



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

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

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

PROJECT: Sierra College Self Storage (PLN18-00354)

PROJECT DESCRIPTION: The proposed project consists of construction of a self-storage. The project proposes to demolish the existing Neff Rental facility's two buildings and construct four buildings totaling 110,618 square feet with 721 storage units, a 1,582 square foot facility office at the western edge of the site along Sierra College Boulevard, and an 880 square foot corporate office for Superior Self Storage at the east end of the complex. No outdoor storage is proposed.

PROJECT LOCATION: 8455 Sierra College Boulevard, Granite Bay, Placer County

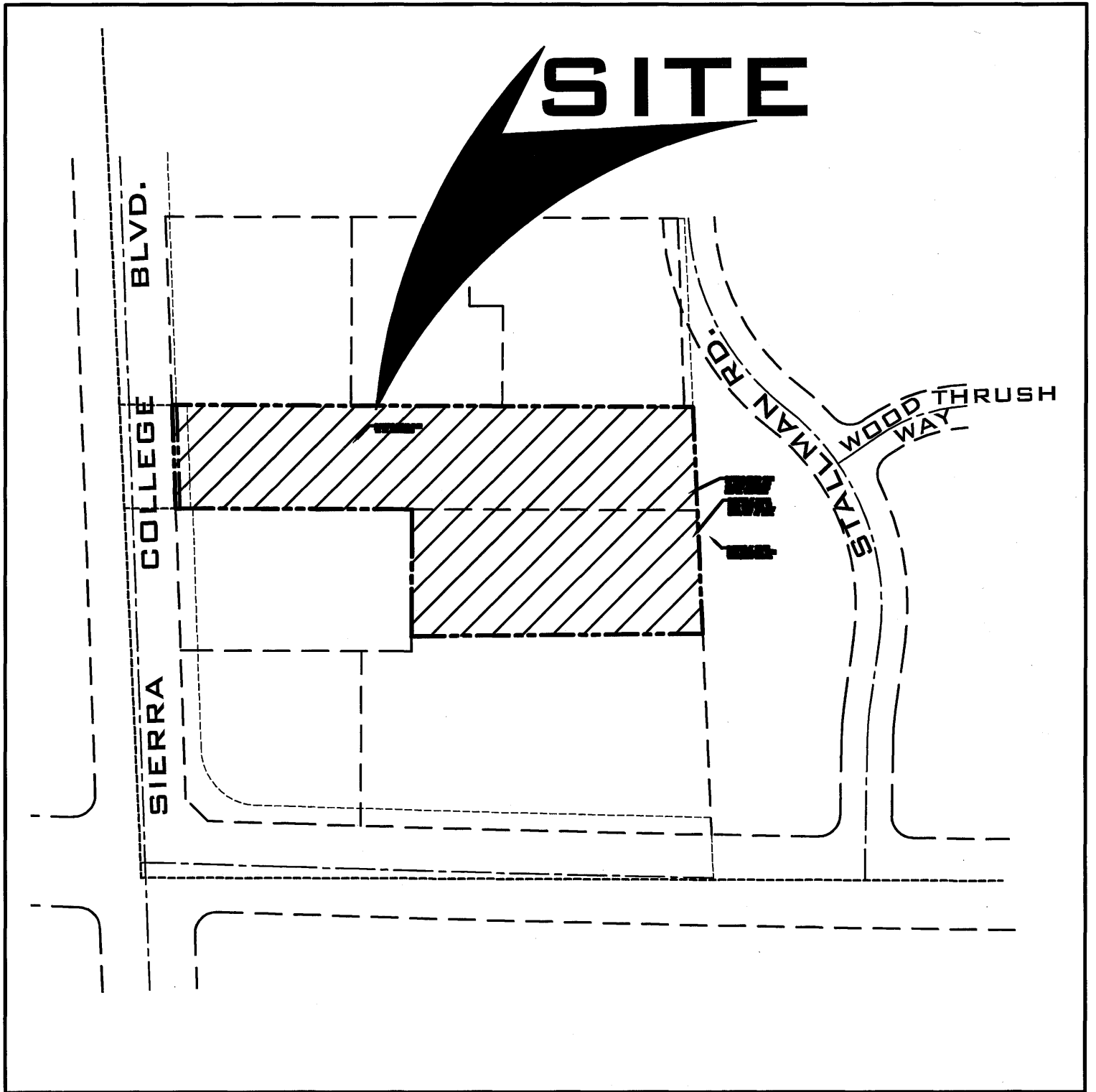
APPLICANT: Sierra College-Douglas Partners

The comment period for this document closes on March 27, 2020. 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 Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. 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 27, 2020



**VICINITY
MAP**

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.

