



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES**
County of Placer

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Sundance Self Storage II (PLN19-00044)

PROJECT DESCRIPTION: Self-Storage facility with an open parking area for approximately 15 boat and/or recreational vehicle storage on a 6.25-acre undeveloped parcel.

PROJECT LOCATION: Between Highway 65 and industrial Avenue in the Rocklin Area, Placer County

APPLICANT: Domum Design, Timothy Alatorre

The comment period for this document closes on October 3, 2019. A copy of the Mitigated Negative Declaration is available for public review at the County's web site:

<https://www.placer.ca.gov/2826/Negative-Declarations>

Community Development Resource Agency public counter, and at the Rocklin Public Library. Property owners within 300 feet of the subject site shall be notified of the release of the Mitigated Negative Declaration for public review. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on September 4, 2019.



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

MITIGATED NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Sundance Self Storage II	Project # PLN19-00044
Description: Self-storage facility with an open parking area for approximately 15 boat and/or recreational vehicle storage on a 6.25-acre undeveloped parcel	
Location: Between Highway 65 and Industrial Avenue in the Rocklin Area, Placer County	
Project Owner: Sundance Development Group, Ron Smith	
Project Applicant: Domum Design, Timothy alatorre	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **October 3, 2019**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site (<https://www.placer.ca.gov/2826/Negative-Declarations>), Community Development Resource Agency public counter, and at the Rocklin Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the release of the Mitigated Negative Declaration for public review. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
 County of Placer

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section D) and site-specific studies (see Section J) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an Environmental Impact Report (EIR), use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: Sundance Self Storage II	Project # PLN19-00044
Entitlement(s): Design Review and Administrative Approval	
Site Area: 6.25 acres	APN: 017-064-003-000
Location: Between Highway 65 and Industrial Avenue in the Rocklin Area, Placer County	

A. BACKGROUND:

Project Description:

This project proposes a Design Review Agreement in order to construct a new self-storage facility with an open parking area for approximately 15 boat and/or recreational vehicle storage on a 6.25-acre undeveloped parcel designated for commercial development and located on Industrial Ave in the Rocklin area. The parcel is zoned Business Park, Combining Design Scenic Corridor, Flood Hazard (BP-Dc-FH) and is designated Business Park within the Sunset Industrial Area Plan. The project is located within the Highway 65 Business Park individual planning area within the Sunset Industrial Area Plan which has unique development standards, including but not limited to, high quality architecture and landscaping. The project is meets these standards by conforming to the design of other buildings in the Business Park district. The project proposes construction of seven separate one-story storage buildings and one two-story storage building with the second-story being climate controlled units that will comprise a total of 95,445 square feet, configured with 492 separately rentable storage units ranging in size from 50 square feet to 300 square feet, and a 1,720 square foot office with garage (see Figure 2 - Site Plan). The project would provide for a manager on premises in addition to one office employee during the hours of 8:30am to 6:00pm, Monday through Saturday. The main gate would be accessible between 6am and 9pm for storage unit customers with keypad access. Customers would have access through a secured (card/keypad) entry system. Customer parking is proposed to be located directly in front of the manager's office with four standard stalls and one van accessible parking stall.

The project would connect to the existing treated water line supplied by the Placer County Water Agency (PCWA) located within Industrial Ave with access for the project area. Wastewater service is not currently available at the

Lincoln Waste Water Treatment Plant, however there is an existing line for a future connection on-site once capacity becomes available. As an interim wastewater option, the project would integrate a precast 1,500 gallon septic holding tank with a high-level emergency float alarm for the on-site manager office use and will be made available to the guests of the property. No occupancy of the manager's suite, except as an office use, would be allowed until future connection of the sewer main. The project proposes a drainage system that would convey runoff from the project site by way of valley gutters, curb and gutter, storm drains, bioretention basins, proprietary treatment devices, and oversized pipes with downstream orifice plates to the existing 48-inch corrugated steel pipe (CSP) culvert under the private road. Perimeter drive aisles between storage buildings within the facility are proposed at 28- and 30-foot wide, and interior drive aisles are proposed to be 24-foot wide.

Primary ingress and egress to the storage facility would be from an approximate 30-foot wide private road way with an emergency vehicle access (EVA) in the southwest corner of the project area on Industrial Avenue, a major arterial roadway. Both access roads would be gated. Proposed frontage improvements on the southwest property boundary along Industrial Avenue include installation of a 6-foot wide sidewalk and native landscaping (see Figure 4 – Landscape Plan), and construction of the EVA. Proposed roadway frontage improvements along the private road include installing landscaping and construction of the facility's main access point. Retaining walls six foot in height are proposed on the east side of the property, due to the addition of fill on the east side of the property to flatten out the building site. A condition of approval will be added requiring safety fencing along the top of the retaining wall.

The tallest building is proposed at 28-feet 10.5-inches above grade which is below the 30-foot maximum building height in the Business Park (BP) zoning district (see Figure 3 – Elevation). The architectural design of the building is similar in appearance to the Trojan Self-Storage facility, located just east of the project. Complementing the adjacent Trojan Storage facility, the proposed building design features exterior stucco with primary exterior colors "ash grey" and "lite stone" and contrasting red accent details, and a red metal roof. The façade includes basic architectural articulation on the outward facing walls. Landscaping is proposed on the north, west, and south sides of the building. Planting material includes low and moderate water use trees, shrubs, grasses, and groundcover.

The project proposes an Administrative Review Permit for a 30 foot setback along the west property line, where 50 feet is typically required for west front setbacks in the Business Park zone district (County Code Section 17.60.105).

