

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: West Sunset Business Park (PLN18-00253)

PROJECT DESCRIPTION: A Minor Boundary Line Adjustment, Minor Use Permit, and a Design Review in order to construct a 50,000 square foot multi-tenant warehouse building and 5,000 square foot storage yard.

PROJECT LOCATION: 3830 Cincinnati Avenue, Sunset Industrial Area, Placer County

APPLICANT: Mal Montoya

The comment period for this document closes on **March 22, 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 upcoming hearing before the **Zoning Administrator**. 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 February 21, 2019

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: West Sunset Business Park	Project # PLN18-00253
Description: A Minor Boundary Line Adjustment, Minor Use Permit, and a Design Review in order to construct a 50,000 square foot multi-tenant warehouse building and 5,000 square foot storage yard	
Location: 3830 Cincinnati Avenue, Sunset Industrial Area, Placer County	
Project Owner: John L. Sullivan	
Project Applicant: Borges Architectural Group, Anna Higgins	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **March 22, 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 upcoming hearing before the **Zoning Administrator**. 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.

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: West Sunset Business Park	Project # PLN18-00253
Entitlement(s): Minor Boundary Line Adjustment, Minor Use Permit, Design Review	
Site Area: 6.24 acres	APN: 017-063-017-000 and 017-070-039-000
Location: 3830 Cincinnati Avenue, Sunset Industrial Area	

A. BACKGROUND:

Project Description:

The project proposes a Minor Boundary Line Adjustment, Minor Use Permit, and a Design Review in order to construct a 50,000 square foot multi-tenant warehouse building and 5,000 square foot storage yard at 3830 Cincinnati Avenue. The site is located within the Sunset Industrial Area Plan and contains an existing 48,612 square foot multi-tenant warehouse building that would remain. The new building is proposed to the west of the existing building. The site is designated Industrial in the Sunset Boulevard Corridor West subarea of the Sunset Industrial Area Plan and is zoned INP-Dc (Industrial Park, combining Design Scenic Corridor).

The proposed project site would be created by combining the 3.21-acre parcel at 3830 Cincinnati Avenue (APN 017-070-39-000) with 3.03 acres from the southeastern portion of APN 017-063-017-000. A Minor Boundary Line Adjustment would transfer the 3.03 acres of undeveloped land to the proposed project site. After the Minor Boundary Line Adjustment, the proposed project site would be 6.24 acres and the remainder parcel would be 18.480 acres. The western portion of the remainder parcel is zoned INP-Dc-FH (Industrial Park, combining Design Scenic Corridor, combining Flood Hazard).

Access to the project site is proposed from two existing driveways on Cincinnati Avenue, one north and one south of the existing warehouse structure. Parking for 103 cars would be provided: 54 new stalls and 49 stalls to remain on the eastern portion of the site. Four of the parking spaces would be disabled accessible and there would be two bike racks.

Site development is expected to be undertaken in one phase and would involve clearing and grading of the site, removal of an existing 4,700 square foot storage yard, trenching and digging for underground utilities, drainage and infrastructure, modifications to the existing parking lot configuration at 3830 Cincinnati Avenue, construction of the 50,000 square foot warehouse building, construction of a 5,000 square foot storage yard southwest of the new building, construction of a 13,300 square foot stormwater detention basin, expansion of laneways and parking areas, and landscaping. The storage yard would be enclosed by chain link fencing with opaque earth-tone slats as required by the design guidelines contained within the Sunset Industrial Area Plan.

The proposed building would contain 3,000 square feet of office space and 47,000 square feet of warehouse space. No new signage is planned for the proposed project site. It is estimated that 20 to 25 employees would work in the building with regular working hours from 7:00 am until 5:00 pm.

Both mass and fine grading would be required to construct the buildings, and trenching for installation of infrastructure. The proposed project would require the import of approximately 12,948 cubic yards of fill material. There is no off-site work proposed.

Project Site

The proposed project is located at 3830 Cincinnati Avenue, south of W. Sunset Boulevard in the Sunset Boulevard Corridor West subarea of the Sunset Industrial Area. The 3830 Cincinnati Avenue parcel (APN 017-070-39-000) is rectangular in a north-south direction and contains an existing warehouse structure and associated parking and landscaping. The parcel to the west (APN 017-063-017-000) is generally square and fronts W. Sunset Boulevard. It is undeveloped except for a 4,700 square foot storage yard and 183 square foot access drive on the eastern border of the parcel. The storage yard is used for storage of piping and it is surrounded by a commercial grade chain link fence.

The resulting parcel to be created by the proposed Minor Boundary Line Adjustment slopes east to west with an elevation of 127 feet in the northeast corner of the site to 120 feet in the western portion. The majority of the site where the new warehouse is proposed is composed of annual grassland. A 100 foot by 50 foot stockpile area is located on the west side of the site. A total of 0.102 acre of potential Waters of the United States was mapped. This includes a detention basin and drainage ditch. The habitat on the remainder parcel consists of grassland, seasonal wetlands, fringe wetland, and an unnamed tributary to Pleasant Grove Creek along the western border. There are no known special status plant or animal species or cultural or paleontological resources on the proposed project site. No protected trees are proposed for removal.

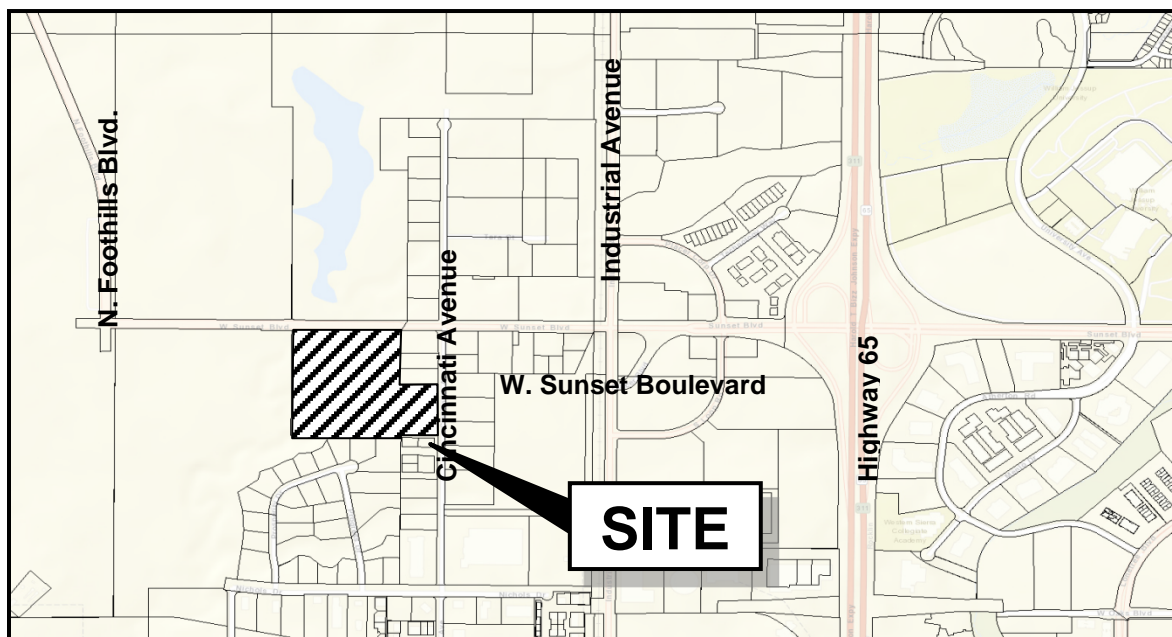


Figure 1 – Project Location Map

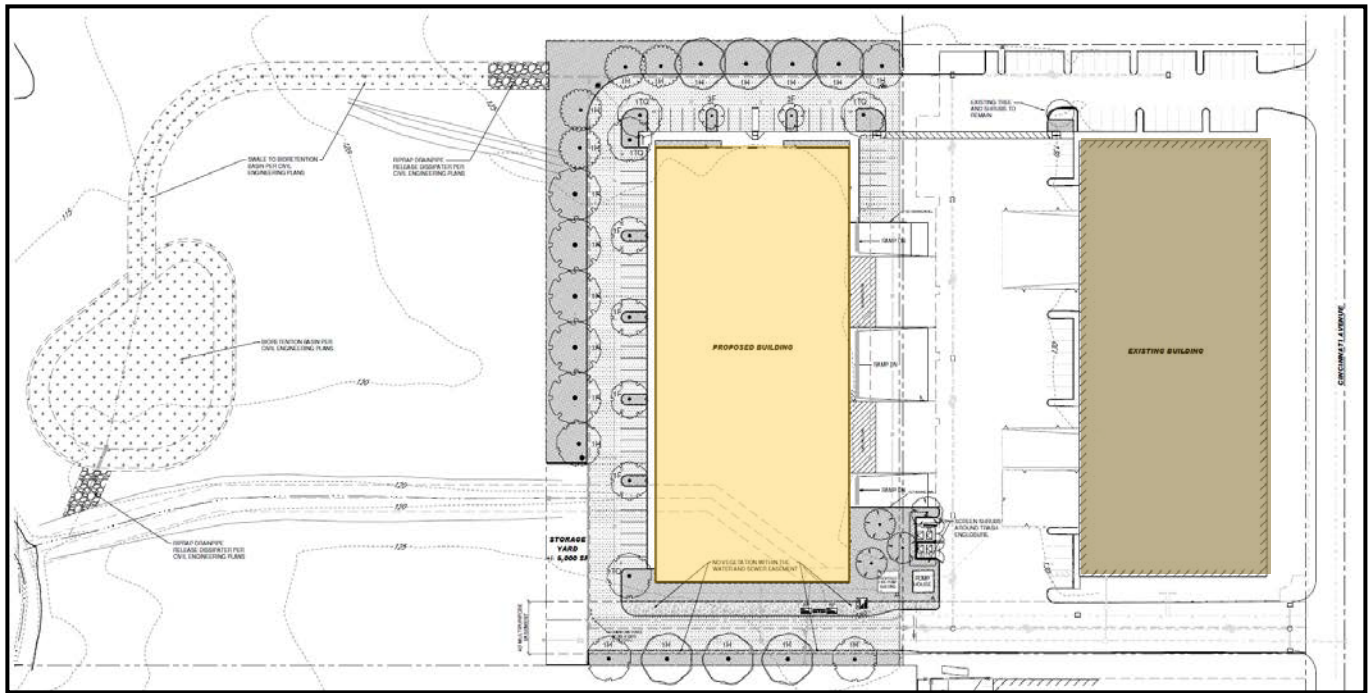


Figure 2 – Proposed Site Plan (existing building right, proposed building left)

B. ENVIRONMENTAL SETTING:

The proposed project is located at 3830 Cincinnati Avenue, south of W. Sunset Boulevard in the Sunset Boulevard Corridor West subarea of the Sunset Industrial Area. It is located 0.64 mile west of State Route 65 and the City of Rocklin incorporated boundary and 1.5 miles south of the City of Lincoln. The Cincinnati Avenue, W. Sunset Boulevard, Industrial Avenue and N. Foothills Boulevard roadways provide vehicular access to this portion of the Plan area. All are County-maintained roadways. A Union Pacific rail line is located 1,300 feet east of the proposed project site.

This portion of the Sunset Industrial area predominantly consists of developed industrial properties with lesser amounts of undeveloped industrial parcels, most of which have been pad-graded or disturbed by past development activities. Developed properties primarily include a mixture of light industrial warehouses, small-scale indoor and outdoor manufacturing, fenced equipment and materials storage yards, surface parking, and landscaping.

The partially-developed Nichols Industrial Park and light industrial warehouses along the west side of Cincinnati Avenue are located south of the proposed project site. A north-to-south unnamed tributary of Pleasant Grove Creek is located along the western edge of the remainder parcel with undeveloped land beyond it. Three undeveloped parcels are located north of the existing warehouse along Cincinnati Avenue. There are undeveloped and developed light industrial warehouse properties along the north side of W. Sunset Boulevard and east of the proposed project site along Cincinnati Avenue.