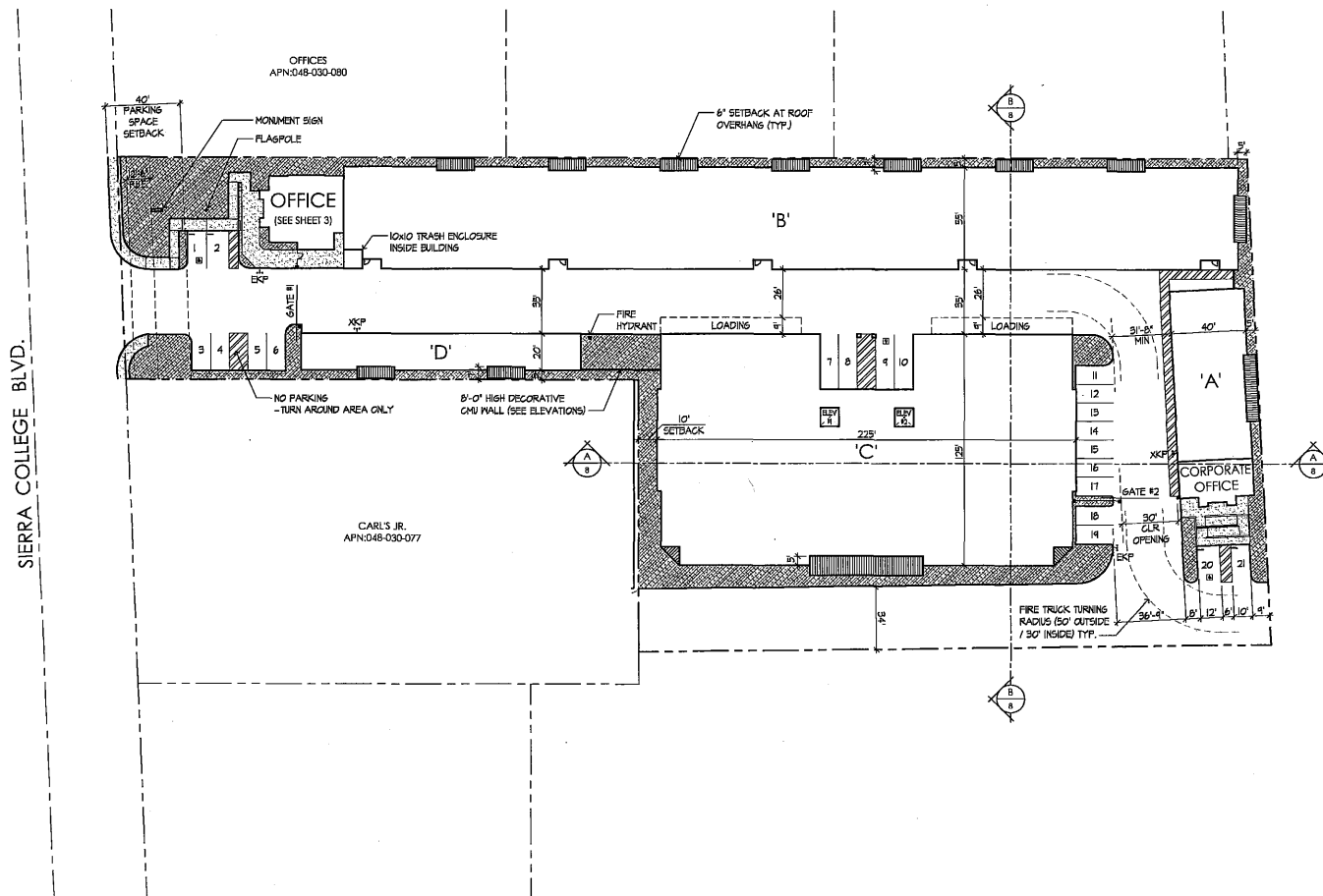
PROJECT INFORMATION

Title: Sierra College Self Storage		Project # PLN18-00354
Description: The proposed project consists of construction of a self-storage. The project proposes to demolish the existing Neff Rental facility's two buildings and construct four buildings totaling 110,618 square feet with 721 storage units, a 1,582 square foot facility office at the western edge of the site along Sierra College Boulevard, and an 880 square foot corporate office for Superior Self Storage at the east end of the complex. No outdoor storage is proposed.		
Location: 8455 Sierra College Boulevard, Granite Bay, Placer County		
Project Owner: McKinney & Sons, L.P. and Sierra College-Douglas Partners		
Project Applicant: Sierra College-Douglas Partners		
County Contact Person: Shirlee I. Herrington		530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **March 27, 2020**. 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 Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Planning Commission**. 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.



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PROJECT DATA

GROSS SITE AREA	121,525 SQ. FT. (2.79 ACRE)
BUILDING COVERAGE	
BLDG. 'A'	3,408 SQ. FT.
BLDG. 'B'	25,820 SQ. FT.
BLDG. 'C'	25,840 SQ. FT.
BLDG. 'D'	2,920 SQ. FT.
STORAGE OFFICE	1,582 SQ. FT.
CORPORATE OFFICE	880 SQ. FT.
TOTAL COVERAGE	60,650 SQ. FT.
SITE COVERAGE	49.9 %

BUILDING AREAS

BLDG. 'A' (1 STORY)	3,408 SQ. FT.
BLDG. 'B' (1 STORY)	25,820 SQ. FT.
BLDG. 'C' (3 STORY)	76,270 SQ. FT.
BLDG. 'D' (1 STORY)	2,920 SQ. FT.
SELF STORAGE SUBTOTAL	110,618 SQ. FT.
STORAGE OFFICE	1,582 SQ. FT.
CORPORATE OFFICE	880 SQ. FT.
OFFICE SUBTOTAL	2,462 SQ. FT.
PROJECT TOTAL	113,080 SQ. FT.

PARKING TABULATIONS

NET STORAGE AREA	113,080 SQ. FT.
PARKING REQUIRED @1/1,500	76 SPACES
OFFICE AREA	2,462 SQ. FT.
PARKING REQUIRED @1/1,500	2 SPACES
TOTAL PARKING REQUIRED	78 SPACES
TOTAL PARKING PROVIDED	21 SPACES*

*PARKING VARIANCE PROPOSED

SUPERIOR SELF STORAGE
 GRANITE BAY, CA

CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

11.08.19
 2017-090



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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: Sierra College Self Storage	Project # PLN18-00354
Entitlement(s): Conditional Use Permit, Voluntary Merger	
Site Area: 2.83 acres	APN: 048-030-076-000 and 048-030-084-000
Location: 8455 Sierra College Boulevard, Granite Bay, Placer County	

A. BACKGROUND:

Project Description:

The proposed project consists of a Conditional Use Permit (CUP) and Voluntary Merger to allow for the construction of a self-storage facility on two parcels located at 8455 Sierra College Boulevard in Granite Bay (see Figure 1). The site (APNs 148-030-073 and 048-030-084) is located within the Granite Bay Community Plan area and contains 2.83 acres. The parcel adjacent to Sierra College Boulevard, APN: 048-030-073, is approximately 120 by 590 feet, or 1.68 acres, and was formerly the Neff Rental facility. The project proposes to demolish the existing Neff Rental facility's two buildings: a 5,980 square foot office and storage building and a 3,500 square foot repair and storage building. The parcel located south and adjacent to the above noted parcel is APN 048-030-084 and is approximately 147 by 320 feet, or 1.15 acres, of undeveloped land.

The project site has a Land Use Designation of Commercial and is zoned CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor).

The 2.83-acre site will be utilized for a Superior Self Storage facility. The mini storage complex includes four buildings totaling 110,618 square feet with 721 storage units, a 1,582 square foot facility office at the western edge of the site along Sierra College Boulevard, and an 880 square foot corporate office for Superior Self Storage at the east end of the complex. No outdoor storage is proposed. Mini-Storage Facilities are conditionally permitted within the CPD zoning district. Therefore, the proposed project's uses would be conditionally permitted with approval of a Conditional Use Permit (CUP).

