



PLACER COUNTY PLANNING DEPARTMENT

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JUL 7 1994

ENVIRONMENTAL HEALTH

SUPPLEMENTAL ENTITLEMENT DETAIL
CONDITIONAL USE PERMIT

Required maps: (see instructions) Required applications: 4 Filing fee: \$1880.00
File # CUP-1772 Hearing Date 6-22-94 Receipt # 13660

TO BE COMPLETED BY THE APPLICANT

- Project Name Concrete Batch Plant
- Applicant Joe Chevreaux
- Project Description Add a portable concrete batch plant to the existing gravel and quarry operation in Meadow Vista. Plant will operate as set forth in EIAQ-3059, dated February 1, 1994.

PLEASE SUBMIT WELL DETAILED PLOT PLAN (see instructions for requirements)

- Applicable County Code section requiring C.U.P. Zoning Ordinance Section 1636.2

Joe Chevreaux
Signature of Applicant

BASIS FOR GRANTING CONDITIONAL USE PERMITS

Conditional Use Permits can be approved by the County if certain findings are made. Sections 1201 of the Placer County Code, Chapter 30, states that Conditional Use Permits can be approved if it is found that the proposed project will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such use, or be detrimental or injurious to the area or to the general welfare of the County.

DATE OF HEARING BODY'S ACTION: June 23, 1994

Approved Denied Summary/Conditions of approval: The Planning commission approved this project subject to the attached list of 21 conditions and modified findings as follows:

- That the use proposed herein constitutes an appropriate additional or accessory use to the currently pre-existing use; and
- That this CUP will likely result in fewer trip ends by transporting trucks on Hwy 49 and Placer Hills Road; and (see attached)

Catherine Scoble, Clerk

PERMITS GRANTED FOR AN INDEFINITE PERIOD AUTOMATICALLY EXPIRE ONE YEAR AFTER DATE OF ISSUANCE IF NOT EXERCISED BY THAT TIME. (See Subchapter 30, Subsection 1208(a)(1) of the Placer County Code.)

FOR USE AFTER PUBLIC HEARING

I have read the above/attached conditions and will comply
PLEASE RETURN ONE SIGNED COPY

Signature of Applicant

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CONDITIONAL USE PERMIT FINDINGS - CONTINUED

3. This project will not be detrimental to the health, safety, or general welfare of those working/residing in the area.

NEGATIVE DECLARATION - FINDINGS

The Negative Declaration (EIAQ-3059) satisfies the requirements of CEQA for this project and is, therefore, approved. It has been considered and found adequate in addressing the environmental impacts and mitigations for the project prior to its approval. The project with the conditions of approval to be attached to the Conditional Use Permit, will not have a significant effect on the environment. In making this finding, the Planning Commission specifically acknowledges that the preliminary findings in the initial study have been considered and the conclusions overturned where that initial study indicated that the project may have a significant adverse impact on the environment.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT - JOE CHEVREUX
BATCH PLANT (CUP-1772)

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. The project consists of adding a concrete batch plant to the existing gravel/quarry operation to allow a 2-plant (Auburn Hwy 49 site plus Meadow Vista gravel plant site) concrete delivery system owned by the same operator, and serving market areas "A" and "B", as depicted in the environmental review submittals. Concrete truck washing will be done on-site and the drainage from this activity will go to ponds provided for that purpose.
2. The following Standard Conditions #ip22 (pw7), mc12 (pw44), eh13 (eh21), and eh17 (eh26) apply to this project as printed in Volume 3, Number 1, dated May 24, 1994.
 - A) Provide the DPW with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. Said letter shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans.
 - B) This project is located within a "State Responsibility Area" and, as such, is subject to fire protection regulations established by the State Board of Forestry. Compliance with these regulations shall be evidenced by submittal of a letter from California Department of Forestry (CDF) to the Department of Public Works prior to Improvement Plan approval/Building Permit issuance.
 - C) Prior to Building Permit approval, the applicant shall submit to the Division of Environmental Health, a solid waste management plan. A plan form specifying required information can be obtained in the DEH office.
 - D) Construction noise emanating from any construction activities for which a Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:
 - A. Monday through Friday, 6:00 AM to 8:00 PM;
 - B. Saturdays, 8:00 AM to 6:00 PM

ADVISORY COMMENT: Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding on, can occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.
3. The applicant shall prepare and submit improvement plans, specifications and cost estimates (per Section II of the Land Development Manual [LDM]) to the Department of Public Works (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 on-site and adjacent to the project shall be shown on the plans. The applicant shall pay plan check and inspection fees. "As built" plans 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.
4. 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 (Chapter 29, Placer County Code). All cut/fill slopes shall be 2:1 (horizontal:vertical) unless otherwise approved by DPW.