Adjacent Land Use Designation/Zoning/Improvements

Location	Zoning	Community Plan Designation	Existing Conditions and Improvements
Site	INP-Dc (Industrial Park, combining Design Scenic Corridor) INP-Dc-FH (Industrial Park, combining Design Scenic Corridor, combining Flood Hazard)	Industrial	48,612 sq.ft. warehouse, 47 paved parking spaces, landscaping; 4,700 sq.ft. storage yard; and, undeveloped
North	INP-Dc	Industrial	Developed and undeveloped industrial property
South	INP-Dc	Industrial	Developed and undeveloped industrial property
East	INP-Dc	Industrial	Developed industrial property
West	INP-Dc and INP-Dc-FH	Industrial	Unnamed tributary to Pleasant Grove Creek; undeveloped industrial property
Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements

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.?

On July 24, 2018, Placer County contacted five Native American tribes requesting any information regarding sacred lands or other heritage sites that might be impacted by the proposed project. At the time of preparation of this Initial Study, the Shingle Springs Rancheria requested copies of project-related record searches and surveys. No other tribes contacted the County prior to the close of the consultation period.

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 Area 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 – 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. Substantially degrade the existing visual character or quality of the site and its surroundings? (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	

Aesthetics generally refers to visual resources and the quality of what can be seen, or overall visual perception of the environment, and may include such characteristics as building height and mass, development density and design, building condition (i.e., blight), ambient lighting and illumination, landscaping, and open space. Views refer to visual access and obstruction of prominent visual features, including both specific visual landmarks and panoramic vistas. Lighting issues address the effects of nighttime illumination and daytime glare on adjacent land uses.

Scenic views and vistas are generally available to a greater number of persons than are private views. Private views, in contrast, are those which are only available from vantage points located on private property. Unless specifically protected by an ordinance or other regulation, private views are not protected. Therefore, impairment of private views is not considered to be a CEQA issue.

The surrounding area is developed with light industrial warehousing uses. The development of a 50,000 square foot warehouse building on a 6.240-acre half-undeveloped site would change the existing visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, land use and development considered in the Sunset Industrial Area Plan (1997). Development of the proposed project site would create new sources of light and glare typical of suburban industrial development.

Discussion Item I-1:

A scenic vista is generally considered to be a location from which the public can experience unique and exemplary high-quality views, including panoramic views of great breadth and depth, often from elevated vantage points for the benefit of the general public. While undeveloped or mostly undeveloped areas may have a natural aesthetic quality, there are no designated scenic vistas within the Sunset Industrial Area Plan area that are protected.

Views to or from the proposed project site would be short range and limited to neighboring workers and travelers on West Sunset Boulevard and Cincinnati Avenue at the site entryways. Current views of the proposed project site from surrounding properties include the existing warehouse building, parking areas, landscaped areas, grassland, and a fenced storage yard.

Alteration of the proposed project site with the construction of a warehouse building would change the visual quality of the proposed project site and surrounding area. Neither the proposed project site, nor views to or from the proposed project site, have been designated an important scenic resource by Placer County or any other public agency. Therefore, construction of the proposed development would not interfere with or degrade a scenic vista. Therefore, there is no impact.

Discussion Item I-2:

The proposed project site is not located near a state scenic highway (Caltrans 2013) nor does it include any historic buildings. Therefore, there is no impact.

Discussion Item I-3:

As discussed at the beginning of this section, private views (those available from vantage points on private

property) are not protected. The proposed project's design would be evaluated in terms of the ability of the proposal to meet the design guidelines contained in the Sunset Industrial Area Plan and the Placer County Design Guidelines Manual (2003).

The Sunset Industrial Area Plan aims to improve employment opportunities in the South Placer area by "attracting new industrial development and to retain and allow for the expansion of existing development in a modern, and attractive industrial park setting." Design guidelines for the Sunset Boulevard Corridor West subarea calls for buildings to be constructed of concrete tilt-up, masonry, or wood frame construction. The guidelines also require building entry accentuation, wall articulation, richness in architectural detail and a mixture of colors and materials in order to produce diversity in a building's design. Sign, landscape and streetscape standards are also outlined in the design guideline documents.

Ground level views from neighboring properties to the south and west are limited due to vegetation and fencing. A wider view of the proposed project site is from West Sunset Boulevard though the views are partially obstructed by overgrowth and a varied terrain.

According to the Placer County Zoning Ordinance, a 60-foot front setback from center line is required along Cincinnati Avenue, a 15-foot side setback is required, and the required rear setback is 10 feet. The height limit within the Industrial Park zoning district is 50 feet and maximum coverage is 50 percent. The proposed new building would have side setbacks of 80' 6" and 63' 6" and a rear setback of 84 feet. Coverage is approximately 38 percent and the proposed building is 36-feet in height from finished floor to parapet.

The proposed building would be consistent with the existing building in design and exterior color scheme. The architecture matches other new buildings constructed in recent years along Cincinnati Avenue and West Sunset Boulevard. Landscaping along the building's edges, within the parking lot, and northern and western property lines would soften the utilitarian design of the warehouse. Impacts to the visual character or quality of the site and its surroundings would be less than significant. No mitigation measures are required.

Discussion Item I-4:

The development of the proposed project would introduce some new lighting to the area, primarily due to parking lot lighting, proposed wall luminaires, and interior lighting from the office area at the north end of the proposed building. These sources of light and glare are typical of suburban industrial/warehouse development and there are no specific features within the proposed project that would create unusual light and glare. The construction of the proposed project would result in an incremental increase in the amount of nighttime light or glare in the proposed project vicinity that is consistent with the anticipated development in the Sunset Industrial Area.

Lighting on the site would comply with Chapter 15, Article 15 of the Placer County Code, which adopts the 2013 California Energy Code (CEC), CCR Title 24, Part 6. Section 140.7 of the CEC Title 24, Part 6 that addresses requirements for outdoor lighting. Compliance with these requirements would ensure that lighting intensity levels, types of lighting fixtures, standard heights, and other lighting features would avoid excessive lighting, up lighting and spill over lighting or light trespass onto adjacent properties. Because existing County practices would limit light spillover and intensity, this would be 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 or Local 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 General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X

4. 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
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

The proposed project site is not considered prime farmland, agricultural or forestry lands; therefore, the proposed project would not result in the conversion of designated prime farmlands to non-agricultural use, nor would it result in the conversion of forest land to non-forest use. The proposed project site is not in agricultural use, is located adjacent to industrial land uses, and it is not suitable for intensive agricultural uses.

Discussion Item II-1, 2, 3:

The proposed project site is shown as Grazing Land on the Placer County Important Farmland Map (2016). The proposed project site is not irrigated, is not currently used for agricultural production, and is not under a Williamson Act contract. The site may have been used for grazing in the past.

The remainder parcel is adjacent to land used for grazing on the west; therefore, the County's agricultural buffering standards would apply. The property to the west is also zoned INP (Industrial Park) and the 50 to 200 foot recommended buffer range between agriculture and industrial uses does not apply. If the remainder parcel is developed in the future, the required 50 foot setback from the centerline of the intermittent stream along the western edge of the parcel would provide a buffer to any interim grazing occurring on the property to the west. Therefore, there is no impact.

Discussion Item II-4, 5:

Neither the proposed project site nor adjacent properties are zoned for timberland, forest land, or timberland production zones. As there is no timberland on the proposed project site, development of the proposed project would not conflict with zoning for forest land or timber production, or convert forest land to non-forest use. Therefore, there would be no effect on these types of resources as a result of the proposed project. No important agricultural resources or activities exist on the proposed project site. 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? (PLN, Air Quality)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)			X	
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)			X	
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

Discussion Item III-1, 2, 3:

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 area is a state nonattainment area for particulate matter (PM₁₀), and is a federal nonattainment area for fine particulate matter (PM_{2.5}). The project involves construction of a one-story, 50,000 square foot multi-tenant warehouse building and 5,000 square foot storage yard. The proposed building will contain 3,000 square feet of office space and 47,000 square feet of warehouse space. The site is currently undeveloped and no demolition work is required. During site preparation, existing annual grassland would be removed. It is expected that less than 10 cubic yards of vegetation would be removed using a bulldozer or other heavy equipment during grading operations. The vegetation material would be left onsite.

A project would not conflict with or obstruct the implementation of the regional air quality plan, if the project emissions were anticipated within the emission inventory contained in 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 (NO_x), and particulate matter smaller than 10 microns (PM₁₀);
2. Operational Threshold of 55 pounds per day for ROG, NO_x and 82 pounds per day for PM₁₀; and
3. Cumulative Threshold of 55 pounds per day for ROG, NO_x and 82 pounds per day for PM₁₀.

The daily maximum emission thresholds represent an emission level below which the project's contribution to criteria pollutant emissions would be deemed less than significant. The level of operational emissions would be equivalent to a project size of approximately 617 single-family dwelling units, or an 894,262 square foot commercial building.

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. In order to reduce construction related emissions, the proposed project would be conditioned to list the PCAPCD's Rules and Regulations associated grading/improvement plans. A Dust Control Plan must also be submitted to the PCAPCD prior to the start of earth-disturbing activities.

- Rule 202—Visible Emissions. Requires that opacity emissions from any emission source not exceed 20 percent for more than three minutes in any one hour.
- Rule 217—Cutback and Emulsified Asphalt Paving Materials. Prohibits the use of the following asphalt materials for road paving: rapid cure cutback asphalt; slow cure cutback asphalt; medium cure cutback asphalt; or emulsified asphalt.
- Rule 218—Application of Architectural Coatings. Requires architectural coatings to meet various volatile organic compound (VOC) content limits.
- Rule 228—Fugitive Dust.

Visible emissions are not allowed beyond the project boundary line.

- Visible emissions may not have opacity of greater than 40 percent at any time.
- Track-out must be minimized from paved public roadways.

With compliance with APCD Rules and Regulations, and with submittal of a Dust Control Plan, impacts related to short-term construction-related emissions would be less than significant.

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. Additionally, given the project size, the project related emissions would not exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

Discussion Item III-4:

Certain air pollutants are classified by the 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. Implementation of the West Sunset Business Park would generate CO emissions. Long-term operational emissions associated with the project were estimated using the CalEEMod emissions modeling program (California Air Pollution Control Officers Association 2016). The

anticipated traffic resulting from the proposed project would not impact the nearby intersections ability to operate acceptably and would therefore not result in a 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. Additionally, DPM emissions would result from monthly testing of the diesel generator. The California Air Resources Board (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 (ARB) Section 2449(d)(3) of the ARB's In-use Off-road Diesel regulation: 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 a District permit to operate. The proposed project would be conditioned to obtain all necessary permits from ARB and PCAPCD prior to construction. Due to the short-term nature of the construction, and with compliance with State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

Discussion Item III-5:

The proposed project would result in additional air pollutant emissions generated by diesel-powered construction equipment, as well as long-term operational emissions from employees and visitors' vehicle exhaust that could create odors. However, the proposed project does not include any operations that are associated with the creation of objectionable odors. Therefore, potential impacts from odors will 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 & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. 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		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		

5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (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		
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)			X	
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)				X
8. 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

ECORP Consulting, Inc. completed a Rare Plant Survey and a Biological Resources Assessment (BRA) for the proposed project site. The surveys and assessment inventoried the existing biological resources on the proposed project site, described the regulatory environment affecting such resources, analyzed any potential project-related impacts upon these resources, and identified mitigation measures to reduce these impacts.