The square footage of each self-storage building is as follows:

Building	Floors	Height	Square Feet	Units
A	1	16 feet	3,608	8
B	1	16 feet	25,820	179
C	3	38 feet	78,270	519
D	1	16 feet	2,920	15
TOTAL:			110,618	721

Three of the proposed self-storage buildings would be one level with a building height of 16 feet. The storage facility office portion of Building B would be 30 feet in height, and the corporate office portion of Building A would be 20 feet in height. Building 'C' along the southern edge of the parcel would be three levels with a height of 38 feet. Maximum height within the CPD zoning district is 50 feet. Site coverage is 49.9 percent, meeting the maximum 50 percent coverage limitation of the zoning district. Parking is provided for 21 vehicles along with designated loading areas on the north side of Building 'C' and informal loading and unloading in front of individual storage within Buildings 'A', 'B', and 'C'. Unit sizes range from 5' x 5' to 12' x 40' with an average unit size of 120.95 square feet.

Architecturally, the proposed buildings would be comprised primarily of stucco with metal reveals and on elevations facing the exterior of the site, a building base of stacked stone veneer and split-face concrete block. Decorative awnings with metal roofs are proposed to provide visual relief. The exterior colors would be earth tones of beige and brown with red metal awnings, gray metal roofs, forest green roll-up metal doors, and beige cornices.

Access. The project would be accessed via one main driveway on Sierra College Boulevard and through access easements that provide access to Cavitt Stallman Road and Douglas Boulevard to the south and Sierra College Boulevard to the west via developed parcels. There would be full access to the site from the main Sierra College Boulevard with no turn restrictions. The internal drive aisle is a minimum 26 feet in width.

Operating Hours. Office hours for the self-storage facility would be 9 am to 6 pm Monday through Saturday with reduced hours on Sunday: 9 am until 5 pm. Entry to the site will require the input of a key code to open the entry security gates. Exiting also requires security code input.

The self-storage facility is estimated to have 1.5 employees on site daily, which is one full-time manager and one part-time relief manager. The corporate office would have two employees.

Project Phasing. The project would be constructed in one phase.

Utilities. The project would be served by San Juan Water District for treated water and by Placer County Sewer Maintenance District 2 for sewage disposal. Utilities currently serving the site would be improved and on-site dry utility connections would be improved.

Project Site (Background/Existing Setting):

The proposed project is located on the east side of Sierra College Boulevard, approximately 370 feet north of Douglas Boulevard in Granite Bay. The 2.83-acre site is bounded by the existing Granite Rose office/commercial complex to the north that includes a Taco Bell restaurant, a multi-tenant commercial building to the east; a paved drive aisle, parking lots, a Carl Jr's restaurant, AM/PM ARCO gas station, and Walgreens to the south; and, retail and office development to the west in the City of Roseville.

Sierra College Boulevard is a four-lane north-south arterial that generally forms the western boundary of the Granite Bay Community Plan area and runs along the Roseville City Limits from Eureka Road to Scarborough Drive. It is classified as a Major Arterial in the Granite Bay Community Plan and has an average daily traffic volume of 26,950 along the Olympus Drive to Douglas Boulevard segment (Fehr & Peers, 2018).

The project site is designated Commercial in the Granite Bay Community Plan and is zoned CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor). The project site is composed of two parcels. The first parcel is a rectangular shaped, 1.68-acre parcel with the long side of the rectangle oriented in an east west direction.

It has approximately 120 feet of frontage on Sierra College Boulevard. Since approximately 1974, the site has been utilized as an equipment storage yard and concrete ready-mix facility. The business closed in late 2017 and has remained unoccupied. Two existing buildings from the Neff Rental business formerly located on the parcel will be demolished.

The second parcel is a vacant, 1.15-acre rectangular shaped parcel south of the larger parcel with no street frontage but has access easements through the parcel to the east to Cavitt Stallman South Road and through the Carl Jr's parcel to the west to Sierra College Boulevard. The parcel is undeveloped and contains ruderal vegetation coverage. The two parcels would be merged to form the project site.

The topography of the site is relatively flat with a two percent slope to the east, west and south from an elevation located in the central- northern portion of the site of approximately 255 feet above mean sea level. There is an elevation change of approximately three feet from the existing north parcel to the existing south parcel of the project site.

Construction would require excavation activities to provide a level base for the new buildings. Construction activities would also include asphalt paving for parking and drive aisles and concrete paving for installation of sidewalks and curbing in the parking areas. The proposed project grading would require approximately 7,800 yd³ of cut and about 1,800 yd³ of fill.

Existing vegetation on the project site includes ornamental landscape plantings along the frontage of Sierra College Boulevard, with three trees along the eastern property line to be removed. The site is not designated as a flood area. The site is devoid of wildlife habitat with only a few birds noted in adjacent parking lot landscaping trees. The adjacent sites are also devoid of wildlife habitat.