A winterization plan shall be provided with project improvement plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the DPW.

Submit to the DPW a 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 completion and acceptance of improvements, any unused portions of said deposit shall be refunded to the project applicant or his 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, and pad elevations and configurations, the plans shall be reviewed by the DRC for a determination of substantial conformance to the approved project prior to any further work proceeding. Failure of the DRC to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

5. (mm) Prepare and submit with the project improvement plans, a drainage report (per Section 5 of the LDM) 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 other measures as required by the Central Valley Water Quality Control Board.
6. Concrete truck washing and retention ponds shall be constructed generally in accordance with the criteria described in the project EIAQ response to questions 13, 19 and 20 dated February 1, 1994. These ponds shall be designed to prevent natural inflow-outflow of stormwater runoff and to fully collect and retain concrete truck wash water. Retained fines and solids shall be removed and recycled, or disposed of, in a manner which will not impact water quality. Final pond design and location shall be subject to the approval of DPW and the Central Valley Regional Water Quality Control Board.
7. Waste water and stormwater runoff from the area surrounding the batch plant shall be routed through a retention basin in order to minimize waterborne transport of cement products. Overflow from this retention basin shall then be directed to a settling basin before discharge into any other water body. The design and location of said facility shall be subject to DPW review and approval.
8. This Use Permit authorizes the importation of cement and concrete additives to the site necessary for the production of concrete, but precludes the importation of aggregate from off-site for that purpose.
9. During peak concrete production and delivery periods, the permittee shall route delivery trucks in a manner which minimizes trips along Placer Hills Road through Meadow Vista.
10. No concrete sales to outside vendors shall occur from this plant except under emergency or hardship circumstances.
11. Provide to DPW a will serve letter from Pacific Gas and Electric Company prior to improvement plan approval, indicating their ability to provide service to this facility, and under what circumstances said service will be provided.
12. In the event access to Nevada County via Rutherford Road is restricted or prohibited by actions of that jurisdiction, all affected concrete deliveries shall originate at the Highway 49 (Auburn) batch plant.
13. Domestic water quality and quantity shall be subject to approval by the Division of Environmental Health.
14. The project shall conform to the Placer County General Plan Noise Element and the following maximum noise levels. These noise levels shall apply at the nearest residential property lines outside of the Special Purpose Zone boundary:
 - A) The concrete batch plant shall not exceed 60 dB Leg.
 - B) Mobile noise sources which operate at various locations around the plant vicinity and roadways, shall not exceed 60 dB Ldn.

15. The project hours of operation shall be limited to 5:30 AM to 10 P.M. during the months of June 1 through October inclusive, except for rare occasions when emergency work is necessary, otherwise project hours shall be 6:00 A.M. to 10:00 P.M.
16. Sewage disposal shall be reviewed and approved by the Division of Environmental Health.
17. The discharge of cement, fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainageways on, or adjacent to, the site is prohibited.
18. "Hazardous" or "Extremely Hazardous" materials listed in the California Code of Regulations, Title 22, Sections 66680 and 66685, shall not be allowed on any premises in quantities of 55 gallons, 500 pounds, 200 cubic feet compressed gas, or more, whichever is the lesser, without notification to the Division of Environmental Health. Submit payment of required fees and a Business Plan to the Division of Environmental Health Hazardous Materials Section, for review and approval.
19. The applicant shall insure that adequate dust controls are implemented during all phases of project construction and operation. Dust controls must be reviewed and approved by the APCD prior to groundbreaking. A booklet on Fugitive Dust is available from the APCD.
20. The project must conform to all APCD Rules and Regulations. Contact the APCD to review any rules that may apply to specific types of projects.
21. The applicant has 36 months from the date of approval of this Conditional Use Permit to exercise this Permit (Section 1208[a][i], Chapter 30 PCC). The Permit is considered exercised when the applicable conditions of approval have been met and the on-site construction of the concrete plant has been commenced.

JUNE, 1994