Figure 1- Vicinity Map

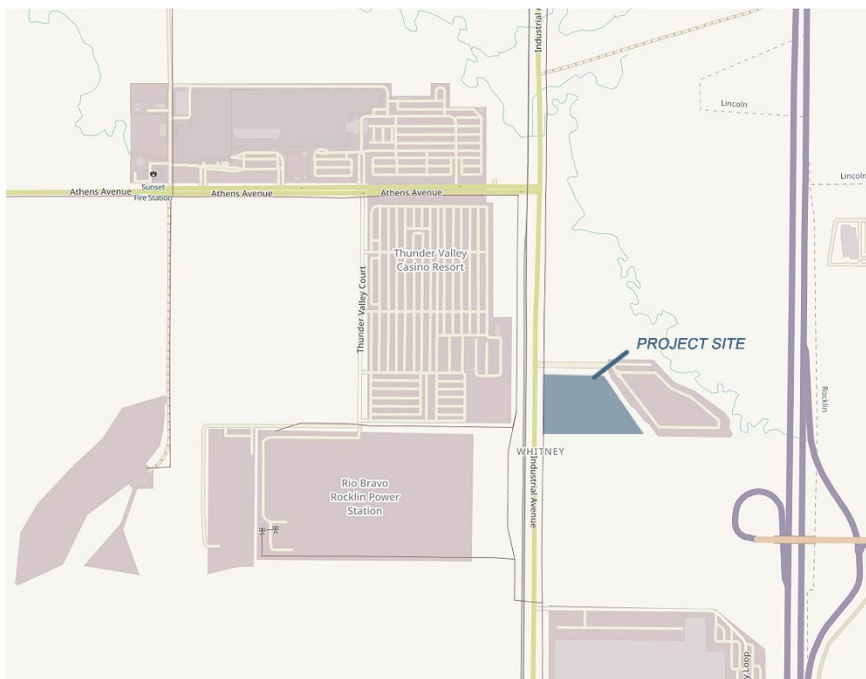


Figure 2- Site Plan

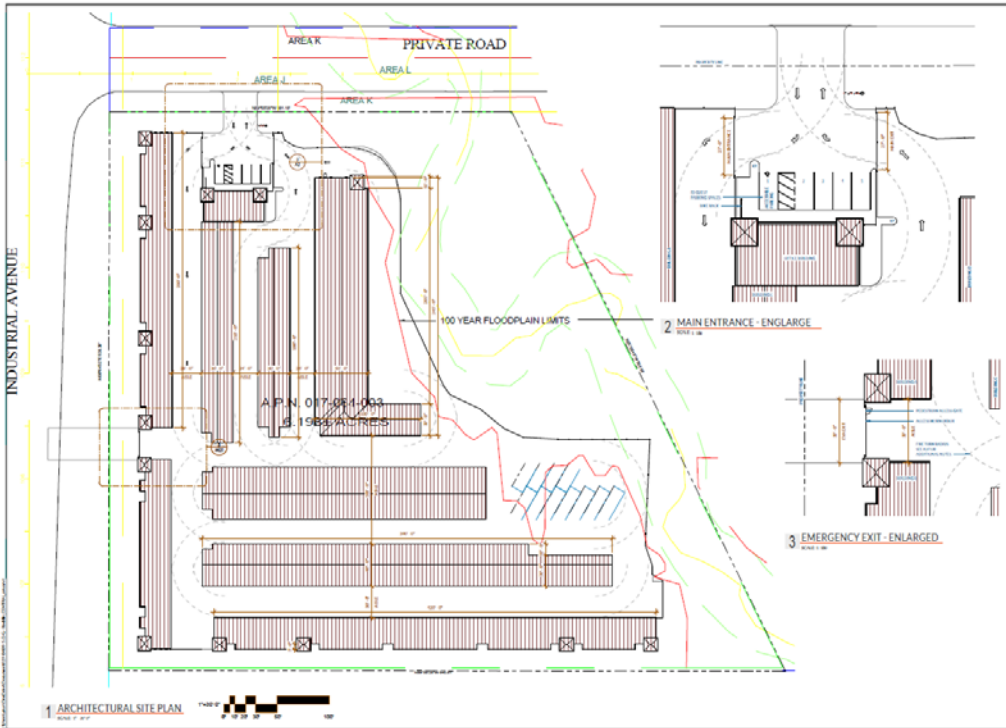
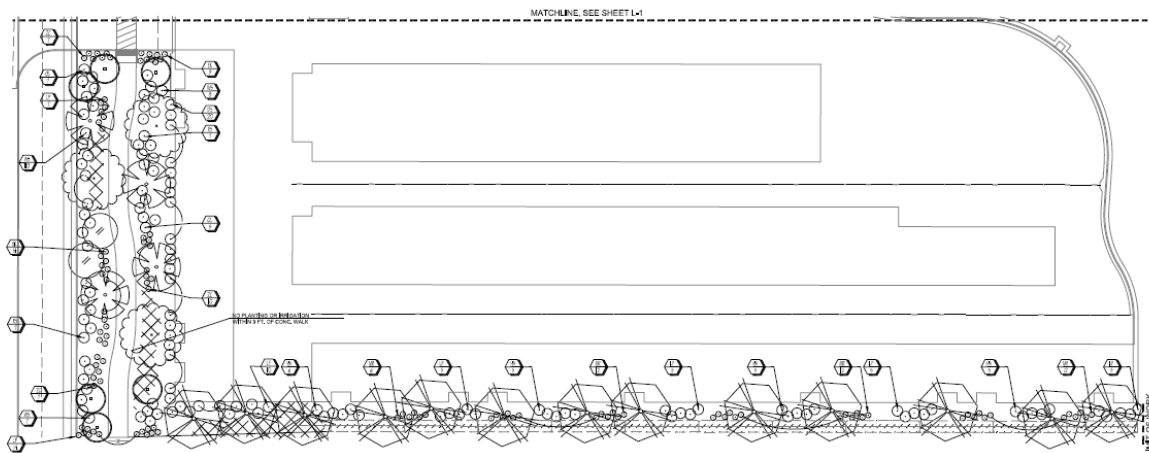
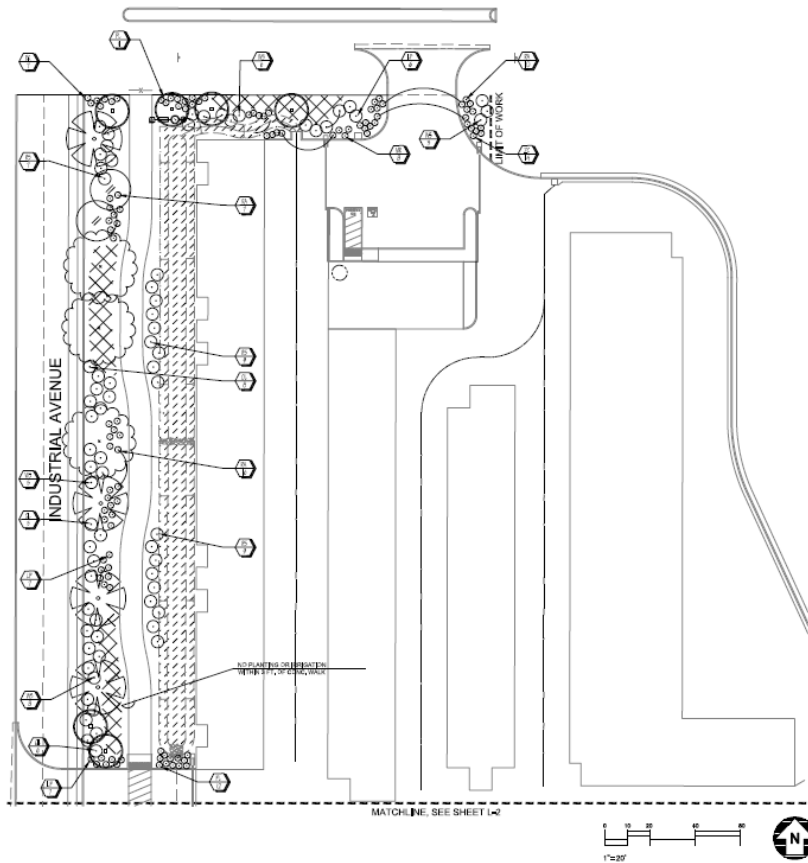


Figure 3- Elevation



Figure 4- Landscape Plan



Project Site (Background/Existing Setting):

The 6.25-acre parcel is located between Highway 65 and Industrial Avenue in unincorporated County (Rocklin area) (See Figure 1 – Vicinity Map). The topography of the project site is flat at an elevation of approximately 127 feet above mean sea level (msl). The site is an undeveloped grassy parcel. The site consists of degraded Central Valley prairie habitat in nearly level to gently undulating terrain broken by meandering low-gradient intermittent drainages and swales. The open Central Valley prairie habitat contains a number of small depressional wetlands (e.g. Seasonal wetlands and vernal pools).

Adjacent parcels to the north and south are undeveloped; the parcel to the east is developed with the Trojan self-storage facility, and the parcels to west are developed with overflow parking lot for Thunder Valley Casino and an industrial facility. The project site is zoned Business Park, combining Design Scenic Corridor, and Combining Flood

Hazard (BP-Dc-FH) which allows for storage facilities subject to Design Review approval. The adjacent parcels to the north, south, east have the same zoning designation as the subject parcel. The parcel to the west is zoned industrial.

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	Business Park, Combining Design Scenic Corridor, Flood Hazard (BP-Dc-FH)	Business Park	Undeveloped
North	Business Park, Combining Design Scenic Corridor, Flood Hazard (BP-Dc-FH)	Business Park	Undeveloped, wetland protection area
South	Business Park, Combining Design Scenic Corridor, Flood Hazard (BP-Dc-FH)	Business Park	Undeveloped
East	Business Park, Combining Design Scenic Corridor, Flood Hazard (BP-Dc-FH)	Business Park	Drainage and wetland protection area and developed with a self-storage facility.
West	Industrial, Combining Design Scenic Corridor (IN-Dc)	Industrial	Two parcels directly to the west; one is developed with a parking lot and the other is developed with an industrial facility.

C. NATIVE AMERICAN TRIBES: Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the project area on March 13, 2019. A letter from the United Auburn Indian Community (UAIC) requesting consultation was received April 25, 2019 outside the 30-day response window required by AB 52. UAIC requested copies of any records and/or searches prepared for the project which were provided. On April 26, 2019, the UAIC provided recommended mitigation measures to address inadvertent discoveries and requested the inclusion of a Worker Environmental Awareness and Protection training in the tribal cultural resources section. No other tribe contacted the County.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any

significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Sunset Industrial Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including “No Impact” answers.
- b) “Less Than Significant Impact” applies where the project’s impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) “Less Than Significant with Mitigation Measures” 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 earlier analyses may be cross-referenced).
- d) “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be 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 Guidelines, 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 [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **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.
 - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” 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.
- g) References to information sources for potential impacts (i.e. 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.