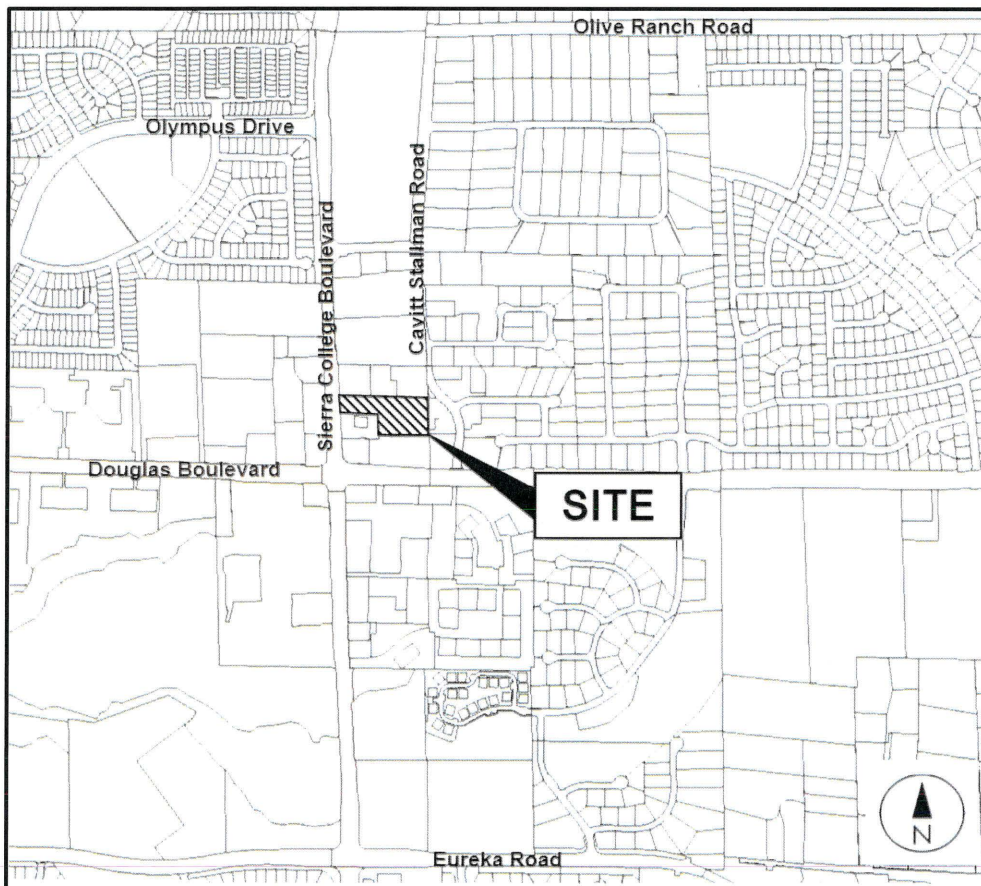


Figure 1 – Project Location Map

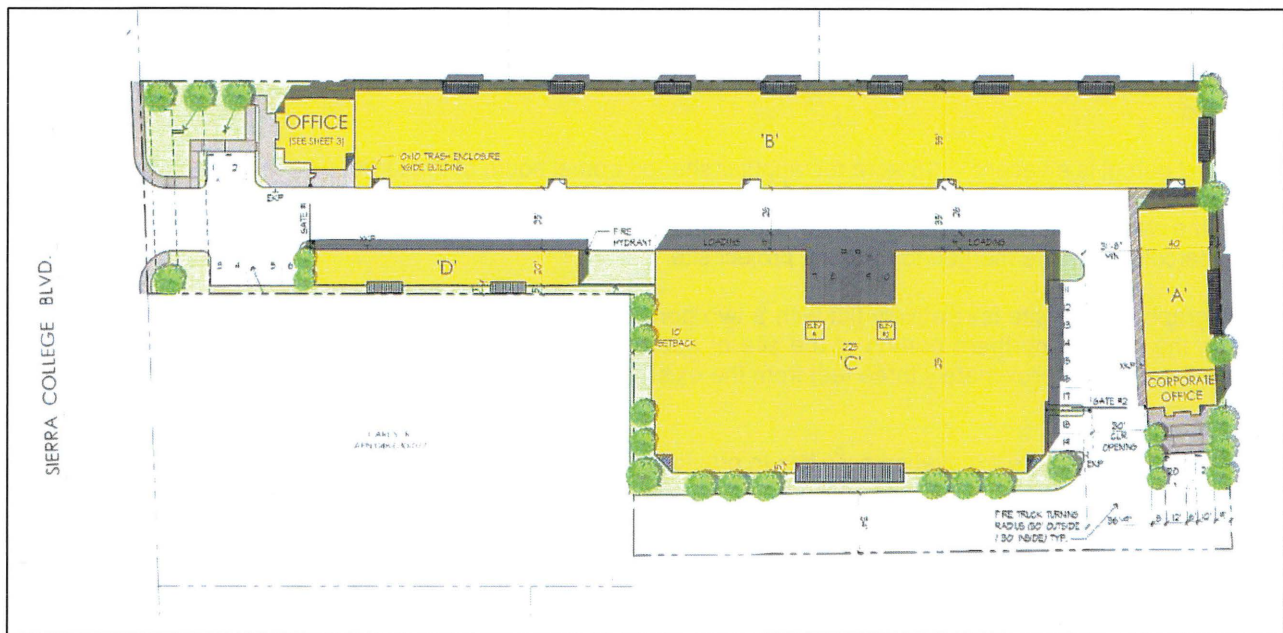


Figure 2 – Proposed Layout.

B. Environmental Setting:

The 2.83-acre project site is located at 8455 Sierra College Boulevard in Granite Bay. It is located on the east side of Sierra College Boulevard approximately 370 feet north of Douglas Boulevard. Adjacent properties to the north, south and east are developed with a mix of retail, auto service, restaurant and office uses. The west side of Sierra College Boulevard is within the City of Roseville and properties are developed with a mix of commercial, restaurant, self-storage, and retail uses.

The project site is located within an urbanized area of Granite Bay. Habitat on the project site is considered low quality. The northern project parcel is occupied by a vacant storage yard and concrete ready mix facility with two existing buildings (5,980 square feet and 3,500 square feet) that would be demolished. The majority of the site contains asphalt and gravel surfacing. No natural vegetative communities were identified on this parcel. The southern portion is currently undeveloped land. It consists of ruderal vegetation and has never been formally developed for any commercial, retail, or industrial use. There are no known wetlands or cultural or paleontological resources on either of the parcels.

Adjacent Land Use Designation/Zoning/Improvements

Location	Zoning	Community Plan Designation	Existing Conditions and Improvements
Site	CPD-Dc (Commercial Planned Development combining Design Scenic Corridor)	Commercial	Retail/Service and Undeveloped
North	CPD-Dc	Commercial	Office/Commercial
South	CPD-Dc	Commercial	Retail/Restaurant
East	CPD-Dc	Commercial	Office/Retail
West	GC/SA 3316 (General Commercial/Special Area) [City of Roseville]	Community Commercial (CC) [City of Roseville]	Retail

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 October 5, 2018, Placer County contacted four Native American tribes requesting any information regarding sacred lands or other heritage sites or Tribal Cultural Resources that might be impacted by the proposed project. At the time of preparation of this Initial Study, the United Auburn Indian Community of the Auburn Rancheria (UAIC) requested copies of archeological reports, which were provided, and subsequently requested mitigation measures addressing inadvertent discoveries and post ground disturbing activities. No other tribes have contacted the County.

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

D. PREVIOUS ENVIRONMENTAL DOCUMENT:

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

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

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

- ➔ Placer County General Plan EIR
- ➔ Granite Bay Community Plan EIR

E. EVALUATION OF ENVIRONMENTAL IMPACTS:

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

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If

there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

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

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

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 considered under CEQA. Therefore, impairment of private views is not considered to be a significant impact.

The surrounding area consists of predominantly one-story commercial development. Bayside Church to the north is two-stories in height and an office building to the northwest in the City of Roseville is also two-stories. The project site consists of a vacant storage yard and concrete ready mix facility with two existing buildings that would be demolished and an undeveloped parcel.

The proposed mini storage complex includes four buildings with 721 storage units and a 1,582 square foot facility office and a 880 square foot corporate office. Three of the proposed self-storage buildings would be predominantly one level, 16 feet in height. The facility office portion of the project would be 30 feet in height and the corporate office portion would be 20 feet tall. Building C along the southern edge of the site would be three levels with a height of 38 feet. Maximum height in the zoning district is 50 feet. Site coverage on the project site is 49.9 percent, meeting the maximum 50 percent coverage limitation of the zoning district.