Discussion Item IV-1, 2:

An ECORP biologist conducted surveys of the proposed project site on March 14, 2017, September 21, 2017, and July 19, 2018. Prior to conducting the site survey, existing information was examined and the results of a California Natural Diversity Database (CNNDDB) query were reviewed. Plants and animals observed on the site were listed, habitat types were determined, and the potential for the site to support special-status species known from the region was assessed. Following the site surveys, the potential for each species identified in the records search to occur on the proposed project site was determined based on the site surveys, soils, and species-specific information.

County staff has reviewed the documentation and is also aware that ECORP Consulting, Inc. has appropriate expertise and a professional reputation that makes their conclusions credible and prepared in good faith. Based on review of the analysis and these other considerations, County staff accepts the conclusions found in the BRA which is summarized below.

Habitat Communities

The proposed project site contains one vegetation community and one land cover type (see Figure 3).

Annual Grassland. The vast majority of the 6.3-acre proposed project site is composed of annual grassland. The annual grasslands are dominated primarily by nonnative annual grass species, including medusa head grass (*Elymus caput-medusae*), ripgut brome (*Bromus diandrus*) and wild oat (*Avena fatua*). Common forb species within the annual grasslands include yellow starthistle (*Centaurea solstitialis*) and prickly lettuce (*Lactuca serriola*).

Disturbed/Developed. A 100 by 50 foot stockpile area is located on the west side of the proposed project site. This stockpile area is composed of asphalt that is surrounded by chain link fencing. Ornamental landscape shrubs and trees are planted within the existing parking lot. These include rosemary, red-tip photinia, and London plane trees.

Special-Status Habitat/Critical Habitat

A records search was conducted using the California Natural Diversity Data Base (CNDDDB), the United States Fish and Wildlife Service, and the California Native Plant Society to obtain ranked species for the *Roseville, California* and eight surrounding quadrangles. A list of the common name and scientific name for each species, regulatory status, habitat descriptions, and potential for occurrence on the proposed project site is included in the BRA. The species that are known to be present or may occur are further discussed in the BRA.

According to the records search, 13 special-status plant species have the potential to occur on or in the vicinity of the proposed project site. Based on field observations and literature review, no species were determined to have a *high* potential to occur within the Study area. Nine special-status plant species were determined to have a potential to occur within the proposed project site: Big-scale balsamroot, Boggs Lake hedgehyssop, Dwarf Downingia,

Stinkbells, Ahart's dwarf rush, Red Bluff dwarf rush, Legenere, Adobe navarretia, and Sanford's arrowhead.

A Rare Plant Survey was conducted on March 12, 2017, by an ECORP biologist. The survey was conducted by walking meandering transects throughout the proposed project site and within all suitable habitat for the target species. Surveys were "floristic" in that every plant species encountered was identified to species or subspecies level, unless features necessary for identification were absent. No special-status plants were found during the survey. In addition, a focused late season Sanford's arrowhead survey was conducted on July 19, 2018, within the species blooming period, and did not find the species on site.

Wildlife Occurrence and Use

According to the records search, 24 special-status wildlife species have the potential to occur on or in the vicinity of the proposed project site. Based on field observations and literature review by ECORP, one amphibian and six protected bird species were determined to have the potential to occur within the proposed project site. The 17 remaining special-status species were found to have no potential to occur on site due to the lack of suitable habitat.

The western spadefoot (*Spea hammondi*) is not listed pursuant to either Federal Endangered Species Act (FESA) or California Endangered Species Act (CESA), but it is designated as a California Department of Fish and Wildlife (CDFW) Species of Special Concern. There are five documented occurrences of western spadefoot within ten miles of the proposed project site, (CDFW 2017). The wetlands within the proposed project site represent marginal suitable habitat for this species but it has a low potential to occur on site.

Five bird species have some potential to occur within the proposed project site: Tricolored blackbird, Grasshopper sparrow, Burrowing Owl, Swainson's hawk, and Song sparrow.

The tricolored blackbird (TRBL, *Agelaius tricolor*) was granted emergency listing for protection under CESA in December 2014 but the listing status was not renewed in June 2015. It is currently considered a candidate for listing under CESA and is undergoing a status review by the CDFW. In addition, it is currently considered a USFWS Bird of Conservation Concern (BCC) and is designated as a Species of Special Concern (SSC) by CDFW. There are 18 documented occurrences of TRBL within ten miles of the proposed project site (CDFW 2017). The annual grassland within the proposed project site represents marginally suitable foraging habitat, although the proposed project site's drainage ditch does not provide suitable nesting habitat. The ditch is vegetated primarily with medusahead grass and rose clover (*Trifolium hirtum*) and drains into a tributary of Pleasant Grove Creek. TRBL has potential to occur within the proposed project site.

The grasshopper sparrow (*Ammodramus savannarum*) is not listed pursuant to either FESA or CESA, but is designated as an SSC by CDFW. There is one documented occurrence of grasshopper sparrow within ten miles of the proposed project site (CDFW 2017). The annual grassland within the proposed project site represents suitable nesting habitat for this species, therefore, the Grasshopper sparrow has potential to occur within the proposed project site.

The burrowing owl (*Athene cunicularia*) is not listed pursuant to either FESA or CESA; however, it is designated as a BCC by USFWS and an SSC by CDFW. There are three documented occurrences of burrowing owl within ten miles of the proposed project site (CDFW 2017). Burrows within the annual grassland in the proposed project site represent suitable habitat for this species.

Swainson's hawk is listed as a threatened species and is protected pursuant to CESA. The annual grassland within the proposed project site represents suitable foraging habitat although the proposed project site does not contain suitable nesting habitat. There are four documented occurrences of nesting Swainson's hawk within five miles of the proposed project site, the nearest is 1.2 miles away. Though the proposed project site does not contain suitable nesting habitat, Swainson's hawk has potential to forage within the proposed project site.

The song sparrow (*Melospiza melodia*) is considered one of the most polytypic songbirds in North America (Miller 1956 as cited in Arcese 2002). The subspecies *Melospiza melodia heermanni* includes as synonyms *M. m. mailliardi* (the Modesto song sparrow) and *M. m. cooperi* (Arcese 2002). The Modesto song sparrow is not listed or protected pursuant to either FESA or CESA, but is considered a CDFW SSC. There are no documented occurrences of Modesto song sparrow within ten miles of the proposed project site (CDFW 2017). The annual grassland within the proposed project site represents suitable habitat for this species however.

BRA Recommendations

Although nesting of special-status bird species and other raptors within the proposed project site is highly unlikely,

implementation of a pre-construction survey has been recommended to avoid any potential disturbance to these species, should nesting occur on, or within the immediate vicinity of, the site. With implementation of the Mitigation Measure IV.1 below, impacts to special status wildlife would be reduced to a less-than-significant level.

No western spadefoot toads were observed during previous site visits. However, the annual grassland provides suitable upland habitat for this species. Mitigation Measure IV.2 is recommended to reduce impacts to western spadefoot toads to a less-than-significant level.

Nine special-status plant species were identified to have some potential to occur on the proposed project site. A late-season special-status plant species survey was conducted in July 2018 with no occurrences found. An early-season focused special plant survey is recommended prior to construction to rule out those species that bloom early. With implementation of the Mitigation Measure IV.3 below, impacts to special status plants would be reduced to a less-than-significant level.

According to the CNDDDB, the nearest documented Swainson's hawk nest is approximately 1.2 miles from the Project Area. According to CDFW's 1994 *Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley of California* (1994 Staff Report), projects within five miles of an active nest tree but greater than one mile from the nest tree are required to mitigate for suitable foraging habitat at a 0.75:1 ratio. With implementation of the Mitigation Measure IV.4 below, impacts to Swainson's hawk would be reduced to a less-than-significant level.

Mitigation Measures Item IV-1, 2:

MM IV.1

If construction activities take place during the typical bird breeding/nesting season (typically February 15 through September 1), pre-construction nesting bird surveys shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than seven (7) days prior to the initiation of construction. If there is a break in construction activity of more than two (2) weeks or if there is a change in the level of disturbance on the site, then subsequent surveys shall be conducted. A report summarizing the survey shall be provided to the Development Review Committee and the California Department of Fish & Wildlife within 30 days of the completed survey and is valid for one construction season. If no nests are found, no further mitigation is required.

If active nests are identified in these areas, the County shall coordinate with California Department of Fish and Wildlife (CDFW) to develop measures to avoid disturbance of active nests prior to the initiation of any construction activities, or construction could be delayed until the young have fledged. Appropriate avoidance measures may include establishment of an appropriate buffer zone and monitoring of the nest by a qualified biologist until the young have fledged the nest and are independent of the site.

If a buffer zone is implemented, the size of the buffer zone shall be determined by a qualified biologist in coordination with CDFW and shall be appropriate for the species of bird and nest location. Should construction activities cause a nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased such that activities are far enough from the nest to stop this agitated behavior. The exclusionary buffer would remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.

Construction activities may only resume after a follow-up survey has been conducted and a report prepared by a qualified avian biologist indicating that the nest (or nests) are no longer active, and that no new nests have been identified. A follow-up survey shall be conducted two months following the initial survey, if the initial survey occurs between February 15 and July 1. Additional follow-up surveys may be required by the Development Review Committee, based on the recommendations in the avian study and/or as recommended by the California Department of Fish & Wildlife.

If all project construction occurs between September 2 and February 14, a survey is not required and no further studies are necessary.

MM IV.2

A qualified biologist shall conduct a pre-construction survey for western spadefoot toad within 48 hours prior to construction in suitable habitats within the project work areas. If no western spadefoot are observed, a letter report documenting the survey methodology and findings shall be submitted to the Placer County Planning Services Division within two weeks of the final survey and no additional mitigation measures are required.

If individuals of these species are found near any proposed construction areas, impacts to individuals and their habitat shall be avoided to the extent feasible. If occupied habitat can be avoided, an exclusion zone shall be established around the habitat and temporary plastic fencing shall be installed around the buffer area. If avoidance is not possible and the species is determined to be present in work areas, the biologist possessing a CDFW Scientific Collecting permit shall capture individuals prior to construction activities and relocate them to nearby, suitable habitat out of harm's way.

As necessary, amphibian-specific exclusion fencing shall be installed to prevent special-status amphibians from re-entering the work area. For the duration of work in these areas the biologist shall conduct at least weekly follow-up visits to monitor effectiveness of mitigation measures and take appropriate corrective action if protection measures are not adequate.

MM IV.3

Perform a focused early-season special-status plant survey of the project site prior to construction. The survey shall be conducted during the identifiable period for the target species and known reference populations will be visited, if available, prior to surveys to confirm the phenological status of the species. Target species for this survey will include big-scale balsamroot, dwarf downingia, stinkbells, Boggs Lake hedge hyssop, Ahart's dwarf rush, Red Bluff dwarf rush, legeneria, and adobe navarretia.

If no special-status plants are found within the project site, no further measures pertaining to special-status plants are recommended.

If special-status plant species are found within the project site, avoidance zones may be established, if feasible, around plant populations to clearly demarcate areas for avoidance, and the appropriate agencies will be contacted for guidance.

MM IV.4

The applicant shall mitigate for the loss of suitable Swainson's hawk foraging habitat by protecting 0.75 acre of suitable foraging habitat for each acre of suitable foraging habitat developed. Protection shall be via purchase of mitigation bank credits or other land protection mechanism acceptable to the County. Proof of purchase of mitigation credits as required shall be provided to the Placer County Community Development Resources Agency for review and approval prior to initiation of ground disturbance for any portion of the project site.

Discussion Item IV-3:

The proposed project site does not include oak woodlands or oak trees. Therefore, there is no impact.

Discussion Item IV-4, 5:

According to the BRA, the proposed project site contains a total of ± 0.102 -acre of potential Waters of the U.S. which were mapped during the aquatic resources delineation. This includes one detention basin and one drainage ditch.

Potential Waters of the United States

Type	Acreage
Wetland	
Detention Basin	0.055
Drainage Ditch	0.047
Total Waters of the United States:	0.102

Detention Basin.

Drainage Ditch.