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

Discussion Item I-1, 2:

There are no scenic vistas or scenic resources on the property or on nearby properties. There are no rock outcroppings or historic buildings present onsite that would be impacted by the project and the property is not visible from a state scenic highway. Therefore, there is no impact.

Discussion Item I-3:

The proposed project has the potential to degrade the existing visual character and quality of the site. The project site is currently undeveloped so any development would change the aesthetic character of the site. Adjacent parcels to the north and south are undeveloped; the parcel to the east is developed with the Trojan self-storage facility, and the parcels to the west are developed with an overflow parking lot for the Thunder Valley Casino and an industrial facility.

The property is zoned for commercial development and the project proposal includes design elements in compliance with the Design Review zoning designation and required development standards applicable to the project, including landscaping and variation of building materials to break-up the building massing. Due to the property's visibility along public roadways, the subject parcel's zoning includes the -Dc (Design Review) combining district which requires a separate Design Review Agreement application submittal and provides an additional layer of conformity review and scenic impact analysis to protect and enhance the aesthetic character of lands and buildings within public view, and to provide special project review procedures to minimize adverse impacts associated with conflicting land uses. Accordingly, the project's approval will include the following standard Condition of Approval:

The project is subject to review and approval by the Placer County Design/Site Review Committee (D/SRC). Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to: Architectural colors, materials, and textures of all structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; fences and walls; and tree removal.

As proposed, the building and site design improvements would not significantly degrade the existing visual character or quality of the project site or vicinity. No mitigation measures are required.

Discussion Item I-4:

Although the proposed project would introduce new lighting, the lighting would comply with the lighting standards of the County Design Review Guidelines. The proposed project includes 75 wall-mounted LED fixtures and two pole mounted fixtures installed throughout the facility. All exterior building lighting would include fully shielded fixtures directed downward and installed at a maximum height of 12 feet above finished grade. A final review, as part of the Design Site Review process, of the proposed lighting will ensure compliance with lighting standards and is therefore considered to have a less than significant impact. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X
4. Result in the loss of forest land or conversion of forest land to non-forest use? (PLN)				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? (PLN)				X
6. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X

Discussion Item II-1, 2, 3, 4, 5, 6:

The proposed project site is zoned for commercial uses and is not located in an agricultural or forest area. The project site does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, Department of Conservation. As such, the proposed project would not convert any farmland designated as Important Farmland to a non-agricultural use. In addition, the project site and surrounding properties do not contain agricultural operations and would not require land use buffers. The proposed use does not conflict with or cause rezoning of forest land or timberland. The proposed project does not include the conversion of agricultural lands nor does the project conflict with any General/Community Plan policy or zoning related to agricultural use. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (AQ)			X	
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (AQ)			X	
3. Expose sensitive receptors to substantial pollutant concentrations? (AQ)			X	

4. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? (AQ)			X	
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Discussion Item III-1, 2:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The PCAPCD is responsible for implementing emissions standards and other requirements of federal and state laws. Air quality concerns within the Sacramento Valley include the most common pollutants of ozone, carbon monoxide, nitrogen oxides, sulfur oxides, and particulate matter from dust and diesel exhaust.

The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NOx), and non-attainment for the state particulate matter standard (PM10). The project proposes the development of a self-storage facility of approximately 95,445 gross square feet which would contain approximately 492 self-storage units. Associated on-site improvements include construction of an access drive, parking, utilities and stormwater improvements. The project proposes approximately five acres of disturbance. No onsite burning of vegetative material is proposed.

The proposed project would not conflict with or obstruct the implementation of the regional air quality plan, referred to as the State Implementation Plan (SIP), and would not exceed the PCAPCD CEQA thresholds adopted October 13, 2016 as follows:

PCAPCD CEQA THRESHOLDS FOR CRITERIA POLLUTANT EMISSIONS

1. Construction Threshold of 82 pounds per day for Reactive Organic Gases (ROG), Oxides of Nitrogen (NOx), and particulate matter smaller than 10 microns (PM10);
2. Operational Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM10; and
3. Cumulative Threshold of 55 pounds per day for ROG, NOx and 82 pounds per day for PM10.

The daily maximum emission thresholds listed above represent an emission level below which the proposed project's contribution to criteria pollutant emissions would be deemed less than significant. The level of operational emissions to achieve or exceed the thresholds would be equivalent to a project size of approximately 617 single family dwelling units, or a 249,100 square feet commercial building (with an average daily trip rate of 11,040 for the weekday), which is substantially larger than the proposed project.

During construction of the proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. The project related long term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NOx, and PM10.

The proposed project would result in an increase in regional and local emissions from construction of the project, but would be below the PCAPCD's thresholds based on the limited area of disturbance. In order to reduce construction related emissions, the project would be conditioned to list the PCAPCD's Rules and Regulations on associated grading/improvement plans. During construction activity, the project shall comply with all applicable PCAPCD rules. Additionally, as a standard condition of approval, a Dust Control Plan is required to be submitted to the PCACPD prior to the start of earth-disturbing activities and would be conditioned for the project.

Adherence with PCAPCD Rules and Regulations including submittal of a Dust Control Plan, impacts related to short-term construction-related emissions would be less than significant. No mitigation measures are required.

Discussion Item III-3:

Certain air pollutants are classified by the California Air Resources Board (ARB) as toxic air contaminants, or TACs, which are known to increase the risk of cancer and/or other serious health effects. Localized concentrations of Carbon Monoxide (CO) can be a TAC and are typically generated by traffic congestion at intersections. The anticipated traffic resulting from the proposed project would not impact the nearby intersection's ability to operate acceptably and would therefore not result in substantial concentration of CO emissions at any intersection.

The construction of the proposed project would result in short-term diesel particulate matter (DPM) emissions from

heavy-duty onsite equipment and off-road diesel equipment. The ARB has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks.

The ARB, PCAPCD, and Placer County recognize the public health risk reductions that can be realized by idling limitations for on-road and off-road equipment. The proposed project would be required to comply with the following idling restriction (five minute limitation) requirements from ARB and Placer County Code during construction activity, including the use of both on-road and off-road equipment:

- California Air Resources Board In-use Off-road Diesel regulation, Section 2449(d)(3): Off-road diesel equipment shall comply with the five minute idling restriction. Available via the web: www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf
- Placer County, Code Section 10.14. Available via the web: <http://qcode.us/codes/placercounty/>

Portable equipment and engines (i.e., back-up generators) 50 horsepower (hp) or greater, used during construction activities and operation require either a registration certificate issued by ARB, based on the California Statewide Portable Equipment Registration Program (PERP) or an Authority to Construct (ATC) permit issued by PCAPCD to operate. The proposed project would be conditioned to obtain all necessary permits from the ARB and PCAPCD prior to construction. With compliance of State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

Sensitive receptors would not be exposed to substantial pollutant concentrations given the dispersive properties of DPM and the temporary nature of the mobilized equipment use. Additionally, the project would not result in substantial CO emissions at intersections. Short-term construction and operationally-generated Toxic Air Contaminant emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

Discussion Item III-4:

The proposed project would result in additional air pollutant emissions generated by diesel-powered construction equipment, as well as long-term operational emissions from vehicle exhaust that could create odors. However, storage facilities are not typically associated with the creation of objectionable odors. Therefore, potential impacts from odors would be less than significant. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)		X		
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)		X		
3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or		X		

impede the use of native wildlife nursery sites? (PLN)				
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				X
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X
7. 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, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X

Discussion Item IV-1, 2, 7:

A letter was prepared by Dr. Bruce Barnett with Barnett Environmental Consultants, dated April 30, 2019, to provide background on the site. Additional information from the Sunset Area Plan/Placer Ranch Specific Plan Draft EIR was also reviewed for background. The draft EIR for the Sunset Area Plan identifies the project site as Urban/Suburban due to historical and recent disturbance including approval of a previous development project. The site is comprised of open annual grassland areas with meandering low-gradient intermittent drainages and swales with a number of small depressional wetlands (e.g. seasonal wetlands and vernal pools). The most commonly encountered special-status species in the vicinity of the site include: vernal pool crustaceans (vernal pool fairy shrimp and vernal pool tadpole shrimp), valley elderberry longhorn beetle (VELB), burrowing owl, and Swainson's hawk. Wildlife in the project area could include black-tailed jackrabbit, rabbit, gray squirrel, striped skunk, raccoon, red-tailed hawk, prairie falcon, burrowing owl, California quail, mourning dove, California jay, rattlesnake, and various amphibians and reptiles.