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 have a natural aesthetic quality, there are no designated scenic vistas within the Granite Bay Community Plan (GBCP) area that are protected. There are designated scenic corridors, however. The GBCP Community Design Goal 4 expresses a desire to "maintain a landscaped scenic corridor along Douglas Boulevard and Auburn-Folsom Road to enhance and maintain the existing landscaping and scenic qualities." Auburn-Folsom Road was designated as a "Scenic Corridor" within the Placer County Scenic Highway Element. Both Auburn-Folsom Road and Douglas Boulevard are designated as a "Scenic Road" in the GBCP. There are no other scenic corridors in the Plan area. Neither the project site, nor views to or from the project site, have been designated an important scenic resource by Placer County or any other public agency.

The project site and surrounding areas are relatively flat and the visibility of prominent viewpoints, other than buildings, are limited. The development of four new commercial buildings of one to three levels would not impact any scenic vistas.

Views to or from the project site are short range and limited to employees at and visitors to adjacent properties. There are limited views of the site from Sierra College Boulevard due to its narrow frontage. Construction of the proposed development would not interfere with or degrade a scenic vista. Therefore, there is no impact.

Discussion Item I-2:

The project site is not located near a state scenic highway (Caltrans 2013) nor does it include any historic buildings. The project site is not located within any County or State-designated scenic highways. No natural scenic resources, such as rock outcroppings, are present on-site or in the project area. Therefore, the project would not damage scenic resources, such as rock outcroppings and historic buildings, since the property does not contain any trees or other notable aesthetic features. 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. Ground level views from streets in the project area are limited. Views to or from the project site are short range and limited to passersby and neighboring employees or visitors.

The project site is located on a partially-developed site within an urbanized area of Granite Bay, in a mixed commercial area along Sierra College Boulevard. The project would alter the existing visual character of the site and its immediate surroundings by introducing a new, four-building self-storage facility ranging from one to three stories with flat roofs. Building designs are presented in Figure 3.



Figure 3 – Proposed Design.

The project complies with applicable Zoning regulations and other regulations governing scenic quality including the Placer County Design Guidelines, Landscape Design Guidelines, and the Granite Bay Community Plan. The project site is not within the area covered by the Granite Bay Municipal Advisory Council's Design Elements and Landscape Goals for Douglas Corridor. The Granite Bay Community Plan does have design recommendations for commercial developments. All non-residential projects are encouraged to be designed to promote the "Craftsman-style village" concept. The use of natural materials (i.e. wood siding, river cobble and field stone) is encouraged. The goal is not strict rural-village or Craftsman design, but the construction or renovation of buildings should incorporate the use of time-honored and timeless elements. The use of "earth tones" or natural finishes which blend with the natural background is encouraged and has been proposed as seen in Figure 3.

Landscaping is proposed on the site as shown in Figure 4. The development of the proposed project would also include landscaping throughout the parking areas, along Sierra College Boulevard, and the southern boundary of the site. Perimeter landscaping would consist of a mix of native and non-native trees, shrubs, and groundcovers (both evergreen and deciduous).

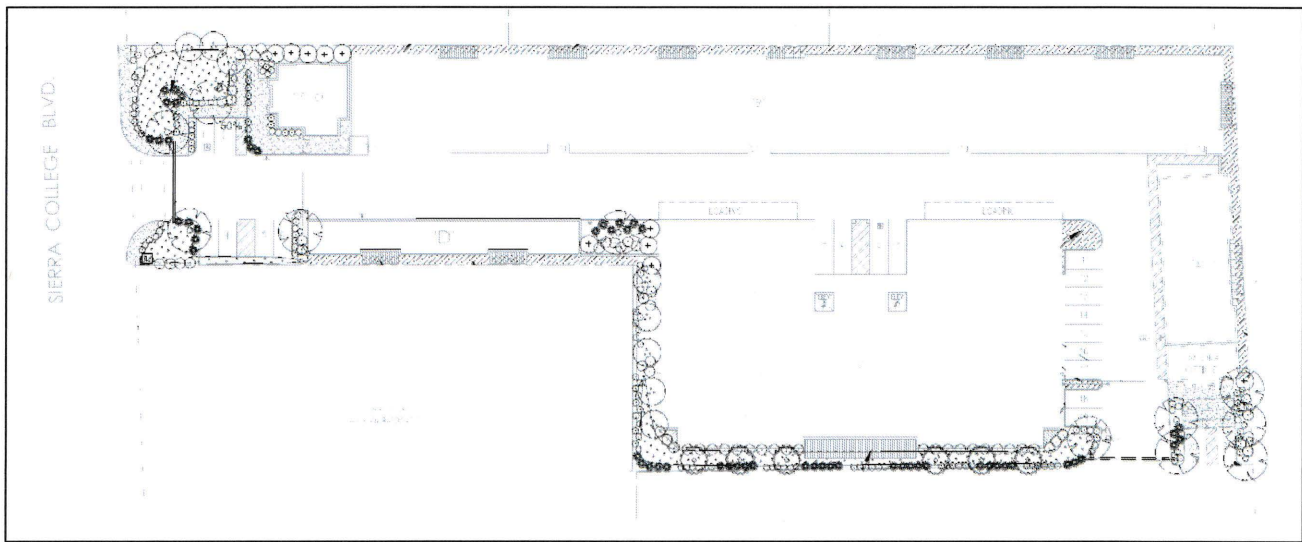


Figure 4 – Proposed Landscaping.

Per the requirements of the County's Landscape Design Guidelines (2013), canopy trees would be provided at a rate of one tree per ten parking spaces. No landscaping is proposed on the northern setback of self-storage Building B, the southern side of Building D, and the eastern side of Building A. These areas would have a wood chip ground cover and would be screened by adjacent buildings and/or landscaping on the adjacent parcels.

Given the location of this infill project within a developed area along Sierra College Boulevard and its consistency with the site's zoning and other regulations related to scenic quality, the project would not degrade the existing visual character or quality of the site and its surroundings within this urbanized area. Therefore, 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 proposed project would increase the level of illumination in the project area above existing levels due to the redevelopment of the storage yard site and the new development proposed for the undeveloped parcel. Outdoor lighting would include LED wall-mounted luminaires on the self-storage buildings internal to the site. The lighting would be located 15 feet from the base of the buildings. Lighting poles in the parking areas along Sierra College Boulevard and near the corporate office in the southeast corner of the site would not exceed 14 feet. All exterior lighting would be conditioned to comply with County standards which would include a requirement that fixtures cast illumination downward to ensure that lighting does not spill over onto nearby properties. These sources of light and glare are typical of surrounding development and the project would have a less than significant impact.

