanks (ASTs) on the site. The potential for a chemical spill could be significant. By complying with the State and local regulations as stipulated in mitigation measure 9.1, the risk of accidental explosion or release of hazardous substances will be mitigated to the extent that the proposed project's impacts would be less than significant.

Hazardous waste generation related to vehicle maintenance will also occur, but the waste generated in vehicle maintenance will not be stored on the property.

Item 9a – Mitigation Measure:

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 Placer County 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 SPCC must be filed and reviewed by the RWQCB.

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.

Item 9c - Discussion: Storage and handling of hazardous materials creates a potential health hazard for humans and the environment. How the hazardous materials are stored and handled determines the likelihood of a hazardous situation being created. If the necessary precautions and procedures are followed, the creation of a health hazard can be avoided to the extent that it does not present a significant impact. This impact would also be mitigated through implementation of MM9.1 and through final site plan review. As stated above in Section 4, the EIR will evaluate impacts related to water

quality. As part of this analysis, the EIR will include a detailed description and illustrations/diagrams with regard to water quality, sewage disposal, and hazardous materials storage.

10.	**NOISE**. Would the proposal result in:				
a.	Increases in existing noise levels?	☐	☐	☐	☒
b.	Exposure of people to noise levels in excess of County standards?	☐	☐	☐	☒

Environmental Health

Items 10 a & 10b - Discussion: Operation of the batch plant would very likely result in elevated ambient noise levels resulting from machinery grinding rocks, conveyer belts and concrete trucks on high idle. An acoustical analysis will be prepared as part of the EIR for this project.

11.	**PUBLIC SERVICES**. Would the proposal have an effect upon, or result in need for new or altered government services, in any of the following areas:				
a.	Fire Protection?	☐	☒	☐	☐
b.	Sheriff Protection?	☐	☒	☐	☐
c.	Schools?	☒	☐	☐	☐
d.	Maintenance of public facilities, including roads?	☒	☐	☐	☐
e.	Other governmental services?	☒	☐	☐	☐

Planning Department

Item 11 a - Discussion: The proposed project includes the construction of a concrete batch plant, which will include a 1,200 square-foot office building and a 2,400 square-foot shop building, in an industrial area. Although the type of use proposed does not specifically create an increase in fire hazard, the project could have an effect upon local fire protection agencies should fire protection services be required. Fire department fees will be paid upon issuance of a building permit for the project. Impacts of the proposed project to fire protection services are considered less than significant.

Item 11 b - Discussion: The proposed project includes the construction of a concrete batch plant, which will include a 1,200 square-foot office building and a 2,400 square-foot shop building, in an industrial area. Although the type of use proposed does not specifically create an environment generally associated with unlawful activities that would require the services of the sheriff's department, the project could have an effect upon local sheriff protection services should such services be required. This is considered a less than significant impact.

12.	**UTILITIES AND SERVICE SYSTEMS**. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:				
a.	Power or natural gas?	☒	☐	☐	☐
b.	Communication systems?	☒	☐	☐	☐

c. Local or regional water treatment or distribution facilities?	☒	☐	☐	☐
d. Sewer, septic systems, or wastewater treatment and disposal facilities?	☐	☐	☐	☒
e. Storm water drainage?	☒	☐	☐	☐
f. Solid waste materials recovery or disposal?	☒	☐	☐	☐
g. Local or regional water supplies?	☒	☐	☐	☐

Environmental Health

Item 12d - Discussion: Site soil conditions have been assessed and only a limited area qualifies for onsite sewage systems. Limited soil depth and area indicate that only a small sand filter system is feasible. This type of alternative system is only allowed for residential uses. However, this industrial project also proposes a residential component (a caretaker residence) which would ensure that wastewater is more diluted and less concentrated. Professional monitoring and maintenance would be needed to ensure system longevity. The EIR will address septic system area grading, adjacent restrictive features (such as any cuts, fills, drains, or retaining walls), methods of precluding any industrial wastewater (shop or process water) discharge into the septic system, and septic system monitoring and maintenance.

13. AESTHETICS. Would the proposal:				
a. Affect a scenic vista or scenic highway?	☐	☒	☐	☐
b. Have a demonstrable negative aesthetic effect?	☐	☒	☐	☐
c. Create adverse light or glare effects?	☐	☒	☐	☐

Planning Department

The proposed project requires the conversion of the 4.9-acre parcel from undeveloped land comprised of trees, shrubs and grasses to a concrete batch plant which will include a 1,200 square-foot office a 2,400 square-foot shop building, a 57-foot tall batch plant tower, a 15,000 gallon water tank, three tiered retaining walls reaching a total height of approximately 20 feet, concrete trucks and various large equipment associated with the proposed operation. Many features of the proposed project would be visible from Ophir Road as discussed below in Item 13b.