A total of ±0.102-acre of potential Waters of the U.S. were mapped in the Project Area and during the aquatic resources delineation. This includes a 0.055 acre detention basin and a 0.04722 acre drainage ditch. Implementation of the proposed project could have an adverse effect on federal or State protected aquatic resources as defined by Section 404 of the Clean Water Act or as defined by state statute, through direct removal, filling, hydrological interruption, or other means. Implementation of Mitigation Measure IV.5 would reduce the impacts to aquatic resources to a less-than-significant level.

MM IV.5

PLN=Planning Services Division, ESD=Engineering & Surveying Division, EHS=Environmental Health Services

impacts to Waters of the U.S. within the project site will be developed in consultation with USACE. Mitigation for impacts to both federal and State jurisdictional waters shall be addressed using these guidelines.

If a Section 404 permit is obtained, the applicant must also obtain a water quality certification from the RWQCB under Section 401 of the Clean Water Act (CWA). Written verification of the Section 404 permit and the Section 401 water quality certification shall be submitted to the Placer County Community Development Resources Agency.

Discussion Item IV-6:

The proposed project site has been disturbed over the years though human activities but is bordered by undeveloped land to the north and west. It is in an area already fragmented and divided by roads and warehouse and industrial developments. West Sunset Boulevard is a main thoroughfare in this portion of Placer County with heavy traffic during normal commuter times. Cincinnati Avenue is also an important north-south thoroughfare in the Sunset Industrial area.

The unnamed tributary to Pleasant Grove Creek provides a source of seasonal water for wildlife of the area and may be used as a movement corridor between suitable habitats located on- and off-site. However, the proposed project area does not occupy an important location relative to regional wildlife movement. Additionally, no known wildlife nursery sites are on or near the proposed project site.

While impacts to wildlife movement and habitat fragmentation have already occurred, the tributary corridor would remain intact and the proposed project would not implement any features that would prevent wildlife movement through the site. No additional fragmentation of habitat would occur due to the proposed project. Therefore, potential impacts to wildlife corridors would be less than significant. No mitigation measures are required.

Discussion Item IV-7:

The proposed project would not conflict with any County policy or ordinance protecting natural resources. Therefore, there is no impact.

Discussion Item IV-8:

Placer County does not currently have an active Habitat Conservation Plan; however, the County is currently preparing the Placer County Conservation Plan (PCCP), which is nearing completion. This proposed project will be able to participate in the PCCP for incidental take coverage and mitigation for effects to waters of the U.S. if the PCCP's permits are issued and local implementing ordinances adopted prior to the proposed project receiving its entitlements. 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. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)		X		
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		X		
3. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
4. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
5. Disturb any human remains, including those interred outside of dedicated cemeteries? (PLN)		X		

A Cultural Resources Assessment was prepared for the proposed project site by ECORP Consulting Inc. in November 2017 and updated in August 2018. The potential for cultural resources on the proposed project site was determined through a records search, literature review, and field survey. The methods and results of the records

search are described below.

Record Search and Literature Review. To determine the potential presence of cultural and historical resources in the proposed project area, staff from ECORP requested a record search at the North Central Information Center (NCIC) of the California Historical Resources Information System at California State University, Sacramento on August 28, 2017. The purpose of the records search was to identify previous cultural resources studies in or within 0.5 mile of the proposed project site and previously-recorded resources on the proposed project site or near enough that they might be impacted by the proposed project.

Twenty-three previous cultural resources investigations have been conducted within 0.5 mile of the property, covering approximately 75 percent of the total area surrounding the property within the record search radius. These studies revealed the presence of prehistoric sites, including lithic scatters, and historical sites, including historic routes and ranching.

The results of the records search indicate a portion of the property has been previously surveyed for cultural resources; however, these studies were conducted in smaller segments, at different times, by different consultants, as many as 27 years ago under obsolete standards. Therefore, a pedestrian survey of the site was conducted for the proposed project under current (2014) USACE protocols.

The records search also determined that five previously recorded prehistoric and historic-era cultural resources are located within 0.5 mile of the proposed project site. Of these, two are believed to be associated with Native American occupation of the vicinity, and three are historic-era sites, associated with early Euro-American ranching activities and historic routes. No previously recorded resources were identified within the proposed project site.

The *Office of Historic Preservation's Directory of Properties, Historic Property Data File* for Placer County (dated April 5, 2012) did not include any resources within 0.5 mile of the proposed project site (OHP 2012). The National Register Information System (NPS 2017) failed to reveal any eligible or listed properties within the proposed project site. The nearest National Register listed property is the Fiddymont Ranch Complex (Historic District), located 3.66 miles southwest of the site.

Resources listed as *California Historical Landmarks* (OHP 1996) and by the OHP (OHP 2017) were reviewed on September 25, 2017. There are no listed historical landmarks within the proposed project site. A review of *Historic Spots in California* (Kyle 2002) does not identify any historic location near the proposed project site. In addition, the Caltrans Bridge Local and State Inventories (Caltrans 2015a, b) did not list any historic bridges in or within 0.5 mile of the site.

The *Handbook of North American Indians* (Wilson and Towne 1978) does not identify any reported ethnographic village near the proposed project site. The nearest known ethnographic village was the *Pichiku* village located several miles southeast of the proposed project, south of Roseville. A search of the Sacred Lands File by the NAHC failed to indicate the presence of Native American cultural resources on the proposed project site.

Field Survey. ECORP conducted a pedestrian survey on September 25, 2017, and July 23, 2018. The proposed project site has been lightly utilized throughout the years and consisted of a field of overgrown fallow grasses and weeds averaging one to two feet tall during the site visit. Overall, the surface visibility throughout the proposed project site was poor due primarily to the overgrown grass fields with an average surface visibility of 20 to 30 percent. A few areas such as graded areas near the existing fenced storage area yielded good surface visibility of 80 to 100 percent. The southeast corner of the site consisted of blackberries within a modern detention basin that is fed from a modern ditch leading from an unnamed tributary of Pleasant Grove Creek. ECORP did not find any prehistoric or historic-period cultural material on the proposed project site.

No cultural resources were identified on the property as a result of the records search and field survey.

Discussion Item V-1, 2:

The proposed project would not involve the demolition of a structure that could potentially be considered historical resources. The archival research conducted for the proposed project determined that the site does not contain any known historic resources as defined by the CEQA Guidelines. Therefore, no impact on historical resources would occur.

ECORP contacted the Native American Heritage Commission (NAHC) to conduct a Sacred Lands File search and received a response back on October 10, 2017. The Sacred Lands File search was negative, and the NAHC sent a list

of interested parties and tribes to contact for consultation.

Historically significant structures and sites as well as the potential for the discovery of unknown archaeological or paleontological resources as a result of development activities are discussed in the Placer County General Plan. Policies and mitigation measures have been included in the General Plan to encourage the preservation of historically significant known and unknown areas. Although no indications of historic-age resources were found during the field survey, there is always the possibility that previously unknown historic resources exist below the ground surface. Therefore, implementation of standard cultural resource construction mitigation below would ensure that this impact is less than significant.

Mitigation Measures Item V-1, 2:

MM V.1

In the event that archaeological resources or prehistoric artifacts are discovered during construction, construction operations shall stop within a 100-foot radius of the find and a qualified archaeologist (36 CFR Part 61) shall be consulted to determine whether the resource requires further study.

In coordination with Placer County and culturally-affiliated tribes, the archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to, excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Archaeological resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.

Discussion Item V-3, 4:

The proposed project does not have the potential to cause a physical change that would affect unique ethnic or cultural values and there are no known existing or historic religious or sacred uses of the proposed project site. Therefore, there is no impact.

Discussion Item V-5:

No human remains are known to be buried at the proposed project site nor were there any indications of human remains found during the field survey. 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 human remains. Accordingly, this is a potentially significant impact. Implementation of the following standard mitigation measure would ensure that this impact is less than significant.

Mitigation Measures Item V-5:

MM V.2

If human remains are encountered, these remains shall be treated in accordance with Health and Safety Code Section 7050.5, PRC Section 5097.98, and CEQA Guidelines Section 15064.5(e).

The Improvement Plans shall include a note stating that if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist retained to evaluate the deposit. The Placer County Planning Services Division and Division of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission (NAHC) must also be contacted. If the remains are determined to be Native American in origin, the coroner shall notify the Native American Heritage Commission, which shall identify the most likely descendent (MLD). The MLD shall inspect the site of the discovery and make recommendations to the County and the applicant regarding appropriate treatment of the remains. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. The authority to proceed may be accompanied by the addition of development requirements that provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

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 proposed project includes site improvements and construction of a 50,000 square foot multi-tenant warehouse building and 5,000 square foot storage yard. During construction there would be a temporary consumption of energy resources for the movement of equipment and materials, but the duration is limited and the area of construction is minimal. The construction and operation of the project would be required by State law to comply with the California Green Building Standards Code (commonly known as "CALGreen"). CALGreen requires non-residential developments to include bicycle parking, parking for clean air vehicles, charging stations for electric passenger cars, energy-efficient lighting, water conservation features, and waste reduction features, and imposes standards for building maintenance.

Compliance with local, state, and federal regulations, which limit engine idling times and require recycling construction debris, would reduce short-term energy demand during the project's construction to the extent feasible and project construction would not result in a wasteful or inefficient use of energy. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities or use of equipment that would not conform to current emissions standards and related fuel efficiencies. Furthermore, individual project elements are required to be consistent with County policies and emissions reductions strategies, and would not consume energy resources in a wasteful or inefficient manner. There is a less than significant impact. No mitigation measures are required.

Discussion Item VI-2:

State and local authorities regulate energy use and consumption through various means and programs. Regulations at the state level are intended to reduce energy use and greenhouse gas (GHG) emissions. The proposed project will comply with these regulations that include, among others, Assembly Bill (AB) 1493–Light-duty Vehicle Standards, California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, California Code of Regulations Title 24, Part 11–California Green Building Standards. CCR Title 24 and CALGreen regulate the amount of energy consumed by new development for heating, cooling, ventilation, and lighting.

Placer County is currently preparing a Climate Action Plan/Sustainability Plan but it has not yet been released in draft form. Nevertheless, the proposed project's construction methods are consistent with the goals and measures in the County's General Plan. Therefore, the proposed project would result in less than significant impacts associated with renewable energy or energy efficiency plans. No mitigation measures are required.