In summary, the proposed project would change the aesthetic quality of the undeveloped site, but would not substantially degrade the existing visual character or quality of the project site, or its surroundings, or create a

substantial source of light or glare. As a result, the project would have less than significant impacts. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

The 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 project site is not in agricultural use, is located adjacent to suburban land uses, and is not suitable for intensive agricultural uses.

Discussion Item II-1, 2, 6:

The project site and surrounding parcels are shown as 'Urban and Built Up Land' on the Placer County Important Farmland Map (CA Department of Conservation, 2016). Common examples of Urban and Built-Up Land are residential, institutional, industrial, commercial, landfill, golf course, airports, and other utility uses. The project site is partially developed with an equipment storage yard and concrete ready-mix facility.

The project site is not currently used for agricultural production, and is not under a Williamson Act contract. The site may have been used for agriculture uses in the past; including grazing. As a result of the site being surrounded by urban land uses (commercial development), agricultural practices would be incompatible with these adjacent and nearby land uses. The project site is not located adjacent to land in productive agriculture; therefore, the County's agricultural buffering standards do not apply. Therefore, there is no impact.

Discussion Item II-3, 4, 5:

Neither the project site nor adjacent properties are zoned for timberland, forest land, or timberland production zones. As there is no timberland on the project site, development of the project would not conflict with zoning for forest land or timber production, or convert forest land to non-forest use. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

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

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 SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The proposed project consists of a Conditional Use Permit (CUP) and Voluntary Merger to allow for the construction of a self-storage facility on two parcels located at 8455 Sierra College Boulevard in Granite Bay (see Figure 1). The site (APNs 148-030-073 and 048-030-084) is located within the Granite Bay Community Plan area and contains 2.83 acres. The parcel adjacent to Sierra College Boulevard, APN: 048-030-073, is approximately 120 by 590 feet, or 1.68 acres, and was formerly the Neff Rental facility. The project proposes to demolish the existing Neff Rental facility's two buildings: a 5,980 square foot office and storage building and a 3,500 square foot repair and storage building. The parcel located south and adjacent to the above noted parcel is APN 048-030-084 and is approximately 147 by 320 feet, or 1.15 acres, of undeveloped land.

The 2.83-acre site will be utilized for a Superior Self Storage facility. The mini storage complex includes four buildings totaling 110,618 square feet with 721 storage units, a 1,582 square foot facility office at the western edge of the site along Sierra College Boulevard, and an 880 square foot corporate office for Superior Self Storage at the east end of the complex. No outdoor storage is proposed.

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 size of a project likely to exceed the thresholds would be equivalent to 617 single-family dwelling units, a 249,100 square feet commercial building, or 894,262 square feet of general light industrial (with an average daily trip rate of 6,233 for the weekday), which is substantially larger than the proposed project.

During construction of the proposed project, various types of equipment and vehicles would temporarily operate. Construction exhaust emissions would be generated from construction equipment, demolition, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling. The project related

long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Project construction and operational activities would generate air pollutant emissions of criteria pollutants, including ROG, NO_x, and PM₁₀.

The proposed project would result in an increase in regional and local emissions from construction of the project, but would be below the PCAPCD's thresholds. 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 and to submit a Dust Control Plan to the PCAPCD prior to construction activity.

- 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.

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

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. The anticipated traffic resulting from the proposed project would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentration of CO emissions at any intersection.

The construction of the proposed project would result in short-term diesel particulate matter (DPM) emissions from heavy-duty onsite equipment and off-road diesel equipment. The California Air Resources Board (ARB) has identified DPM from diesel exhaust as a toxic air contaminant, with both chronic and carcinogenic public health risks. There are no sensitive receptors located adjacent to the project site.

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

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

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

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

Discussion Item III-4:

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

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service or National Marine Fisheries Service? (PLN)				X
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, identified in local or regional plans, policies or regulations, or regulated by the California Department of Fish & Wildlife, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers, or Regional Water Quality Control Board? (PLN)				X
3. Have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)				X
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			X	
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)				X
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X
7. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				X
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)		X		

The proposed project is located on the east side of Sierra College Boulevard, approximately 370 feet north of Douglas Boulevard in Granite Bay. The topography of the site is relatively flat with a two percent slope to the east, west and south from an elevation located in the central-northern portion of the site of approximately 255 feet above mean sea level. There is an elevation change of approximately three feet from the existing north parcel to the existing south parcel of the project site.

Discussion Item IV-1, 7:

A Biological Resources Evaluation (BRE) for the property was prepared by Bole & Associates in October 2018. During field assessments conducted in February and September 2018, plants and animals observed on the site were

listed, habitat types were identified, and the potential for the site to support special-status species known from the region was assessed.

County staff has reviewed the documentation and is also aware that Bole & Associates has a professional reputation that makes their conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, County staff accepts the conclusions found in the reports which are summarized below.

Soil Types

The dominant soil types within the project site consist of San Joaquin sandy loam, 1 to 5 percent slopes; and Cometa sandy loam, 1 to 5 percent slopes.

Habitat Communities

The project site consists of an approximately 1.68-acre parcel of commercially developed land most recently used as an equipment storage yard, and an approximately 1.15-acre parcel of undeveloped land to the south. The northern parcel contains two warehouse/office buildings, asphalted parking areas, and gravel surfaces used for the storage of rental equipment. No natural vegetative communities were identified on this parcel. There are three poplar trees located at the eastern perimeter of the site and a few non-native grasses and weeds are located nearby. The majority of the site contains no vegetative or wildlife communities.

The southern, 1.15-acre parcel contains gravel surfaces and non-native annual grasses and forbs. No natural habitats were noted within this parcel. Vegetation communities within the project site are described below:

Urban/Developed Land. The project site consists entirely of Urban/Developed Land. Urban (or developed) lands have been constructed upon or otherwise covered with a permanent, unnatural surface (e.g., concrete, asphalt, buildings, etc.) or large amounts of debris or other materials. Urban land provides poor quality habitat for any special-status species. No special-status species are expected to occur within this vegetation community.

Wildlife Occurrence and Use

According to the BRE, wildlife species observed during the site surveys included common urban species such as rock dove (*Columba livia*), European starling (*Sturnus vulgaris*), American crow (*Corvus brachyrhynchos*), and mourning dove (*Zenaidura macroura*).