The proposed 57-foot tall batch plant tower will be located approximately 220' from the northern edge of the right-of-way for Interstate 80 (I-80). After grading, the base of the tower is expected to be at an approximate elevation of 963 feet above mean sea level, and the top of the tower would be at 1020 feet. The tower would be visible from I-80, as discussed below in Item 13a.

The project also includes a 15,000 gallon water tank to be located onsite. The water tank is expected to be between 12 and 20 feet in height. After grading, the base of the water tank would be at an elevation of 961 feet. At a maximum height of 20 feet, the tank would not be visible from I-80. The tank would be setback from Ophir Road (after it is widened) by approximately 60 feet and would be partially screened from view by the existing cluster of trees in the northwest corner of the project site.

Item 13 a - Discussion: The elevation of I-80 at the northern edge of pavement ranges from 1005 feet above mean sea level parallel to the eastern project site boundary, to 995 feet at the western project site boundary. The tower is roughly in the center of the project site, where the I-80 elevation is approximately 1000 feet above mean sea level. Thus, the top of the tower would be approximately 20 feet higher than the edge of pavement. Although the tower would be visible from I-80 (both eastbound and westbound), it would be partially obscured by existing trees in the freeway right-of-way. Additionally, the project site is located in an industrial/heavy commercial area, where other structures and equipment are visible from I-80. Therefore, the addition of the plant tower to this viewshed is considered a less than significant impact

on a scenic highway.

The Sutter Buttes are located to the northwest of the project area and are visible from I-80 on clear days. However, existing vegetation along the southern edge of the I-80 right-of-way obscure the view of the Sutter Buttes across most of the project site. For vehicles traveling westbound on I-80, the Sutter Buttes are only visible from the right-hand lane, and only for two separate 1 to 2 second "windows" between the trees (assuming minimum vehicle speeds of 60 miles per hour). Because views of the Sutter Buttes across the project site are constrained by the existing vegetation and are limited to those vehicles in the right-hand lane this visual resource is considered very low with respect to vividness (i.e., visual power and/or memorability) and exposure (i.e., number of people viewing it). Based on the placement of the proposed plant tower (roughly north of one section of trees in the I-80 right-of-way), the tower could block or encroach on the first of the 1 to 2 second windows through which the Sutter Buttes could be visible. Based on the low vividness and exposure of the visual resource, the introduction of the tower to this viewshed is considered a less than significant impact on a scenic vista.

Item 13 b - Discussion: The project site is visible from several residences in the area as well as from Ophir Road, which is an historic highway and a highly traveled corridor between Ophir and Auburn. However, the proposed project includes a 30-foot waterline easement along the entire frontage on Ophir Road, and proposes landscaping within this easement. The project will be subject to Design Review (required based on the zoning designation of the site). The Design Review process will include review of specific proposals for landscaping. The setback of structures from the road and provision of a 30-foot deep landscaped buffer along the road will ensure that the project's affect on the aesthetics of the area remains less than significant. In addition to the proposed landscaping, the project would preserve an existing cluster of vegetation (including oak and willow trees) located in the northwest corner of the site.

The proposed office building would be located near the exit driveway for the project site, and would be setback from Ophir Road by approximately 30 feet. The base elevation of the office would be 964 feet above mean sea level, which is approximately 12 feet higher than the road. The proposed caretaker residence and warehouse are located along the eastern boundary of the site, and are setback from Ophir Road by approximately 100 feet.

The proposed tower would be setback from Ophir Road by approximately 120 feet. Due to the height of the tower, it would be visible from portions of Ophir Road and from surrounding properties. However, the project is located in an industrial/heavy commercial area and views of the tower would not significantly change the existing viewshed conditions in the area.

Item 13 c - Discussion: The proposed concrete batch plant will include the installation of "yard lights" that could create adverse impact to the surrounding land uses resulting from light or glare. During Design Review, lighting and photometric plans will be reviewed to ensure that no significant amount of light is allowed to be emitted beyond the project site boundaries, particularly to ensure that no light is allowed to shine towards eye-level of drivers on I-80. As necessary, the Design Review process will identify conditions of approval for the project to ensure that light and glare impacts remain less than significant.

14.	**CULTURAL RESOURCES**. Would the proposal:				
a.	Disturb paleontological resources?	☐	☐	☒	☐
b.	Disturb archaeological resources?	☐	☐	☒	☐
c.	Affect historical resources?	☐	☒	☐	☐
d.	Have the potential to cause a physical change, which would affect unique ethnic cultural values?	☒	☐	☐	☐
e.	Restrict existing religious or sacred uses within the potential impact area?	☒	☐	☐	☐

Planning Department

Item 14a - Discussion: The proposed project requires grading and excavation that may result in the discovery of paleontological resources.

Item 14b - Discussion: The proposed project requires grading and excavation that may result in the discovery of archaeological resources.