VII. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)		X		
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		

3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)		X		
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (PLN, ESD)			X	
8. Be located on a geological 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	
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)		X		

Discussion Item VII-1, 4, 9:

A preliminary Geotechnical Report was prepared for the proposed project. According to the Geologic Map of the Sacramento Quadrangle prepared by the California Division of Mines and Geology, the site is located within the Turlock Lake alluvial deposits of Quaternary Period. The soils types at the site consist of Alamo-Fiddymont complex and Fiddymont-Kaseberg loams. The clay soil found in the test borings have moderate to high plasticity and the soil has the potential for moderate volume changes with changes in moisture content. The report does not identify any unique geologic or physical features of the soil that would be destroyed or modified by implementation of the proposed project. The report does not identify the site as located on a geological unit or soil that is unstable or that would become unstable as a result of the proposed project. Construction of the proposed buildings and associated circulation improvements would not create any significant unstable earth conditions or change any geologic substructure resulting in unstable earth. The proposed project would be constructed in compliance with the California Building Code to address building related soil issues and would obtain grading permits as necessary to address grading issues. The proposed project's site specific impacts can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VII-1, 4, 9:MM VII.1

The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:

- A) Road, pavement, and parking area design;
- B) Structural foundations, including retaining wall design (if applicable);
- C) Grading practices;
- D) Erosion/winterization;
- E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- F) Slope stability

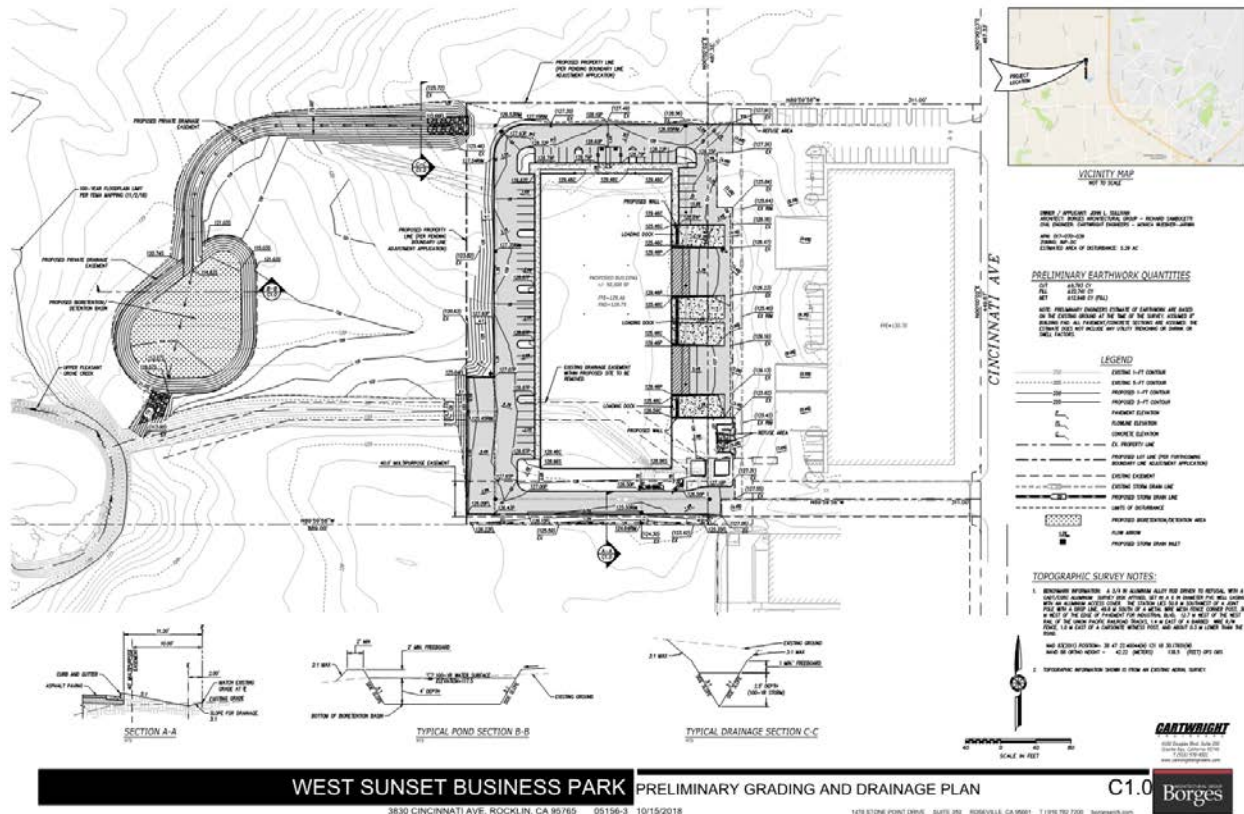
Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required, prior to issuance of Building Permits. This shall be so noted on the Improvement Plans.

Discussion Item VII-2, 3:

To construct the improvements proposed, potentially significant disruption of soils on-site would occur, including

excavation/compaction for the circulation improvements, foundations, and various utilities. Approximately 5.5 acres would be disturbed by grading activities. The earthwork is proposed to include approximately 9,793 cubic yards of cut and approximately 22,741 cubic yards of fill. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The proposed project proposes maximum soil cuts/fills of up to approximately 10 feet as indicated on the preliminary grading plan and proposed project description. Maximum slopes of 2:1 (horizontal/vertical) are proposed on the site.



The proposed project's site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VII-2, 3:

MM VII.2

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.

MM VII.3

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)

Discussion Item VII-5, 6:

The disruption of the soil discussed in Item VI-2, 3 above increases the risk of erosion and creates a potential for contamination of stormwater 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. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. 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 proposed project would increase the potential for erosion impacts without appropriate mitigation measures. The proposed project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures VII-5, 6:

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

MM VII.4

The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be 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 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 VII.5

Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID 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 VII.6

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.

Discussion Item VII-7:

The California Department of Mines and Geology classifies the proposed project site as a low severity earthquake zone. The site does not lie within an Alquist-Priolo special study zone for seismic impacts and is located in a relatively quiet seismic area when compared to other more active areas of California. The proposed project site is also considered to have low seismic risk with respect to faulting, ground shaking, and seismically related ground failure. However, there is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. The proposed project would be constructed in compliance with the California Building Code, which includes seismic design standards. No mitigation measures are required.

Discussion Item VII-8:

According to the Fault Activity Map of California and Adjacent Areas and the Peak Acceleration from Maximum Credible Earthquakes in California, no active faults or Earthquake Fault Zones are located on the proposed project site and no evidence of recent or active faulting is present on the site. Due to the absence of permanently elevated groundwater table, the relatively low seismicity of the area and the relatively depth to cemented soils, the potential for seismically induced damage due to liquefaction, surface ruptures, and settlement is considered low. However, there is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. The proposed project would be constructed in compliance with the California Building Code, which includes seismic design standards. No mitigation measures are required.

(ESD)

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 and/or cumulative 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:

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 provide 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 Governor, to establish a California GHG reduction target of 40 percent below 1990 levels by 2030.

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 residents and visitors, as well as on-site fuel combustion for landscape maintenance equipment. The proposed project would result in demolition, grading, subsequent paving and the construction of the warehouse building, storage yard, and associated parking lot.

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 feet commercial building.

The De Minimis Level for the operational phases of 1,100 MT CO₂e/yr represents an emissions level which can be considered as less than cumulatively considerable and 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 99,189 square feet industrial building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

1. Bright-line Threshold of 10,000 MT CO₂e/yr 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 MT of CO₂e/yr.

The GHG emissions from the proposed project's onsite and offsite activities were calculated using the California Emissions Estimator Model (CalEEMod), Version 2016.3.2. CalEEMod is a planning tool for estimating emissions related to land use projects. The CalEEMod analysis prepared for this project estimated GHG emissions resulting from the project are approximately 79.21 MT CO₂e/yr during the first year of construction where construction emissions would be the highest, and 360.20 MT CO₂e/yr during the operational phase. These levels do not exceed the PCAPCD Bright-line Threshold, or 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 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 handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			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? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)			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? (EHS)			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 for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)			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:

The proposed project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for site grading. There are no sensitive receptor land uses near the project site. 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 a Authority to Construct (ATC) permit from the PCAPCD to operate. The proposed project would be conditioned to obtain all necessary permits from ARB and PCAPCD prior to construction. Due to the short-term nature of the construction, and with compliance with State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

Operation of the 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, 9:

The proposed 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 a less than significant impact. No mitigation measures are required.

Discussion Item IX-5, 6:

The proposed project site is not located in an Airport Land Use Plan area, and no public or private airfields are within two miles of the proposed project site. The Lincoln Regional Airport is 5.75 miles to the north; therefore, the proposed project would not result in a safety hazard for people residing or working at the proposed project site. Therefore, there is no impact.

Discussion Item IX-7:

The proposed project site is located in an area that is classified as moderate risk for wildland fires. Development of the site for industrial and warehouse uses would reduce the risk of wildland fire because site improvements, such as the parking areas, driveways, and irrigated landscaping, would reduce readily-combustible vegetation. In addition, the newly-constructed structure would be required by Building Code to include interior fire suppression sprinkler systems.

The proposed project has been reviewed by CALFIRE and has been designed with adequate emergency vehicle access and hydrants for use by the District to reduce the risk of loss, injury, or death involving wildland fires to a less than significant level. No mitigation measures required.

Discussion Item IX-8:

The proposed project would not create a health hazard or potential health hazard. Therefore, there is no impact.

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 federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)			X	

9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)			X	
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)			X	
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

Discussion Item X-1:

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

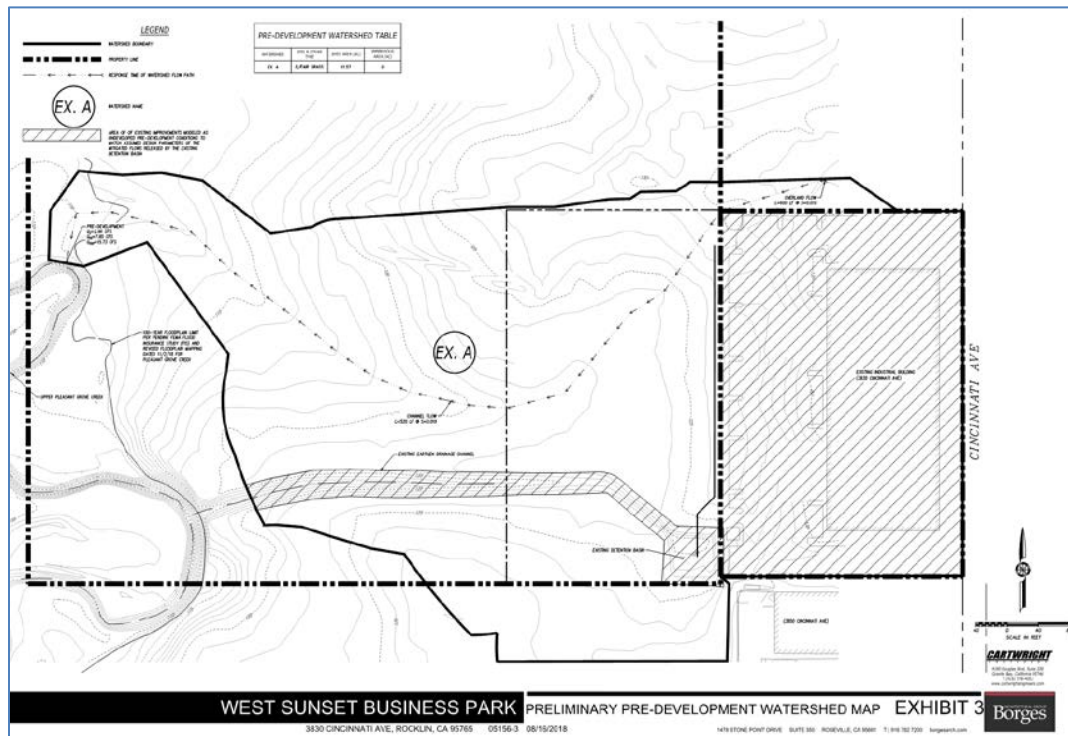
Discussion Item X-2:

The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge since no water wells are proposed. Because of this, there would be no impact upon groundwater supplies as a result of the proposed project. Therefore, there is no impact.