A records search was completed of the United States Fish & Wildlife Service's *Federal Endangered and Threatened Species List* and the *California Natural Diversity Database* (February, 2018) for the Folsom 7.5-minute quadrangle and eight surrounding quadrangles. These documents list plants and wildlife that have Federal, State and California Native Plant Society (CNPS) special status. The records revealed few plant and wildlife species with a potential to occur onsite. Due to the highly developed nature of the Project Area and the immediately surrounding commercial properties, there is limited potential for any of the protected species identified by the USFWS or California Department of Fish & Wildlife to nest or forage on the site.

Species habitat surveys were conducted by walking all areas of the property (and surrounding 500-foot buffer) and evaluating potential habitat for special-status species based on vegetation composition and structure, surrounding area, presence of predatory species, microclimate and available resources (e.g. prey items, nesting burrows). A general botanical survey and habitat evaluation for rare plant botanical species was conducted during February and September, 2018. The general botanical survey and habitat evaluation for rare plant botanical species was conducted by walking all areas of the property while taking inventory of general botanical species and searching for special-status plant species and their habitats.

The following list of species have the potential to occur within the project site. Species that have the potential to occur within the project site are based on an evaluation of suitable habitat to support these species, CNDDB occurrences within a five-mile radius of the Project Area and observations made during biological surveys. Not all species listed have the potential to occur within the project site based on unsuitable habitat and/or lack of recorded observations within a five-mile radius of the site.

Plant Species. Due to the disturbed nature of the project site, special-status plants are not expected to occur. According to the U.S. Fish and Wildlife Service, the California Native Plant Society (CNPS; CNPS 2018), and the California Natural Diversity Database queries, one special-status plant species is known to occur or have the potential to occur within the vicinity of the project site: Sacramento Orcutt grass (*Orcuttia viscida*). Sacramento Orcutt grass

is found in or near vernal pools. There are no vernal pools or suitable habitat within the project site and none were observed during the habitat survey.

Animal Species. Of the seven regionally-occurring special-status animal species found in the database queries, all of the species could be immediately ruled out as having the potential for occurrence in the project site due to a lack of suitable habitat. Six of the species analyzed are associated with aquatic habitats such as perennial rivers/streams, lakes, ponds, and vernal pools, which are either not present in the project site. These include Vernal pool fairy shrimp (*Branchinecta lynchi*), Vernal pool tadpole shrimp (*Lepidurus packardii*), Conservancy fairy shrimp (*Branchinecta conservatio*), Giant garter snake (*Thamnophis gigas*), California red-legged frog (*Rana draytonii*), and California tiger salamander (*Ambystoma californiense*). One of the regionally-occurring special-status species (valley elderberry longhorn beetle (*Desmocerus californicus californicus*) is an obligate specialist on elderberry (*Sambucus* spp.) that is not present on the site.

According to Bole & Associates, due to the disturbed nature of the site and its location within a highly urbanized area, special-status animal species are not expected to occur.

Fish Species. There are no special-status fish species identified as having the potential to occur on site.

Nesting Birds. Swainson's hawk (*Buteo swainsoni*) breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees. The small number of ornamental trees on site do not provide sufficient nesting opportunities of the Swainson's hawk. The development of nearby parcels diminishes foraging opportunities in the project area.

Western burrowing owl (*Athene Cunicularia*) prefer open, dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation. There is no suitable habitat within the project site and none were observed during the habitat survey.

Recommendation

Based on the Bole & Associates Biological Resources Evaluation, project implementation will not result in impacts to resident or migratory wildlife, special status plant or wildlife species, or any associated protected habitat. Therefore, there is no impact.

Discussion Items IV-2, 3:

The US Army Corps of Engineers and the U.S. Environmental Protection Agency regulate the discharge of dredged or fill material into jurisdictional waters of the United States, under the Clean Water Act (§404). The term "waters of the United States" is an encompassing term that includes "wetlands" and "other waters." Wetlands have been defined for regulatory purposes as follows: "those Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions (33 CFR 328.3, 40 CFR 230.3). Wetlands generally include swamps, marshes, bogs, and similar areas." Other waters of the United States are seasonal or perennial water bodies, including lakes, stream channels, drainages, ponds, and other surface water features, that exhibit an ordinary high-water mark but lack positive indicators for one or more of three wetland parameters (33 CFR 328.4).

During the biological surveys, the site was inspected by Bole & Associates for areas that could potentially meet the U.S. Army Corps of Engineers' three parameter test for wetlands, which consists of indicators of hydrophytic vegetation, hydric soil, and wetland hydrology.

Vegetation. Wetland vegetation includes those plants that possess physiological traits that allow them to grow and persist in soils subject to inundation and anaerobic soil conditions. Plant species are classified according to their probability of being associated with wetlands. Obligate wetland plant species almost always occur in wetlands (more than 99 percent of the time), facultative wetland plant species occur in wetlands most of the time (67 to 99 percent), and facultative plant species have about an equal chance (33 to 66 percent) of occurring in wetlands as in uplands. Vegetation was considered to meet the vegetation criteria if more than 50 percent of the vegetative cover was FAC or wetter. No wetland plant species were observed within the Project Area during onsite evaluations nor was there evidence of vernal pools or vernal swales on the property.

Hydric Soils. Hydric soils are saturated, flooded, or ponded in the upper stratum long enough during the growing season to develop anaerobic conditions and favor the growth of wetland plants. Hydric soils include gleyed soils (soils with gray colors), or usually display indicators such as low chroma values, redoximorphic features, iron, or manganese concretions, or a combination of these indicators. Low chroma values are generally defined as having a

value of 2 or less using the Munsell Soil Notations (Munsell, 1994). For the Biological Resources Evaluation, a soil was considered to meet the hydric soil criteria for color if it had a chroma value of one (1) or a chroma of two (2) with redoximorphic features, or if the soil exhibited iron or manganese concretions. Redoximorphic features (commonly referred to as mottles) are areas in the soils that have brighter (higher chroma) or grayer (lower chroma) colors than the soil matrix. Redoximorphic features are the result of the oxidation and reduction process that occurs under anaerobic conditions. Iron and manganese concretions form during the oxidation-reduction process, when iron and manganese in suspension are sometimes segregated as oxides into concretions or soft masses. These accumulations are usually black or dark brown. Concretions 2 mm in diameter occurring within 7.5 cm of the surface are evidence that the soil is saturated for long periods near the surface. Onsite soils as identified by the Natural Resources Conservation Service (NRCS) are a mixture of San Joaquin sandy loam and Cometa sandy loam; these soils are not listed as "hydric" soils of Placer County. No hydric indicators were noted associated with the onsite soils.