Special-Status Plants

Special-status plants that may occur on-site are mainly those associated with the vernal pools and seasonal wetlands. Potentially occurring vernal pool and seasonal wetland special-status plants include dwarf downingia (*Downingia pusilla*; CNPS List 2), Boggs Lake hedge-hyssop (*Gratiola heterosepala*; California-endangered & CNPS List 1B), Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*; federal species of concern & CNPS List 1B), Greene's legenere (*Legenere limosa*; federal species of concern & CNPS List 1B), slender Orcutt grass (*Orcuttia tenuis*, California endangered, federally-threatened, and CNPS List 18), and Sacramento Orcutt grass (*Orcuttia viscida*; California endangered, federal endangered, & CNPS List 1B). Of these species, Boggs Lake hedge-hyssop and the slender and Sacramento Orcutt grasses are listed under the California and/or federal Endangered Species Acts. Dwarf downingia, Greene's legenere; and Ahart's dwarf rush are not listed or protected under either of these ESAs, but are considered CNPS special status species. Given the shallow nature of the vernal pools on-site and severely limited current ranges of Orcutt grasses in the region (i.e. the nearest known populations are currently in Sacramento and Yolo Counties) its presence onsite is considered very unlikely.

Special-Status Wildlife

There are no Swainson's hawk records within one mile of the project site, but there are 8 western burrowing owl records within one mile of the project site. Based on California Department of Fish and Wildlife (CDFW) guidelines, the entire grassland portion of the site would be potential foraging habitat for these species, though there are no trees onsite or in the immediate vicinity that are suitable for Swainson's hawk nesting. The open annual grassland areas on site represent potential nesting habitat for ground-nesting raptors, including northern harrier (*Circus cyaneus*; CDFW species of special concern) and the western burrowing owl (*Athene cunicularia*; CDFW species of special concern). Onsite grassland could provide foraging habitat if burrowing owls or harrier were present, but the grasses are generally tall and dense (which discourages nesting and foraging), and although a comprehensive survey was not conducted, the biologist concluded that there did not appear to be any suitable ground burrows or other potential nest sites that could be used by the Northern Harrier or Western Burrowing owls. It is therefore very unlikely that burrowing owls or harriers are present and no mitigation would be required. Implementation of mitigation measure MM IV.1 below would reduce the loss of Swainson's hawk foraging habitat to less than significant levels.

Western Spadefoot Toad

The vernal pools, seasonal wetlands, drainage swales and adjacent grasslands at the project site are potentially suitable habitat for the western spadefoot toad (*Scaphiopus hammondi*; CDFW and federal species of special

concern). Implementation of the proposed project may result in direct and indirect impacts to western spadefoot toad, if present. Direct impacts, such as injury or death, to this species could occur from construction equipment and other construction-related activities. Indirect impacts, such as loss of habitat, may also occur during construction activities such as de-watering, ground disturbance, and tree/vegetation removal. Direct and indirect impacts to this species would be considered significant unless mitigated. Implementation of mitigation measure MM IV.2 below would reduce impacts resulting from direct take to less than significant.

Mitigation Measures Item IV-1, 2, 7:

MM IV.1

Prior to approval of Improvement Plans, the project applicant shall furnish written evidence to the Development Review Committee (DRC) that mitigation credits for Swainson's hawk foraging habitat have been purchased through a County-approved mitigation bank. Mitigation credits shall be purchased at a ratio of one acre of suitable foraging habitat for every one acre utilized by the proposed project (1:1), or at a lesser ratio depending on the distance of active Swainson's Hawk nest from the project site (for example 0.75:1 based on documented historic nesting sites). In the event that mitigation credits are not available for purchase, the applicant may choose to make an in lieu payment to the Placer County Swainson's Hawk Mitigation Fund. Payment shall be made in accordance with the County's most current fee at the time that Improvement Plans are approved. For guidance, if the Improvement Plans were approved today, the fee would be \$20,000 per acre.

MM IV.2

Pre-construction surveys for western spadefoot toad shall be conducted by a qualified biologist prior to the initiation of construction activities. If western spadefoot toad is observed in the vicinity of the study area then Amphibian-specific exclusion fencing shall be constructed around potential spadefoot toad estivation habitat within the project impact areas. Any toads observed within the project impact areas would be relocated outside of the project impact areas by an approved biologist. The exclusionary fence shall be maintained in good condition from installation until construction completion.

Discussion Item IV-3:

The site contains meandering low-gradient intermittent drainages and swales with a number of small depressional wetlands (e.g. seasonal wetlands and vernal pools). Two drainage swales run through the site, both of which are tributary to Orchard Creek, and eventually outfall to Auburn Ravine. These two swales will be impacted by the development of the site and a federal permit was received to fill in these swales. The project site receives water in the form of direct precipitation and runoff from surrounding uplands/undeveloped lands. Topography on the site is relatively flat ranging from 1 percent to 3 percent slopes and, in general, drains toward the private road. With the following mitigation measure, potential impacts to the wetland would be reduced to a less than significant level:

MM IV.3

Prior to approval of Improvement Plans, the applicant shall furnish to the Development Review Committee (DRC) evidence that the U. S. Army Corps of Engineers, California Department of Fish and Wildlife, and the Central Valley Regional Water Quality Control Board have been notified by certified letter regarding the existence of aquatic resources on the property. Any permits required by these agencies shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work.

MM IV.4

Prior to Improvement Plan approval, provide written evidence that compensatory mitigation has been achieved through the purchase of mitigation credits at a County-qualified wetland mitigation bank. The purchase credits shall be equal to the amount necessary to mitigate impact to any aquatic resources including compensation for temporal loss in accordance with any approved regulatory permits. The total amount of compensatory mitigation will be determined based upon the total amount of impacted acreage as determined by the various regulatory agencies with jurisdiction over the resources. Evidence of payment, which describes the amount and type of habitat purchased, shall be provided to the County prior to issuance of Improvement Plans.

Previous Mitigation

As a condition of approval for the adjacent Trojan Storage project, the applicant purchased 3.388 acres of vernal pool preservation credits, 1.184 acres of vernal pool creation credits, and 9.75 acres of foraging habitat for the Swainson's hawk at the *Mariner Vernal Pool Conservation Bank* from Westervelt Ecological Services LLC prior to construction for a total of \$1,555,500.00 of mitigation purchased for impacts to vernal pools, vernal pool species, and Swainson's hawk. This purchase of mitigation credits included advance purchase of credits to mitigate for impacts associated with development of this project site. In addition, an onsite preserve was also established by *Westervelt Ecological Resources* to protect, as a perpetual conservation easement grant, 11.65 acres of vernal pools, swales, and

intermittent drainageways surrounded by suitable upland habitat. A conservation easement on the 11.65-acre onsite preserve was transferred from Highway 65 Self Storage, LLC to the Wildlife Heritage Foundation on March 27, 2008. Therefore, the mitigation obligations under MM IV.4 above have already been satisfied for this project. This habitat preservation and creation also addresses any indirect habitat loss impacts for western spadefoot toad.

Discussion Item IV-5, 8:

The project does not propose any tree removal, therefore it would not conflict with any local policies or ordinances protecting biological resources or have an impact on Oak Woodlands. Therefore, there is no impact.

Discussion Item IV-6:

Placer County does not have an active Habitat Conservation Plan; however, the County is currently preparing the Placer County Conversation Program, which is nearing completion. Nevertheless, as discussed above, habitat, loss of waters and/or streams on the project site are discussed and mitigation has already been provided. Therefore this project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Disturb any human remains, including these interred outside of dedicated cemeteries? (PLN)		X		
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)			X	
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)			X	

Discussion Item V-1, 2, 3, 4, 5:

In February of 2019, Paul Rendes, Assistant Coordinator with the North Central Information Center, completed a records search of California Historic Resources Information System (CHRIS) maps for cultural resource site records and survey reports in Placer County within a one-quarter-mile radius of the proposed project area. Review of this information indicates that the proposed project area contains zero prehistoric-period resources and zero historic-period cultural resources. Additionally, one cultural resources study report on file at this office covers a portion of the proposed project area.