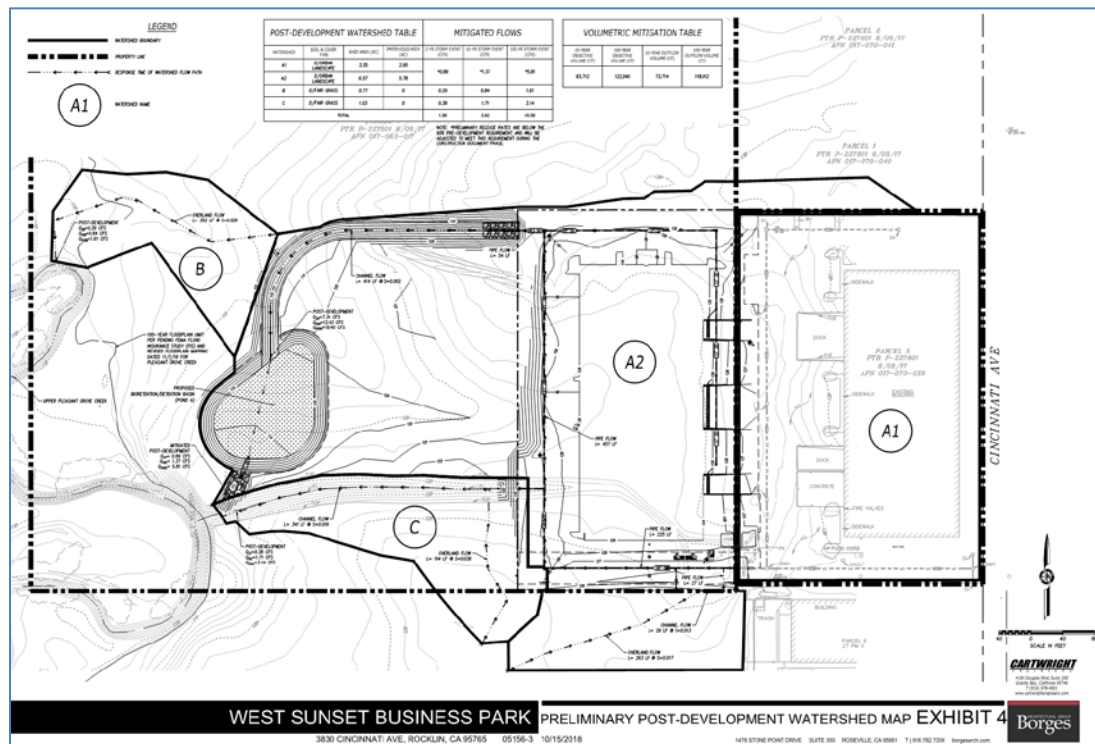
Discussion Item X-3:

A preliminary drainage report was prepared for the proposed project. The existing parcel is approximately 19.5 acres. A Minor Boundary Line Adjustment is proposed that would result in an approximate 2.9-acre site that would contain the proposed warehouse building and improvements. The existing area is mostly undeveloped and dominated by nonnative annual grass species. There is one detention basin that is located in the southeastern corner of the proposed project area.

The existing industrial site to the east collects stormwater by drain inlets and is conveyed by storm drain pipes to the existing detention basin on the southeast corner of the proposed project site. The stormwater is then released at a moderated flowrate into an existing earthen drainage channel which outfalls to a tributary of Pleasant Grove Creek. Due to the proposed project site layout, the existing detention basin and earthen drainage channel would be relocated offsite and west of the proposed project site. Existing stormwater for the rest of the site sheet flows into the tributary of Pleasant Grove Creek. The pre-development watershed map is shown below.



The proposed site drainage is broken up into four watersheds, Shed A1, A2, B, and C. Shed A1 is the existing industrial site to the east of the proposed project that collects stormwater via drain inlets and is conveyed to an existing 18 inch storm drain pipe. The 18 inch storm drain pipe would be extended through and connect to new storm drain pipes in Shed A2. Shed A-2 is made up of the proposed warehouse building and improvement area which would collect stormwater via drain inlets along the drive aisles. Storm water flows from this pipe would then release into a new earthen drainage channel which ultimately outfalls into a new dual purpose bioretention area/detention basin (referred to as Pond A) to the west of the proposed project site. The basin outfall would connect to the existing earthen drainage channel that ultimately discharges to the creek. Sheds B and C are pervious undeveloped drainage areas that would maintain existing drainage patterns and maintain their ultimate outfalls into the creek.



The proposed project has analyzed a drainage system that would change the onsite drainage patterns due to the construction of the proposed project improvements. However, the change in direction from existing on site surface runoff is less than significant as the overall onsite watershed runoff continues to be conveyed to the existing discharge point into the tributary of Pleasant Grove Creek. Therefore, this impact is less than significant. No Mitigation measures are required.

Discussion Item X-4:

The proposed project has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. A preliminary drainage report was prepared for the proposed project. The post project flows identified in the report indicate an increase in flows from pre development levels of approximately 7.5 cubic feet per second for the 100 year storm event. The proposed project is located in a portion of the Sunset Industrial Area Community Plan area where onsite detention is required. The project proposes to ensure that the quantity of post development peak flow from the proposed project is, at a minimum, no more than 90 percent of the pre development peak flow quantity by installing detention facilities.

The post development volume of runoff has the potential to be higher due to the increase in proposed impervious surfaces. The proposed project also proposes to ensure the volume of post development runoff from the proposed project is, at a minimum, no more than 90 percent of the pre development runoff volume by installing retention facilities.

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 increases in peak flow and volumetric runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-4:

MM VII.2, MM VII.3 and the following:

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 volumes shall be reduced to 90 percent of pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater 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. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (ESD)

Discussion Item X-5, 6:

The construction of the proposed improvements has the potential to degrade water quality. 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 and also has the potential to increase the concentration and/or total load of said pollutants in wet

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

Mitigation Measures Item X-5, 6:

MM VII.1, MM VII.2, MM VII.3, MM VII.4, MM VII.5, MM VII.6, and MM X.1

MM X.3

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). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owner is responsible for maintaining the legibility of stamped messages and signs. (ESD)

MM X.4

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. (ESD)

MM X.5

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)

MM X.6

The Improvement Plans shall show that materials with the potential to contaminate stormwater that are to be stored outdoors shall be placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system, or protected by secondary containment structures such as berms, dikes, or curbs. The storage area shall be paved to contain leaks and spills and shall have a roof or awning to minimize collection of stormwater within the secondary containment area. (ESD)

MM X.7

The Improvement Plans shall show that elevated loading dock areas extending from the ground floor of the building shall be covered and run-on and/or runoff of stormwater to the dock area shall be minimized. Direct connections to storm drains or sanitary sewers from depressed loading docks (truck wells or sumps) are prohibited.

Discussion Item X-7:

The proposed project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) would be used and as such, the potential for this proposed project to violate any water quality standards is considered to be less than significant. No mitigation measures are required.

Discussion Item X-8, 9, 10:

The proposed project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The existing watershed of the proposed project site and through the proposed project site does not have a tributary area of more than 20 acres, therefore, does not have a local 100 year floodplain that needs to be identified. The proposed project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be redirected after construction of the improvements. The proposed project does not include any housing. The proposed project development area is not located within any significant levee or dam failure inundation area. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion Item X-11:

The proposed project would not alter the direction or rate of flow of groundwater as the proposed project does not use a groundwater source for drinking water. It is anticipated that there would be no impact to the direction or rate of flow of groundwater. Therefore, there is no impact.

Discussion Item X-12:

The proposed project is located within the Pleasant Grove Creek tributaries of the Cross Canal watershed. The proposed project's impacts associated with impacts to surface water quality within this watershed can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-12:

MM VII.1, MM VII.2, MM VII.3, MM VII.4, MM VII.5, MM VII.6, MM X.1, MM X.3, MM X.4, MM X.5, MM X.6, and MM X.7.

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. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)			X	
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)			X	

Approval of the proposed project would allow the construction of a 50,000 square foot warehouse/industrial building. The proposed project site would be created by combining the 3.21-acre parcel at 3830 Cincinnati Avenue (APN 017-070-39-000) with 3.030 acres from the southeastern portion of APN 017-063-017-000. A Minor Boundary Line Adjustment would transfer the 3.030 acres of undeveloped land to the proposed project site. After the Minor Boundary Line Adjustment, the proposed project site would be 6.240 acres and the remainder parcel would be 18.480 acres.

The site is designated Industrial in the Sunset Boulevard Corridor West subarea of the Sunset Industrial Area Plan and is zoned INP-Dc (Industrial Park, combining Design Scenic Corridor). Warehousing, Wholesaling and Distribution facilities are allowed in the INP zoning district with a Minor Use Permit.

Discussion Item XI-1:

The eastern portion of the proposed project site is developed with a 48,612 square foot multi-tenant warehouse

building while the western portion is currently undeveloped with the exception of a 4,700 square foot storage yard. Land uses adjacent to the proposed project site include industrial/warehouse uses to the east, south and north and undeveloped land to the west. As part of the proposed project, a 50,000 square foot warehouse building would be constructed on the western portion of the proposed project site, consistent with development anticipated by the Sunset Industrial Area Plan.

Additionally, adjacent sites are also designated for development with industrial uses in the Sunset Industrial Area Plan. Rather than dividing a community, the Sunset Industrial Area Plan intends to bring the area together as a unified district for higher quality business development including industrial, commercial, and office uses. The proposed project site is not part of an established community, and implementation of the proposed project would not physically divide an established community. Therefore, there is no impact.

Discussion Item XI-2, 4:

The proposed project would add warehouse and industrial uses onto the partially developed proposed project site. The site is designated Industrial in the Sunset Boulevard Corridor West subarea of the Sunset Industrial Area Plan. The proposed land use for the proposed project is consistent with the Industrial land use designation in the Sunset Industrial Area Plan. This designation allows for a wide variety of industrial uses including all types of manufacturing, assembly, storage and distribution, and research and development activities. Manufacturing and processing, business support services, retail and service commercial uses necessary to support manufacturing and processing activities and their employees, public utility and safety facilities are typical uses in this designation.

The proposed project site is zoned INP-Dc (Industrial Park, combining Design Scenic Corridor). Warehousing and distribution is allowed within this zone district with approval of a Minor Use Permit. In accordance with Implementation Program 3.15, 3.16, and 3.17 of the Sunset Industrial Area Plan, this proposed project would be conditionally required to annex into Community Facilities District 2012-1 to fund expanded fire protection services and emergency medical services in the Sunset Industrial Area.

The proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the proposed project adopted for the purpose of avoiding or mitigating an environmental effect. Impacts related to conflicts with existing land use plans, policies or regulations would be less than significant. No mitigation are required.

Discussion Item XI-3:

Placer County does not currently have an active Habitat Conservation Plan; however, the County is currently preparing the Placer County Conservation Plan (PCCP), which is nearing completion. This project will be required to participate in the PCCP for incidental take coverage and mitigation for effects to waters of the U.S. if the PCCP's permits are issued and local implementing ordinances adopted prior to the project receiving its entitlements. Therefore, there is no impact.

Discussion Item XI-5:

The proposed project would not affect timber resources or operations. The proposed project would not result in cancellation of a Williamson Act Contract. Therefore, there is no impact.

Discussion Item XI-6:

The proposed project would not disrupt or divide the physical arrangement of an established community. Therefore, there is no impact.

Discussion Item XI-7, 8:

The proposed project would not cause economic or social changes that would result in significant adverse physical changes to the environment, including urban decay or deterioration. The proposed project would add industrial and warehousing uses in an existing neighborhood that is predominantly surrounded by similar properties.

The proposed project does not propose residential uses, therefore it would not draw residents away from other residential areas resulting in the abandonment and subsequent urban decay of existing residential areas. In addition, the proposed project would not develop retail commercial space, and therefore, would not result in the development of retail uses that would result in increased vacancy rates or abandonment of commercial spaces in the proposed project vicinity, resulting in urban decay. The proposed project would add 50,000 square feet of industrial and warehouse space, an relatively minor increase of this type of space in the Sunset Industrial Area, South Placer, and the Sacramento region. It is not expected to result in increased vacancy rates or abandonment of warehouse spaces elsewhere, resulting in urban decay. No significant impact would result. No mitigation

measures are required.

XII. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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. 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:

No valuable locally important mineral resources have been identified on the proposed project site or in the proposed project vicinity. No quarries or mining sites are active in the Sunset Industrial Plan area. The proposed project would not 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.

The California Department of Mines and Geology (CDMG) is responsible under the California Surface Mining and Reclamation Act of 1975 (SMARA) for the classification and designation of areas which contain (or may contain) significant mineral resources. The purpose of the identification of these areas is to provide a context for land use decisions by local governments in which mineral resource availability is one of the pertinent factors being balanced along with other considerations.