Item 14b – Mitigation Measure:

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. **(SR/CR/MM) (PD)**

Item 14 c - Discussion: The proposed project will be accessed off of Ophir Road, which is an historic highway. Because the majority of the traffic that will access the site will be concrete trucks there is potential for this project to affect a historical resource, however the Placer County Department of Museums has determined that the proposed project will not create a negative impact on the historic highway as the highway was constructed to withstand the weight of concrete trucks during the construction of the highway. This is considered a less-than-significant impact.

15. RECREATION. Would the proposal:				
a. Increase the demand for neighborhood or regional parks or other recreational facilities?	☒	☐	☐	☐
b. Affect existing recreational opportunities?	☒	☐	☐	☐

III. MANDATORY FINDINGS OF SIGNIFICANCE				
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☐	☒
C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Discussion: As previously indicated, several areas analyzed indicate that the impacts as a result of the construction of the proposed project can be considered significant unless mitigation measures are incorporated to reduce these impacts to less than significant. Many mitigation measures are included in this Initial Study to ensure that impacts are reduced, while more detailed analysis of other impacts will be presented in the EIR. Specific impacts that will be evaluated in the EIR include traffic, noise, hydrology/water quality, and wastewater disposal. All other impacts were determined to be reduced to less than significant levels with implementation of the mitigation measures included in this Initial Study, as listed below.

Mitigation: Implementation of Mitigation Measures 1.1 through 1.4, 3.1 through 3.6, 5.1 through 5.16, 7.1 through 7.3, 9.1 and 14.1 is necessary to ensure impacts in the areas of Land Use, Geology, Air Quality, Biological Resources, Hazardous Materials, and Cultural Resources are reduced to less than significant levels. Mitigation Measure 4.1 would reduce some impacts related to Hydrology and Water Quality, but additional analysis of hydrologic impacts (specifically impacts to groundwater and water quality) will be provided in the EIR.

IV. EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effect has been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA guidelines Section 15063(c)(3)(D)]. In this case a discussion should identify the following on attached sheets.

A. **Earlier analyses used.** Identify earlier analyses and state where they are available for review.

B. **Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.

C. **Mitigation measures.** For effects that are checked as "Potentially Significant Unless Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 31083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino,* 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors,* 222 Cal. App. 3d 1337 (1990).

V. OTHER RESPONSIBLE AND TRUSTEE AGENCIES WHOSE APPROVAL IS REQUIRED

- ☒ California Department of Fish and Game
- ☒ California Department of Transportation (e.g. Caltrans)
- ☒ California Regional Water Quality Control Board
- ☐ California Department of Forestry
- ☒ U.S. Army Corp of Engineers
- ☐ U.S. Fish and Wildlife Service
- ☐ National Marine Fisheries Service
- ☐ Local Agency Formation Commission (LAFCo)
- ☐ California Department of Health Services
- ☐ California Integrated Waste Management Board
- ☐ Tahoe Regional Planning Agency
- ☐ California Department of Toxic Substances
- ☐

VI. DETERMINATION (to be completed by the Lead Agency)

A. I find that the proposed project is categorically exempt (Class ____) from the provisions of CEQA. ☐

B. I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐

C. I find that although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ☐

D. I find that the proposed project is within the scope of impacts addressed in an previously adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An **ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION** will be prepared. ☐

E. I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required (i.e. Project, Program, or Master EIR). ☐

F. I find that the proposed project **MAY** have a significant effect(s) on the environment, and at least one effect has not been adequately analyzed in an earlier document pursuant to applicable legal standards. Potentially significant impacts and mitigation measures that have been adequately addressed in an earlier document are described on attached sheets (see Section IV above). An **ENVIRONMENTAL IMPACT REPORT** will be prepared to address those effect(s) that remain outstanding (i.e. focused, subsequent, or supplemental EIR). ☒

G. I find that the proposed project is within the scope of impacts addressed in a previously certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An **ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR** will be prepared. ☐

H. I find that the proposed project is within the scope of impacts addressed in a previously-certified Program EIR, and that no new effects will occur nor new mitigation measures are required. Potentially significant impacts and mitigation measures that have been adequately addressed in an earlier document are described on attached sheets, including applicable mitigation measures that are imposed upon the proposed project (see Section IV above). **NO FURTHER ENVIRONMENTAL DOCUMENT** will be prepared [see CEQA Guidelines, Section 15168(c)(2)], 15180, 15181, 15182, 15183. ☐

I. Other ☐

VII. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments Consulted):

Leah Rosasco, Planning Department
Stephanie Holloway, Department of Public Works
Dana Wiyninger, Placer County Environmental Health Services
Yu-Shuo Chang, Air Pollution Control District

Signature: Leah Rosasco
ENVIRONMENTAL REVIEW COMMITTEE CHAIRPERSON

1/3/2006
Date