Outside the proposed project area, but within the one-quarter mile radius, the broader search area contains zero prehistoric-period resources and three historic-period cultural resources: historic era highway, railroad, and stone fence. Additionally, 16 cultural resources study reports on file at this office cover a portion of the broader search area.

In this part of Placer County, archaeologists typically locate prehistoric-period habitation sites “along streams or on ridges or knolls, especially those with southern exposure.” (Moratto 1984:290) This region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu. The Nisenan maintained permanent settlements along major rivers in the Sacramento Valley and foothills; they also periodically traveled to higher elevations (Wilson and Towne 1978:387-389). The proposed project search area is situated in the Sierra Nevada foothills and a drainage stream from Orchard Creek flows through the project area. Given the extent of known cultural resources and the environmental setting, there is low potential for locating prehistoric-period cultural resources in the immediate vicinity of the proposed project area.

Within the search area, the 1855 GLO plat of T11N, R6E shows no evidence of nineteenth-century historical activity.

The 1967 Roseville 7.5' USGS topographical map shows evidence of a twentieth century railroad and road. Given the extent of known cultural resources and patterns of local history, there is low potential for locating historic-period cultural resources in the immediate vicinity of the proposed project area.

However, there is always the possibility that subsurface construction activities associated with the proposed project, such as trenching and grading, could potentially damage or destroy previously undiscovered cultural resources or human remains. Implementation of the following Mitigation Measure would reduce impacts to less than significant.

Mitigation Measures Item V-1, 2, 3, 4, 5:

MM V.1

If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are uncovered during any on-site construction activities, all work must immediately stop within 100 feet of the find. Following discovery, a professional archaeologist shall be retained to evaluate the significance of the deposit, and the Placer County Community Development Resource Agency, the Department of Museums, and Native American Representatives from culturally affiliated Native American Tribes will make recommendations for further evaluation and treatment, as appropriate.

In the event that the find is found to be ineligible for inclusion in the California Historic Register of Historical Resources are identified within the project area, the culturally affiliated Native American Tribe shall be notified. Culturally appropriate treatment and disposition shall be determined following coordination with the culturally affiliated Native American Tribe. Culturally appropriate treatment may be, but is not limited to, processing materials in a lab for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within the project area where they will not be subject to future impacts. UAIC does not consider curation of TCR's to be appropriate or respectful and requests that materials not be permanently curated, unless requested by the Tribe.

If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials. Following a review of the find and consultation as noted above, the authority to proceed may be accompanied by the addition of development requirements or special conditions which may provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with tribal representatives and cultural resource experts, if necessary, as appropriate.

VI. ENERGY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (PLN)			X	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (PLN)				X

Discussion Item VI-1:

The main forms of available energy supply are electricity, natural gas, and oil. Energy would be used to construct the proposed project, and once constructed, energy would be used for the lifetime of the self-storage facility.

Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CALGreen Code) and the 2016 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board

(CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable PCAPCD (Placer County Air Pollution Control District) rules and regulations.

Energy use associated with operation of the proposed project would be typical of self-storage uses, requiring electricity and natural gas for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration, appliances, and security systems. In addition, maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment.

While the proposed project would introduce new operational energy demands to the proposed project area, this demand does not necessarily mean that the proposed project would have an impact related to energy sources. The proposed project would result in an impact if a project would result in the inefficient use or waste of energy. The proposed project is required to comply with all applicable standards and regulations regarding energy conservation and fuel efficiency, which would ensure that the future uses would be designed to be energy efficient to the maximum extent practicable. Accordingly, the proposed project would not be considered to result in a wasteful, inefficient, or unnecessary use of energy, and impacts related to construction and operational energy would be considered less than significant. No mitigation measures are required.

Discussion Item VI-2:

Placer County does not currently have an adopted plan for renewable energy or energy efficiency. The County is currently preparing a Sustainability Plan (PCSP) that would provide a strategy to reduce GHG (greenhouse gas) emissions. This plan would include goals and policies for energy efficiency. In the event the PCSP is adopted prior to the proposed project receiving its entitlements, the proposed project would be required to comply with the PCSP. Therefore, there is no impact.

VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in substantial soil erosion or the loss of topsoil? (ESD)		X		
2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (ESD)			X	
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)			X	
4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)			X	
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)			X	
6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
7. Result in substantial change in topography or ground surface relief features? (ESD)		X		

8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)			X	
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Discussion Items VII-1, 6, 7:

A preliminary Geotechnical Report was prepared for the project. The site is currently undeveloped and relatively flat with little grade change across the breadth of the property. The Geotechnical Report identifies the soil type from the Turlock Lake Formation of the Quaternary Period. The Turlock Lake Formation is composed of partially consolidated sand, silt, and gravel derived mainly from Sierran granitic and metamorphic rocks.

The project proposal would result in the construction of a new self-storage facility including an on-site office building, 8 storage buildings, and boat/RV parking. To construct the improvements proposed, disruption of soils onsite would occur, including excavation/compaction for the storage buildings, driveways, and various utilities. Approximately 4.5 acres of the 6.2-acre site would be disturbed by grading activities. The proposed earthwork includes approximately 13,429 cubic yards of fill and 781 cubic yards of cut for a net import of 12,648 cubic yards of material. In addition, the project proposes to construct retaining walls with a maximum height of six feet as shown on the preliminary grading plan. Wall construction will result in a change in the existing topography of the site. There are potentially significant impacts that may occur from the proposed changes to the existing topography. The project proposes to construct retaining walls with a maximum height of six feet as shown on the preliminary grading plan. The project's site-specific impacts associated with soil disruptions, soil erosion and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VII-1, 6, 7:MM VII.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 Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site 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 and, if applicable, Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost 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 Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the Engineering and Surveying Division.

Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. (ESD)

MM VII.2

The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, 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 Development Review Committee (DRC).

All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (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 ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

The 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 using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, 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. (ESD)

MM VII.3

The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. (ESD)

Discussion Items VII-2, 3, 8:

The project site is not located in a sensitive geologic area or in an area that typically experiences soil instability. The Geotechnical Report did not encounter any standing water in the boring holes and concluded that the non-plastic materials encountered are generally non-expansive. The Geotechnical Report indicates that the soils on the site are considered suitable for support of the anticipated loads provided the soils are properly compacted and all other recommendations of the geotechnical report are followed. The proposed project would comply with Placer County construction and improvement standards to reduce impacts related to soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse.

According to the 1996 Seismic Hazard Assessment for the State of California there is a ten percent probability that the site will experience a horizontal ground acceleration of 0.1g to 0.2g in the next 50 years. This is a relatively low level of ground shaking for California. Although there is a potential for the site to be subject to low level earthquake shaking, the buildings will be constructed in compliance with the California Building Code, which includes seismic standards.

Therefore, the impacts of unstable soil, expansive soil, and geologic/seismic hazards are less than significant. No mitigation measures are required.

Discussion Item VII-4:

Sewer is not currently available to the project site. The project would not use a traditional sewage disposal system but would instead utilize an on-site below ground holding tank. The holding tank would be routinely pumped by a licensed septic pumper and would also have high level alarms to monitor and alert regarding the waste levels in the tank. The impacts regarding sewage disposal capabilities are considered less than significant. No mitigation measures are required.

Discussion Item VII-5:

The project would not directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature. Studies prepared for the project, including but not limited to, cultural, biological, and geotechnical, did not identify any of these unique features on site. Additionally, staff's visual analysis of the site did not identify any unique physical features. The impacts regarding unique paleontological resource or unique geologic or physical features are considered less than significant. No mitigation measures are required.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (PLN, Air Quality)			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			X	

Discussion Item VIII-1, 2:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the on-site manager and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in paving, grading, extension of a water main, and the construction of an emergency vehicle entrance.