The county's aggregate resources are classified as one of several different mineral resource zone categories (MRZ-1, MRZ-2, MRZ-3, MRZ-3(a), and MRZ-4). These classifications are generally based upon the relative knowledge concerning the resource's presence and the quality of the material. Of the five classifications listed in the table, only MRZ-4 occurs within the proposed project site. MRZ-4 zones are areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. Implementation of the proposed project would not interfere with the extraction of any known mineral resources. 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. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. 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 expose people residing or working in the project area to excessive noise levels? (PLN)				X

5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
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Existing noise conditions are determined by the presence of noise-sensitive receptors, the location and type of noise sources, and overall ambient levels. Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where a quiet setting is an essential element of their intended purpose such as residences and schools. There are no schools or residences near the proposed project site.

The Sunset Industrial Area Plan (SIAP) was created as an industrial community plan area in order to establish, promote, and further develop manufacturing industries and related industrial uses in an attractive modern setting. Principle among the reasons for establishment of the SIAP was to designate a centrally located regional employment base of industrial and industrial serving uses in unincorporated Placer County to fulfill industry demand for manufacturing and manufacturing related uses, and to generate an economic base for the County. Importantly, the SIAP is located in an area of Placer County where land use conflicts are minimized because the plan area does not include residential land uses. Consequently, noise standards for non-transportation noise sources are less restrictive than standards found in other areas of the County in recognition of the specific needs of industry.

Discussion Item XIII-1, 2:

The proposed project site is located adjacent to long-established commercial/industrial uses. The nearest residences are located approximately 3,260 feet southwest of the proposed project site in the Diamond Creek area of the City of Roseville. The proposed project would result in development of a new warehouse building. Typical noise sources are likely to include truck movement, loading docks, outdoor mechanical equipment, operations (depending on the user), and parking lot noises. Noise associated with the use of parking lots would include vehicular circulation, loud engines, car alarms, squealing tires, door slams, and human voices. Noise generated by new machinery, such as air conditioners, would not create a significant increase in noise levels.

Although noise from intermittent activities associated with the light industrial and warehousing uses would at times be audible to nearby receptors, the infrequent noise is not expected to produce noise levels exceeding existing conditions or the General Plan noise threshold of 75 dBA DNL (per General Plan Policy 9.A.1) and Section 6-Noise of the SIAP. Noise levels generated from operation of the proposed project would be less than significant. No mitigation is required.

Discussion Item XIII-3:

Development of the proposed project would result in a temporary increase in noise levels during daytime hours. Construction of the proposed project is expected to require the use of bulldozers, front-end loaders, backhoes, haul trucks, water trucks, and pickup trucks. Pile drivers and rock drills are not expected to be used on a regular basis during construction. All construction-related activities would be required to comply with the noise standards contained in the Placer County General Plan which limits such activities to certain times of the day and week to reduce noise impacts on adjacent properties.

Although an increase in noise levels would most likely result from the typical construction phases of any development, these limited durations of noise impacts from the proposed project would not cause significant impacts beyond the minor inconvenience during construction. This temporary increase in ambient noise levels can be mitigated to a less than significant level by limiting construction activities to Monday thru Friday 6 am to 8 pm (during daylight savings time) and 7 am until 8 pm (during standard time), and Saturdays 8 am to 6 pm. Construction noise emanating from any construction activities for which Improvement Plans, a Grading Permit, or Building Permit is required is prohibited on Sundays and Federal Holidays. This would be a less than significant impact. No mitigation measures are required.

Discussion Item XIII-4, 5:

Since the proposed project site is not located in an area for which an Airport Land Use Plan has been prepared, and no public or private airfields are within two miles of the proposed project site, the occupants of proposed project would not be exposed to adverse levels of noise due to aircraft overflight. Therefore, there is no impact

XIV. PALEONTOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)		X		

Discussion Item XIV-1:

A paleontological records search and preconstruction assessment for the proposed project site was completed in August 2018 by ECORP Consulting Inc. A paleontological records search was requested from the University of California, Museum of Paleontology (UCMP) on August 17, 2017. A query of the UCMP online catalog records, a review of regional geologic maps from the United States Geological Survey, and a review of existing literature on paleontological resources of Placer County was also conducted. The purpose of the paleontological assessment is to determine the sensitivity of the proposed project site, whether known occurrences of paleontological resources are present within or immediately adjacent to the proposed project site, and whether implementation of the proposed project could result in significant impacts to paleontological resources. Paleontological resources include mineralized (fossilized) or unmineralized bones, teeth, soft tissues, shells, wood, leaf impressions, footprints, burrows, and microscopic remains.

The Natural Resources Conservation Service (NRCS) Web Soil Survey (NRCS 2017) indicates that the proposed project site contains two soil complexes: (147) Fiddymment-Kaseberg loams with two to nine percent slopes and the (104) Alamo-Fiddymment complex with zero to five percent slopes. According to the *Preliminary Geologic Map of Cenozoic Deposits of the Lincoln Quadrangle, California* (Helley 1979), geologic deposits that immediately underlie the proposed project site are classified as the Pleistocene Turlock Lake Formation (Qt1) and Pleistocene Riverbank Formation (Qr2).

The records search determined that one fossil vertebrate locality has been previously recorded within the vicinity of the proposed project site. This find was recorded from sediments buried approximately ten feet below the ground surface. In addition, the Turlock Lake Formation is known to have the potential for containing significant nonrenewable fossiliferous resources. Excavation within the top 10m (32 feet) may potentially affect the upper unit of the formation. Based on onsite geology and soil data, there is high potential for significant nonrenewable fossiliferous resources to be recovered. As a result, the potential for damage to unique paleontological resources during earth-moving activities at the proposed project would be considered a significant impact. The following mitigation measure will be applied which would reduce this potentially significant impact to a less than significant level.

Mitigation Measures Item XIV-1:**MM XIV.1**

A qualified professional vertebrate paleontologist shall monitor all trenching activities to observe the stratigraphy and any fossils exposed by excavations; this will not be required in areas where sediments will be buried but not otherwise be disturbed. If major paleontological resources are discovered, work shall be suspended within 100 feet of the discovery, and the paleontologist shall report such findings to the project applicant, the Placer County Division of Museums, and Placer County Planning Services Division. Should fossils be discovered, increased monitoring shall occur. The monitor will have the authority to divert away from exposed resources temporarily in order to recover the specimens.

The paleontologist shall determine appropriate protocols which ensure proper exploration and/or salvage of all fossils. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, University of California, Berkeley, the California Academy of Sciences, or any other State-designated repository. Otherwise, the finds shall be offered to the Placer County Division of Museums for purposes of public education and interpretive displays.

These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Division of Museums. The paleontologist shall submit a follow-up report to the Division of Museums and Planning Services Division, which shall include the period of inspections, an analysis of the fossils found, and repository of the fossils.

XV. 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 population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion Item XV-1:

The proposed project is an industrial use in an area zoned for that purpose. The proposed project would not create new homes or businesses and would not demolish existing housing structures. Existing infrastructure and roads in the area would not be extended as a result of the proposed project. The proposed project would not induce substantial growth in the Sunset Industrial area or surrounding communities. The proposed project would result in a less than significant population and housing impact. Therefore, there is no impact.

Discussion Item XV-2:

The proposed project site is undeveloped and does not contain any housing. Therefore, there is no impact.

XVI. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or 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. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)			X	

Discussion Item XVI-1:

The Mello-Roos Community Facilities Act of 1982 allows any local agency to establish a Community Facilities District to provide for financing of public improvements and services. Placer County has sought to improve fire protection services and emergency medical services in the 8,166 acre Sunset Industrial Area since the early 1980's.

In June, 2010, the Placer County Office of Emergency Services requested that the Placer County Board of Supervisors approve an amendment to the Sunset Industrial Area Plan to establish a funding mechanism for operation and maintenance of fire protection services and emergency medical services to the plan area through the creation of a Community Facilities District (CFD). The Board acted on the request and approved Resolution

2010-161, which established policies to require the future creation of the CFD. In November 2012, the Board of Supervisors approved Resolution 2012-260 to establish CFD 2012-1, thereby implementing the funding mechanism to provide increased funding for Fire Station 77.

The implemented CFD would equitably spread the cost of fire protection, operations, maintenance and emergency medical service to new and expanding development within the Sunset Industrial Area (SIA). The financial participation of property owners to fund fire protection and emergency medical services in the SIA will enable the County to maintain the existing urban-level of fire protection services and emergency medical response capabilities through build-out of the plan area. No construction of additional fire facilities results from the establishment of the Community Facilities District.

Implementation Programs established by adoption of Resolution 2010-161 were approved to require projects, through Conditions of Approval, to either establish a CFD, or if already established, to annex into the CFD. No construction would result from the proposed CFD establishment; only the funding mechanism for the operations and maintenance of fire protection facilities would be implemented.

The requirement to establish the CFD applies to any discretionary project located within the SIAP where a nexus exists between the proposed project and its corollary impacts on emergency services. The proposed project's new warehouse building could result in significant impacts to fire protection and emergency medical response services if new revenue sources for operations, training, maintenance and personnel costs for Fire Station 77 are not secured to expand response capabilities.

The following implementation programs were adopted with the amendment of the Sunset Industrial Area Plan, and the proposed project would be conditioned to annex into the CFD in cooperation with the Placer County Office of Emergency Services. This potentially significant impact would be mitigated to a less than significant level by annexation into the Community Facilities in accordance with the following adopted Implementation Programs:

Implementation Program 3.15: The County shall establish a Community Facilities District to supplement existing revenue sources for operations, training, maintenance and personnel costs for Station 77. The Community Facilities District shall include an analysis which determines the fair share cost of the provision of these facilities and services for new and expanding development within the Sunset Industrial Area.

Implementation Program 3.16: Formation of, or annexation into the Community Facilities District, shall be a condition of approval placed on any discretionary land development application. If not already formed, a project shall create the Community Facilities District prior to building permit issuance or issuance of an occupancy permit for any new or expanded use within the Sunset Industrial Area.

Implementation Program 3.17: After the Community Facilities District is formed, all subsequent new development projects or projects substantially expanding an existing development shall be required to annex into the Community Facilities District.

The proposed Minor Use Permit would be conditioned to require the developer to annex into the Community Facilities District in order to contribute fair share funding for expanded fire protection and emergency medical response services for Fire Station 77. Annexation into the CFD shall be completed prior to issuance of Improvement Plans or Building Permits. The proposed project applicant would pay all costs associated with annexation into the CFD. Application of the following mitigation measure would reduce this potentially significant impact to less than significant.

Mitigation Measures Item XVI-1:

MM XVI.1

Prior to the issuance of a improvement plans or a building permit, the project property shall annex into Community Facilities District 2012-1 (CFD 2012-1) formed for the purposed of funding supplemental revenue for operations, training, maintenance and personnel costs for Fire Station No. 77. Developer agrees to the establishment of a special tax in an amount generally consistent with the draft Rate and Method of Apportionment of Special Taxes dated October 25, 2001. The project shall execute a Ballot and Waiver, and record a map of their new parcel in the CFD 2012-1 Book. The project applicant will pay all costs associated with annexation into the CFD.

Discussion Item XVI-2:

The sheriff protection needs for the proposed project site are provided by the Placer County Sheriff's Office. The closest sheriff station, South Placer Station, is located at 6140 Horseshoe Bar Road, 10.6 road miles to the east in the Town of Loomis. While the proposed project would result in some increased demand for sheriff protection services, the increase would be a minor, incremental increase in demand in relation to the larger, surrounding, and predominantly developed area. Current staffing is adequate to provide services to the proposed project area, therefore impacts to sheriff protection are less than significant. No mitigation measures are required.

Discussion Item XVI-3:

The proposed project is a light industrial warehouse building. It would not generate additional students and would not induce the need for new schools. Therefore, there is no impact.