The California Global Warming Solutions Act (AB32), signed into law in September 2006, requires statewide GHG emissions to be reduced to 1990 levels by 2020. AB32 established regulatory, reporting, and market mechanisms to achieve this goal and provides guidance to help attain quantifiable reductions in emissions efficiently, without limiting population and economic growth. In September of 2016, Senate Bill (SB) 32 was signed by the Governor to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO₂e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO₂e/yr for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO₂e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square foot commercial building.

The De Minimis Level for the operational phases of 1,100 MT CO₂e/yr represents an emissions level which can be considered less than cumulatively considerable and can be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or a 35,635 square foot commercial building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

1. Bright-line Threshold of 10,000 metric tons of CO₂e per year for the construction and operational phases of land use projects as well as the stationary source projects
2. Efficiency Matrix for the operational phase of land use development projects when emissions exceed the De Minimis Level, and
3. De Minimis Level for the operational phases of 1,100 metric tons of CO₂e per year.

The GHG emissions resulting from the proposed project are not expected to exceed the PCAPCD Bright-line Threshold, or the De Minimis Level and therefore would not substantially hinder the State's ability to attain the goals identified in SB 32. Thus, the construction and operation of the proposed project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (EH)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EH)			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EH)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (PLN)				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)				X

Discussion Item IX-1, 2:

The use of hazardous substances during normal construction and self-storage activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion Item IX-3:

There are no existing or proposed school sites within one-quarter mile of the project site. Further, operation of the proposed project does not propose a use that involves activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have a less than significant impact. No mitigation measures are required.

Discussion Item IX-4:

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Discussion Item IX-5:

The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport, or a private airstrip and would not result in a safety hazard for people residing or working in the proposed project area. Therefore, there is no impact.

Discussion Item IX-6:

The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item IX-7:

The proposed project site is located within an area determined by CalFire to be within a State Responsibility Area for

wildland fires. Standard fire regulations and conditions shall apply to the proposed project, including fire sprinklers in the self-storage buildings and standard fire safe setbacks. With the implementation of said regulations and fire safe practices, impacts related to wildland fires are considered less than significant. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade ground water quality? (EH)				X
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (EH)				X
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: a) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; b) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? (ESD)		X		
4. Create or contribute runoff water which would include substantial additional sources of polluted runoff or otherwise substantially degrade surface water quality either during construction or in the post-construction condition? (ESD)		X		
5. Place housing or improvements within a 100-year flood hazard area either as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map which would: a) impede or redirect flood flows; or b) expose people or structures to risk of loss, injury, or death involving flooding c) risk release of pollutants due to project inundation? (ESD)		X		
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)			X	

Discussion Item X-1:

This project would not rely on groundwater wells as a potable water source. Potable water for this project would be treated water from the Placer County Water Agency. The project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item X-2:

This project would not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

Discussion Item X-3:

A preliminary drainage report was prepared by the applicant's engineer. The existing approximately 6.2-acre site is undeveloped and overgrown with dense tall non-native grasses. The site primarily drains towards a private road on the north property line containing multiple existing culverts used for stormwater conveyance. Two drainage ways run

through the site conveying drainage to the north, both of which are tributaries to Orchard Creek, and eventually outfall to Auburn Ravine. There are existing offsite stormwater flows entering the two drainageways on the project site from the south. The westerly shed, the smaller of the two watersheds, has a tributary area of 14.2 acres, 2.73 acres of which is within the project site. The easterly shed has a tributary area of approximately 150 acres, 3.5 acres of which is within the project site. The two onsite drainageways partition the site into two separate watersheds that discharge at two separate points along the private road. The overall drainage from both sheds is through overland flow and then well-defined channels until the outlet culverts are reached at the northern most end of the site. The two outlet points consist of a 48-inch corrugated metal pipe (CMP) culvert for the westerly shed and three parallel 72-inch CMP culverts for the easterly shed.

The proposed project would create new impervious surfaces on a property that is currently undeveloped, potentially increasing the stormwater runoff peak flows and volume. The potential for increases in stormwater peak flows and volume has the potential to result in downstream impacts. The project site is located in an area identified in the Sunset Industrial Area Plan as recommended for local stormwater detention and retention to reduce the post-project peak flows and volume to 90 percent of the pre-project condition. A drainage report was prepared for the project which analyzed a drainage system that would convey runoff from the project site by way of valley gutters, curb and gutter, storm drains, bioretention basins, proprietary treatment devices, and oversized pipes with downstream orifice plates to the existing 48-inch CMP culvert under the private road. The drainage analysis concluded that the oversized pipes with downstream orifice control and the bioretention basin would attenuate the rate of runoff temporarily detaining the peak flows and reduce the 100-year post-project peak flows to 27.38 cubic feet per second (cfs) from the pre-project peak flows of 30.50 cfs (a 10.2 percent reduction). However, due to the highly impervious soils found onsite, the post project 100-year volumetric run-off increased to 6.24 acre-feet from the pre-project volumetric runoff of 3.50 acre-feet. The volumetric impacts are proposed to be mitigated by purchasing credits in the Lakeview Farms Volumetric Stormwater Retention Project from the City of Lincoln. The applicant has obtained a Letter from the City of Lincoln stating that the City would be able to provide volumetric retention credits for the proposed project in the Lakeview Farms Volumetric Stormwater Retention Program, and the City would have the ability to reserve credits for the proposed project with future approval from the City Council.

The run-on from the westerly watershed is designed to be piped through the site from the southern property line to the existing 48-inch CMP culvert under the private road on the northern property line. The storm drain pipe is sized to convey the 100-year peak flows. The easterly watershed would remain essentially undisturbed as in the existing condition.

A final drainage report would be submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with altering the existing drainage pattern of the site and increases in stormwater peak flows and volume can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-3:

MM VII.1, MM VII.2

MM X.1

As part of the Improvement Plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. 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 proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of Improvement Plan submittal. (ESD)

MM X.2

The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows and volume shall be reduced to 90 percent of pre-project conditions through the installation of retention/detention facilities consistent with the development standards in the Sunset Industrial Area Plan. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project final drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention

requirements are waived, this project may be subject to payment of any in-lieu fees payable prior to Improvement Plan approval as prescribed by County Ordinance. Maintenance of detention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (ESD)

MM X.3

Prior to Improvement Plan approval evidence will be provided that the volumetric impacts have been mitigated either by retention on-site or through the purchase of credits from the City of Lincoln in their Lakeview Farms Volumetric Stormwater Retention Project (or other acceptable mitigation program). (ESD)

MM X.4

T

The stormdrain pipe on the western side of the property that conveys flows from the southern property line to the north shall be sized to convey the 100-year peak flows through the project parcel. (ESD)

Discussion Item X-4:

The disruption of the soil discussed in Items VII-1, 6 and 7 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify any existing on site drainageways by transporting erosion from the disturbed area into local drainageways. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures.

Discharge of concentrated runoff after construction could also contribute to water quality impacts in the long-term. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants.

The proposed project's impacts associated with erosion and water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-4:

MM VII.1, MM VII.2, MMVII.3,

MM X.5

Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WQID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit. (ESD)

MM X.6

The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, 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 Division (ESD). BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance

of these facilities and annually report a certification of completed maintenance to the County DPWF Stormwater Coordinator, 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 catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan or Final Subdivision Map 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. (ESD)

MM X-7

This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)). Project-related storm water discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual. (ESD)

MM X-8

Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other LID measures that result in post-project flows that mimic pre-project conditions.

MM X-9

The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). The Property Owners' association is responsible for maintaining the legibility of stamped messages and signs. (ESD)

MM X.10

The Improvement Plans shall show that all storm water runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use. (ESD)

Discussion Item X-5:

The project site is located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The project analyzed the impacts to the upstream and downstream water surface elevations caused by the proposed fill within the FEMA 100-year flood plain. It was determined that there was no impact to the upstream and downstream project boundary base flood elevation caused by the grading. The largest impact to the water surface elevations was an increase of 0.09 feet on the project parcel within the Wetlands Preserve area on the eastern edge of the property. The finished floor elevations of the on-site buildings are a minimum of 1.0 foot above the proposed water surface elevation. The ultimate project improvements will not impede or redirect the flood flows after construction of the improvements. Therefore, the impacts of/to flood flows and exposing people or structures to flooding risk are less than significant with the implementation of the following mitigation measures.