Discussion Item XVI-4:

There would be an incremental increase in maintenance to County roadways; however the increase would be negligible. The proposed project would be subject to the County Traffic Impact Fee Program and payment of Traffic Impact Fees would be required prior to approval of Building Permits or Improvement Plans. Payment of Traffic Impact fees by the applicant prior to the issuance of building permits for the proposed project would result in the proposed project having a less than significant impact on maintenance of roads. Payment of the required Development Impact fees by the applicant prior to the issuance of building permits for the proposed project would result in the project having no significant impact on public facilities. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVI-5:

The proposed project would result in a negligible increase in demand for local governmental services such as assessor services, courts, and jails. These services are funded by collection of property taxes, which are allocated through the County General Fund. Private utilities include electric, gas, telephone, solid waste disposal, and cable and internet services.

The proposed project would not result in a significant increase in service demands or render the current service levels to be inadequate, no new public facilities would be necessary to serve the proposed project. The proposed project would not require the provision of new, or physically alter existing governmental services and facilities. The impact of the proposed project would be less than significant, No mitigation measures are required.

XVII. RECREATION – Would the project result in:

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, 2:

The proposed project would not generate an increase in the student population of the local area, which could generate an increased demand for park and recreational facilities. The proposed project does not include residential development and, thus, is not subject to the County's Park Dedication Fee Program which is not applicable to commercial and industrial land uses.

The proposed project would not require the construction or expansion of off-site recreational facilities which might have an adverse physical effect on the environment. Therefore, there is no impact.

XVIII. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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		
2. 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		
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
4. Inadequate emergency access or access to nearby uses? (ESD)			X	
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)			X	
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)			X	
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion Item XVIII-1, 2:

The proposed project would result in the construction of approximately 50,000 square feet of warehouse building. The proposed project is expected to generate approximately 16 PM peak hour vehicle trips and 150 daily 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 proposed 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. 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, would 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 measures:

Mitigation Measures XVIII-1, 2:MM XVIII.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), 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 Placer County DPWF:

- 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 \$137,480 (based on approximately 50,000 square feet of warehouse) for the total proposed square footage and/or use. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete. (ESD)

Discussion Item XVIII-3:

The proposed project would be obtaining access to Cincinnati Avenue, a County maintained road, over an existing developed site. The existing site has two access points to Cincinnati Avenue. Cincinnati Avenue has been previously constructed to the County standards and includes curb and gutter. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVIII-4:

The proposed project would be obtaining access to Cincinnati Avenue, a County maintained road, over an existing developed site. The proposed/existing site would have/has two access points to Cincinnati Avenue. Cincinnati Avenue has been previously constructed to the County standards and includes curb and gutter. The servicing fire district has reviewed the proposed project and has not identified any significant emergency access impacts. The proposed project would not result in inadequate access to nearby uses that would result in any physical change to the environment. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVIII-5:

Access to the proposed project site is from two existing driveways on Cincinnati Avenue, one north and one south of the existing warehouse structure. The existing warehouse building at 3830 Cincinnati Avenue has parking for 90 vehicles. The proposed project would reconfigure the parking lot that would remove a portion of the existing parking and add additional parking on the western portion of the site. Parking for 103 cars would be provided: 54 new stalls and 49 stalls to remain on eastern portion of the site. Four of the parking spaces would be disabled accessible and there would be two bike racks holding five bikes each.

The Placer County Zoning Ordinance (Section 17.54.060) has parking standards for each land use type. If two or more uses share a project site, the parking demand of each use is calculated separately. One parking space is required for each 1,500 square feet of wholesaling and distribution area and one space for each 300 square feet of office space. 47,000 square feet of wholesale area is existing and proposed along with 3,000 square feet of existing and proposed office space. Therefore, 41 parking spots are required and 54 new spaces are provided. The existing building contains 48,612 square feet of space requiring 32 parking spaces. Forty-nine spaces would be provided on the eastern portion of the site after the parking lot is reconfigured. The proposed parking meets the anticipated parking needs for each activity. Therefore, there is no impact.

Discussion Item XVIII-6:

The proposed project would be constructing site improvements that do not create any hazards or barriers for pedestrians or bicyclists. The existing Cincinnati Avenue improvements include a paved shoulder. The proposed project would be constructing site improvements that do not create any significant hazards or barriers for pedestrians or bicyclists. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVIII-7:

The proposed project does not conflict with any policies or plans supporting transit and is not expected to generate an appreciable demand for transit services. The proposed design does not preclude the installation of bus turnouts or bicycle racks. The proposed project would not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVIII-8:

The proposed project would not result in a change in air traffic patterns, increased air traffic levels, or a change in air traffic location or safety issues. In addition, the proposed project is not located within an overflight zone of an airport. Therefore, there is no impact.

XIX. 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		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.		X		

Discussion Item XIX-1:

A Cultural Resources Assessment was prepared for the proposed project site by ECORP Consulting Inc. in November 2017. The presence of cultural resources on the proposed project site was determined through a records search, literature review, and field survey. No historical resources were identified on the property and no additional pre-construction consideration of cultural resources was necessary. In addition, no native American Tribes requested consultation on the proposed project.

Although no indications of historic-age resources were found during the field survey, there is always the possibility that previously unknown historic resources exist below the ground surface. Therefore, implementation of standard cultural resource construction mitigation measures (Mitigation Measures V.1 and V.2) ensure that this impact is less than significant.

Mitigation Measures Item XIX-1:

MM V.1 and MM V.2

Discussion Item XIX-2:

Effective July 1, 2015, AB 52 amended CEQA to mandate consultation with California Native American tribes during the CEQA process to determine whether or not the proposed project may have a significant impact on a Tribal Cultural Resource, and that this consideration be made separately from cultural and paleontological resources.

Recognizing that California tribes are experts in their tribal cultural resources and heritage, AB 52 requires that CEQA lead agencies carry out consultation with tribes at the commencement of the CEQA process to identify Tribal Cultural Resources. Furthermore, because a significant effect on a Tribal Cultural Resource is considered a significant impact on the environment under CEQA, consultation is required to develop appropriate avoidance, impact minimization, and mitigation measures.

On July 24, 2018, Placer County contacted five Native American tribes requesting any information regarding sacred lands or other heritage sites that might be impacted by the proposed project. The Shingle Springs Rancheria requested and received copies of project-related record searches and surveys. No other tribes contacted the County.

The site is not known to have any archaeological significant or significant characteristics as defined by the criteria within the CEQA Guidelines. County construction standards and Mitigation Measures V.1 and V.2 require that if subsurface or buried materials are found during construction, the contractor will cease all construction and contact Placer County immediately and engage the services of a qualified archeologist to assess the potential resource and make recommendations for mitigation. Implementation of Mitigation Measures V.1 and V.2 would ensure that this impact is less than significant.

Mitigation Measures Item XIX-2:

MM V.1 and MM V.2

XX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)			X	
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)		X		
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

Discussion Item XX-1, 2:

The proposed project is located within County Service Area 28, Zone 28 (CSA), Zone 2A3. The project proposes to connect to the existing sewer line near the southeast corner of the proposed site. The proposed project would contribute additional wastewater flows to the existing conveyance system. The Placer County Department of Public Works and Facilities has provided comments that the proposed project is eligible for sewer service and would have to construct sewer improvements to County standards (see Will Serve Requirements letter dated June 1, 2018). The proposed project would increase wastewater flows to the treatment plant. However, the increase would not require any additional expansion of the treatment plant and is within the current capacity of the treatment plant. No prohibitions or restrictions on wastewater treatment service for the proposed project currently exist.

The Placer County Water Agency has provided comments that the proposed project is eligible for water service (see Water Availability Letter dated May 31, 2018). Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion Item XX-3:

The proposed project would not result in the construction of new on-site sewage systems, therefore it is anticipated that the proposed project would have no impact regarding sewage disposal. Therefore, there is no impact.

Discussion Item XX-4:

The proposed project has analyzed a drainage system that would change the onsite drainage patterns due to the construction of the proposed project improvements. However, the change in direction from existing on site surface runoff is less than significant as the overall onsite watershed runoff continues to be conveyed to the existing discharge point into the tributary of Pleasant Grove Creek. The proposed project would be required to construct an offsite drainage swale and detention/retention basin to accommodate the existing flows and the increase in flows. This construction has the potential to create downstream drainage impacts.

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 the drainage improvements can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item XX-4:

MM VII.2 through MM VII.6 and MM X.1 through MM X.7

Discussion Item XX-5, 6:

The agencies charged with providing treated water, sewer services, and refuse disposal have indicated their requirements to serve the proposed project. These requirements are routine in nature and do not represent significant impacts. The proposed project would not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of “will-serve” letters from each agency. No mitigation measures are required.

Discussion Item XX-7:

The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the proposed project's solid waste disposal needs. Therefore, there is no impact.

XXI. 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) that 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 or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)				X

CALFIRE provides fire prevention, fire suppression, and life safety services to this area of unincorporated Placer County. The proposed project site is located in an area that is classified as “moderate” risk for wildland fires. Although the project site is located in an area of moderate fire risk, a number of fires have occurred in this general area in the last several years. Like most Valley fires, these have been grass fires near populated areas. Such fires can result from either human made or natural causes. An area's topography, type, and amount of fuel, climate, and the availability of water for firefighting are the primary factors influencing the degree of fire risk. Under dry, windy conditions, such fires can spread rapidly unless immediately addressed by fire services. New development within these areas would expose people and property to risk of wildland fires.

Direct fire vehicle access to the site would be available via Cincinnati Avenue and secondary access is available from W. Sunset Boulevard and adjacent developed properties. Most wildland fires are caused by human activities involving motor vehicles, equipment, arson, and burning of debris. The proposed project does not involve construction of new residences but would add workers and visitors to the site. The increased amount of impervious surface cover on the site from the new parking areas and other proposed improvements may in fact help reduce the potential fire risk.

Discussion Item XXI-1:

All construction activities and equipment staging areas would not be permitted to obstruct the travel lanes located on Cincinnati Avenue. The proposed project would not involve the closure or alteration of Cincinnati Avenue that would be an important evacuation in the event of a wildfire. Therefore, there is no impact.

Discussion Item XXI-2:

There are no site-specific characteristics that make the project site fire prone or would exacerbate potential fire risk. Properties north and west of the project site are undeveloped and are primarily grassland with a scattering of oak trees. The proposed building is separated from these areas by paved parking. Landscaping on the site will be irrigated. The maintenance of these areas will reduce the wildfire risk to a level that is less than significant. No mitigation measures are required.

Discussion Item XXI-3:

The proposed project would include the grading of the site, construction of a 50,000 square foot multi-tenant warehouse building, a 5,000 square foot storage yard, and parking for 54 cars. The existing roads in the area would not change. No off-site improvements to the adjacent properties would be required for the proposed project's implementation. Therefore, there is no impact.

Discussion Item XXI-4:

The proposed improvements are on an undeveloped site in an area with relatively flat topography. Current elevations on the site range from 127 feet in the northeast corner of the site to 120 feet in the western portion. The site would be graded and leveled prior to construction. The existing roads, travel lane access from the east off of Cincinnati Avenue, and the existing slopes on neighboring properties would not change. Therefore, there is no impact.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
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.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

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 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 the mitigation measures described herein have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
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I. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Christopher Schmidt, Chairperson
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Phil Frantz
 DPWF-Environmental Engineering Division, Huey Nham
 DPWF-Flood Control and Water Conservation District, Brad Brewer
 HHS-Environmental Health Services, Joey Scarbrough
 Placer County Fire Planning/CDF, Mike DiMaggio/Ryan Woessner



Signature _____ Date 2/20/19
 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 checked="" 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	
	<input type="checkbox"/>	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input checked="" 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	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan

	Division, Flood Control District	<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<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 checked="" type="checkbox"/> Preliminary Title Report
		<input type="checkbox"/> Tentative Map
	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 checked="" 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"/>