MM X.11

Include the following standard note on the Improvement Plans: No grading activities of any kind may take place within the FEMA 100-year flood plain of the stream/drainage way, unless otherwise approved as a part of this project. All work

shall conform to provisions of the County Flood Damage Prevention Regulations (Section 15.52, Placer County Code). The location of the 100-year flood plain for both drainageways shall be shown on the Improvement Plans. (ESD/PLN)

MM X.12

The Improvement Plans shall show that finished floor elevations for the storage buildings shall be a minimum of one foot above the 100-year flood plain line. The final pad elevation shall be certified by a California registered civil engineer or licensed land surveyor and submitted to the Engineering and Surveying Division. This certification shall be done prior to construction of the foundation or at the completion of final grading, whichever comes first. No building construction is allowed until the certification has been received by the Engineering and Surveying Division and approved by the floodplain manager. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet (s) to the satisfaction of Development Review Committee. (ESD)

MM X.13

On the Improvement Plans show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for Orchard Creek and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. (ESD)

Discussion Item X-6:

This project would not utilize groundwater, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, impacts are anticipated to be less than significant. No mitigation measures are required.

XI. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)			X	
3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
4. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion Item XI-1, 3, 4:

The proposed project includes the development of a new self-storage facility with an open parking area for approximately 15 boat and/or recreational vehicle storage on a 6.25-acre undeveloped parcel. The proposed development is consistent with the site zoning of Business Park, Combining Design Scenic Corridor, Flood Hazard (BP-Dc-FH), and the Sunset Industrial Area Plan designation of Business Park. The proposed project is consistent with the surrounding commercial uses and it would not divide an established community. For these reasons, the proposed project would not result in impacts related to land use and planning. Therefore, there is no impact.

Discussion Item XI-2:

The proposed project does not conflict with any Environmental Health land use plans, policies or regulations and does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. No mitigation measures are required.

XII. MINERAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion Item XII-1, 2:

The Mineral Land Classification of Placer County (California Department of Conversation – Division of Mines and Geology, 1995), was prepared for the purpose of identifying and documenting the various mineral compounds found in the soils of Placer County. The classification is comprised of three primary mineral deposit types: those mineral deposits formed by mechanical concentration (placer gold); those mineral deposits formed by hydrothermal processes (lode gold, silver, copper, zinc and tungsten); and mineral deposits formed by construction aggregate resources, industrial mineral deposits and other deposits formed by magmatic segregation processes (sand, gravel, crushed stone, decomposed granite, clay shale, quartz and chromite).

With respect to those deposits formed by mechanical concentration, the site and immediate vicinity are classified as Mineral Resource Zone MRZ-1, meaning, this is an area where geologic information indicates that there is little likelihood for the presence of significant mineral resources. No significant mineral resources have been identified on the property.

With respect to those mineral deposits formed by hydrothermal processes, the site and vicinity have been classified as Mineral Resource Zone MRZ-4, meaning, this is an area where there are no known mineral occurrences but the geologic information does not rule out either the presence or absence of significant mineral resources.

With respect to construction aggregate resources, there is no evidence that the site has been mined and there are no mineral resources known to occur on the property. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)		X		
2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)			X	
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion Item XIII-1:

The proposed establishment of a self-storage facility on the project site would not result in exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan or the Placer County Noise Ordinance, such as impacts from roadway noise. Construction of the proposed project improvements would

create a temporary increase in ambient noise levels, which could adversely affect adjacent properties. However, with the incorporation of the following mitigation measure, impacts associated with temporary construction noise would be reduced to less than significant levels:

Mitigation Measure Item XIII-1:

MM XIII.1

Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays and shall only occur:

- a. Monday through Friday, 6:00am to 8:00pm (during daylight savings)
- b. Monday through Friday, 7:00am to 8:00pm (during standard time)
- c. Saturdays, 8:00am to 6:00pm

Discussion Item XIII-2:

The proposed project involves the construction of a new self-storage facility on an undeveloped parcel. Vehicle trips generated from the commercial development would be periodic in nature and given the relatively low density of the surrounding area, would not be excessive. The proposed project would not create a substantial permanent increase in ambient noise levels in the proposed project vicinity. Therefore, any impact is considered less than significant. No mitigation measures are required.

Discussion Item XIII-3:

The proposed project is not located within an airport land use plan or within two miles of a public airport and would not expose people residing or working in the proposed project area to excessive noise levels. Therefore, there is no impact.

XIV. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial unplanned population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (PLN)				X
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion Item XIV-1, 2:

The construction of a self-storage facility would not induce substantial population growth in the area either directly or indirectly in that the self-storage facility would provide services to the existing residences within the area where it is proposed to be located. The proposed project would include a single manager’s unit, but would not directly or indirectly induce population growth in the area nor would it displace housing or require construction of replacement housing. Therefore, there is no impact.

XV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)			X	

2. Sheriff protection? (ESD, PLN)			X	
3. Schools? (ESD, PLN)			X	
4. Parks? (PLN)			X	
5. Other public facilities? (ESD, PLN)			X	
6. Maintenance of public facilities, including roads? (ESD, PLN)			X	

Discussion Item XV-1, 2, 3, 4, 5, 6:

The CalFire provides fire protection services to the project area; the Placer County Sheriff's Department provides police protection services to the project area; the Placer County Department of Public Works is responsible for maintaining County roads, and the project is within the West Placer Union School District.

The servicing fire district has reviewed and commented on the proposed project. The project will be required to annex into the CFD 2012-1, formed for the purposes of funding supplemental revenue for Fire Station No. 77. As the proposed project is consistent with the underlying land use designations, the project would result in a negligible additional demand on the need for these public services and would not result in the need for new or physically altered facilities.

The proposed project does not propose any uses that would create a demand on school facilities. The incremental increase in demand for these services would not result in significant impacts to public services. Project-resulting impacts to public services would be less than significant. No mitigation measures are required.

XVI. RECREATION:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

Discussion Item XVII-1:

The proposed project would not result in an increased need for neighborhood and regional parks or other recreational facilities. The project proposes a storage facility and does not include recreational facilities nor require the construction or expansion of recreational facilities that might have an adverse effect on the environment. Any future use of the manager's unit would be required to pay Park and Recreation capital facilities fees at the time of Building Permit issuance. Those fees would be used to develop capital recreation improvements that offset the incremental demand for new recreation resulting from the manager's unit. Therefore, impacts are less than significant. No mitigation measures are required.

Discussion Item XVII-2:

The proposed project does not include recreational facilities nor require the construction or expansion of recreational facilities that might have an adverse effect on the environment. Therefore, there is no impact.

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy addressing the circulation system (i.e., transit, roadway, bicycle, pedestrian facilities, etc.)? (ESD)			X	
2. Substantially increase hazards to vehicle safety due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
3. Result in inadequate emergency access or access to nearby uses? (ESD)			X	
4. Result in insufficient parking capacity on-site or off-site? (ESD, PLN)			X	
5. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
6. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)		X		

Discussion Item XVII-1:

The proposed project would not significantly conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting the circulation system. The proposed design/improvements do not significantly impact the construction of bus turnouts, bicycle racks, planned roadway, bicycle, or pedestrian facilities, etc. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVII-2:

The project proposes access from an existing private road that accesses the County maintained Industrial Avenue. The existing encroachment onto Industrial Avenue meets the County's minimum stopping sight distance standards. The project would construct a driveway encroachment onto the private road that is 30-feet wide with 15-foot radius transitions. The project fronts Industrial Avenue and the project improvements would include the construction of a 6-foot meandering sidewalk. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-3:

The project proposes to construct an emergency vehicle access from Industrial Avenue to the southwestern corner of the site. The entrance would include grassy pavers capable of supporting a 75,000 pound load. The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. The proposed project does not significantly impact the access to any nearby use. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-4:

The proposed project would provide parking spaces to the satisfaction of Placer County. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-5, 6:

This proposed project would result in the creation of 96,000 square feet of self-storage buildings including office area on a 6.2-acre parcel. The project is expected to generate approximately 25 PM peak hour vehicle trips. The proposed project traffic does not create a large enough incremental increase (greater than 5 percent) to existing traffic to make a finding of significance. Therefore, the site-specific impacts on local transportation systems are less than significant when analyzed against the existing baseline traffic conditions.

The cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. The project traffic added to the cumulative traffic volumes also does not result in a large enough incremental increase (greater than 5 percent) to make a finding of significance. Nevertheless, for potential cumulative traffic impacts, the Placer County General Plan and Sunset Industrial Area Plan includes a fully funded Capital Improvement Program which, with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, will help reduce the cumulative traffic impacts to less than significant levels. The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measure:

Mitigation Measures Item XVII-5, 6:

MM XVII.1

Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Sunset Area), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to the Placer County Department of Public Works:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)
- C) "Bizz Johnson" Highway Interchange Joint Powers Authority
- D) Placer County / City of Roseville JPA (PC/CR)

The current total combined estimated fee is \$76,168.92 for 96,255 square feet of new mini storage. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid shall be those in effect at the time the payment occurs.

ADVISORY COMMENT: The County is in the process of updating the existing Sunset Area Industrial Plan and associated traffic fees. If the project has not been constructed prior to the adoption of the new Sunset Area Plan, then the project would be subject to the Sunset Area Plan requirements, and traffic fees for this project could change significantly. (DPW)

VIII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or (PLN)		X		
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (PLN)		X		

Discussion Item XIX-1, 2:

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014), consultation requests were sent to tribes traditionally and culturally affiliated with the proposed project area on March 13, 2019. Placer County received a request from the United Auburn Indian Community (UAIC) to receive copies of any archaeological reports or cultural resource assessments that were completed for the proposed project, which were provided. The UAIC recommended the following mitigation measures to address inadvertent discoveries and requested the inclusion of a Worker Environmental Awareness and Protection training for the project. No other tribes contacted the County.

Mitigation Measures Item XIX-1, 2:

MM XIX.1

If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are uncovered during any on-site construction activities, all work must immediately stop within 100 feet of the find. Following discovery, a professional archaeologist shall be retained to evaluate the significance of the deposit, and the Placer County Community Development Resource Agency, the Department of Museums, and Native American Representatives from culturally affiliated Native American Tribes will make recommendations for further evaluation and treatment, as appropriate.

In the event that the find is found to be ineligible for inclusion in the California Historic Register of Historical Resources are identified within the project area, the culturally affiliated Native American Tribe shall be notified. Culturally appropriate treatment and disposition shall be determined following coordination with the culturally affiliated Native American Tribe. Culturally appropriate treatment may be, but is not limited to, processing materials in a lab for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within the project area where they will not be subject to future impacts. UAIC does not consider curation of TCR's to be appropriate or respectful and requests that materials not be permanently curated, unless requested by the Tribe.

If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials. Following a review of the find and consultation as noted above, the authority to proceed may be accompanied by the addition of development requirements or special conditions which may provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with tribal representatives and cultural resource experts, if necessary, as appropriate.

MM XIX.2

Prior to initiation of construction, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific TCR awareness training. The training will emphasize the requirement for confidentiality and culturally-appropriate, respectful treatment of any find of significance to culturally-affiliated Native Americans Tribes.

As a component of the training, a brochure will be distributed to all personnel associated with project implementation. At a minimum the brochure shall discuss the following topics in clear and straightforward language:

- Field indicators of potential archaeological or cultural resources (i.e., what to look for; for example: archaeological artifacts, exotic or non-native rock, unusually large amounts of shell or bone, significant soil color variation, etc.)
- Regulations governing archaeological resources and tribal cultural resources
- Consequences of disregarding or violating laws protecting archaeological or tribal cultural resources.
- Steps to take if a worker encounters a possible resource.

The training shall include project-specific guidance for on-site personnel including agreed upon protocols for resource avoidance, when to stop work, and who to contact if potential archaeological or TCRs are identified. The training shall also direct work to stop, and contact with the County Coroner and the Native American Heritage Commission (NAHC) to occur immediately, in the event that potential human remains are identified. NAHC will assign a Most Likely Descendant if the remains are determined by the Coroner to be Native American in origin.

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)		X		
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			X	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)			X	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)			X	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

Discussion Item XIX-1:

This project would connect to the Placer County Water Agency for domestic water. This project would not create significant environmental effects and would not result in the construction of existing new or expanded facility. Sewer infrastructure expansion is not proposed with this project. Thus, it would not cause significant effects to the environment and the construction and connection of this project to the existing public water service is less than significant.

A drainage report was prepared for the project which analyzed a drainage system that will convey runoff from the project site by way of valley gutters, curb and gutter, storm drains, bioretention basins, proprietary treatment devices, and oversized pipes with downstream orifice plates to the existing 48-inch CMP culvert under the private road.

The run-on from the westerly watershed would be piped through the site from the southern property line to the existing 48-inch CMP culvert under the private road on the northern property line. The storm drain pipe would be sized to convey the 100-year peak flows.

A final drainage report would be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with altering the existing drainage pattern of the site can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item XIX-1:

MM VII.1, MM VII-2, MM X-1, MM X-2

Discussion Item XIX-3:

This project would require construction of new water delivery systems and a holding tank for sewage containment. This project would connect to the Placer County Water Agency for treated water service and would install a septic storage tank to provide septic service to the on-site office. A permanent residence would not be allowed on-site because sewer service is not available to the project site. Once sewer is available, the project will be required to hook up to sewer and will be allowed a live-in managers unit. This project would not create significant effects to the environment and the construction and connection of this project to the public water service is less than significant. No mitigation measures are required.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)				X
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (PLN)			X	
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) the construction or operation of which may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN)			X	
4. Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)				X

Discussion Item XX-1:

Placer County adopted a Community Wildfire Protection Plan (CWPP) in 2013 in order to provide guidance to reduce the threat of wildfire-related damages to people, property, ecological elements, and other important values identified by residents. The buildings and structures associated with the development of a storage facility would be required to adhere to California Public Resources Code (PRC) 4290 and 4291 regulations which are aligned with the Goals and Objectives of the Placer County CWPP. The proposed project would not impair any existing emergency response plan or evacuation plan. Therefore, there is no impact.

Discussion Item XX-2, 3:

The proposed project is within the State Reasonability Area (SRA), is designed Local Responsibility Area Moderate, and is surrounded by properties with the same designation. PRC 4290 and 4291 create minimum fire safety standards for structures and buildings in the State Responsibility Area (SRA) and in Hazardous Fire Areas. These standards include, but are not limited to, defensible space, fire access, fuel breaks, and building standards. With full compliance of the state regulations, the impact would be less than significant. No mitigation measures are required.

Discussion Item XX-4:

Although the proposed project is located in flat grassland, these characteristics would not cause slope failure and would not subsequently expose people to downslope or downstream flooding as the result of a fire event. No fires have occurred on the site that would create a condition of post-fire slope instability. Therefore, there is no impact.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. 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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

<input checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corps of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/>
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/>

H. DETERMINATION – The Environmental Review Committee finds that:

<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
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I. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Bennett Smithhart, Chairperson
 Planning Services Division-Air Quality, Bennett Smithhart
 Engineering and Surveying Division, Michelle Lewis, P.E.
 Department of Public Works-Transportation, Stephanie Holloway
 DPW-Environmental Engineering Division, Huey Nham
 Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Ted Rel
 HHS-Environmental Health Services, Joseph Scarbrough
 Placer County Fire Planning/CDF, Brian Skehan/Dave Bookout



Signature _____ Date 9-3-19
 Leigh Chavez, Environmental Coordinator

J. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations
	<input checked="" type="checkbox"/> Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> General Plan
	<input checked="" type="checkbox"/> Grading Ordinance
	<input checked="" type="checkbox"/> Land Development Manual
	<input type="checkbox"/> Land Division Ordinance
	<input checked="" type="checkbox"/> Stormwater Management Manual
	<input type="checkbox"/> Tree Ordinance
	<input type="checkbox"/>

Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> West or East Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input type="checkbox"/> Tentative Map
		<input type="checkbox"/>
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	<input type="checkbox"/>	
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
<input type="checkbox"/> Traffic & Circulation Plan		
<input type="checkbox"/>		