Hydrology. Wetlands by definition are seasonally inundated or saturated at or near the surface. In order for an area to have wetland hydrology, it has to be inundated or saturated for 5 percent of the growing season (approximately 12 days) (USDA, 1967). Indicators include visual soil saturation, flooding, watermarks, drainage patterns, encrusted sediment and plant deposits, cryptogammic lichens, and algal mats. Due to the highly disturbed nature of the project site and immediate vicinity of the project site (predominantly commercial development) the natural hydrology has been altered through drainage and flood protection.

Using the methodologies described in the *1987 Wetland Delineation Manual*, Bole & Associates found no state or federal jurisdictional wetland habitats within the boundaries of the project site. Therefore, there is no impact.

Discussion Item IV-4:

The project is proposed on an infill site surrounded by development and has not been found to contain any native resident or wildlife species. The project site is not located within a designated wildlife corridor. Therefore, the proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, potential impacts to wildlife corridors would be less than significant. No mitigation measures are required.

Discussion Item IV-5:

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

Discussion Item IV-6:

No Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan has been approved for Placer County. The draft Placer County Conservation Program (PCCP) was released in 2011, which proposes a streamlined strategy and permitting process for a range of covered activities in western Placer County for the next 50 years. The project site is located within the boundaries of the draft PCCP. The mitigation and conservation protocols that are applied through the PCCP are an equal to or greater functional equivalent mitigation standard for biological resources that are represented in this MND. In the event the PCCP should be adopted prior to submittal of improvement plans for the project, then the protocols adopted with the PCCP would replace mitigation measures for the same effects as characterized within this MND. Therefore, there is no impact.

Discussion Item IV-8:

Placer County has identified the value of its native and landmark trees and has adopted measures for their preservation. The Tree Preservation Ordinance (Chapter 12, Article 12.16 of the County Code) provides protections for native trees. The proposed project would result in the removal of three poplar trees on the eastern boundary of the storage yard property.

The trees impacted by the development do not constitute "oak woodlands" as they do not account for an area of two acres or greater with at least ten percent of the canopy onsite nor do they signify any significant stand of oak trees. As such, the proposed project will not result in the conversion of oak woodlands and no mitigation for oak woodland loss is necessary.

With implementation of the mitigation identified below, impacts to protected trees would be reduced to a less than significant level.

Mitigation Measure Item IV-8:**MM IV.1**

To mitigate for the loss of protected trees, the project applicant shall obtain a Tree Permit from Placer County's Planning Services Division prior to Improvement Plan approval. The Planning Services Division shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time based on the number and size of trees verified for removal. The fee shall be paid into the Placer County Tree Preservation Fund at the rate of \$100 per diameter at breast height (DBH) removed or impacted.

V. CULTURAL RESOURCES – Would the project:

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

Discussion Item V-1, 2:

A Cultural Resources Records Search was prepared for the project site by Genesis Society in July 2018. To determine the potential presence of cultural and historical resources in the project area, staff from Genesis Society conducted a record search at the North Central Information Center (NCIC). According to the NCIC, the entirety of the project site has been subjected to archaeological/historical scrutiny as a result of two separate investigations (NCIC numbers 565 and 1815). In addition, eleven investigations have been conducted within ¼-mile of the project location. No sites have been formally recorded within the project site. One site, a pre-historic bedrock milling station, has been documented within the ¼-mile search radius. The two existing buildings on the project property do not qualify for listing on the California or National Register of Historic Places. Considering the fact that two investigations have previously inventoried the project site, and both concluded that no cultural resources were present, no additional investigation (i.e., site survey) was recommended by Genesis Society.

The archaeological sensitivity of the infill property is considered low, since it has been disturbed by development activities. Although no indications of cultural resources were found on site, there is always the possibility that previously unknown resources exist below the ground surface. Therefore, implementation of the standard cultural resource construction mitigation below would ensure that this impact is less than significant.

Mitigation Measure Item V-1, 2:**MM V.1**

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

In the event that the find is found to be ineligible for inclusion in the California Historic Register of Historical Resources are identified within the project area, the culturally affiliated Native American Tribe shall be notified. Culturally appropriate treatment and disposition shall be determined following coordination with the culturally affiliated Native

American Tribe. Culturally appropriate treatment may be, but is not limited to, processing materials in a lab for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within the project area where they will not be subject to future impacts. UAIC does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless requested by the Tribe.

If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.

Following a review of the find and consultation as noted above, the authority to proceed may be accompanied by the addition of development requirements or special conditions which may provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with tribal representatives and cultural resource experts, if necessary, as appropriate.

Discussion Item V-3:

No human remains are known to be buried at the project site. 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 Measure Item V-3:

MM V.1

Discussion Item V-4, 5:

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 project site. Therefore, there is no impact.

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 project proposes to demolish an existing equipment storage yard and concrete ready-mix facility and two associated buildings. The site would be utilized for a Superior Self Storage facility. The mini storage complex includes four buildings with 721 storage units and a 1,582 square foot facility office at the Sierra College Boulevard entrance to the site and an 880 square foot corporate office for Superior Self Storage at the east end of the complex.

Overall, the construction and operation of this proposed project would not require the creation of a new source of energy generation. During construction there would be a temporary consumption of energy resources for the movement of equipment and materials; however, the duration is limited due to the phasing of construction, and the area of construction is minimal. 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. Construction would not result in a wasteful or inefficient use of energy.

Both 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"). 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 would 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.

At the local level, the County's Building Services Division enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24. The proposed project's construction methods are consistent with the goals and measures in the County's General Plan.

Placer County does not currently have an adopted plan for renewable energy or energy efficiency. The County is currently preparing the Placer County Sustainability Plan (PCSP) that would provide a strategy to reduce GHG (greenhouse gas) emissions. This plan would include goals and policies for energy efficiency. In the event the PCSP is adopted prior to the proposed project receiving its entitlements, the proposed project would be required to comply with the PCSP. The proposed project would result in less than significant impacts associated with renewable energy or energy efficiency plans. Accordingly, the proposed project would not conflict with or obstruct State or local plans for renewable energy or energy efficiency. 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. Result in substantial soil erosion or the loss of topsoil? (ESD)		X		
2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (ESD)			X	
3. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? (ESD)			X	
4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (EH)				X
5. Directly or indirectly destroy a unique paleontological resource or unique geologic or physical feature? (PLN)		X		
6. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
7. Result in substantial change in topography or ground surface relief features? (ESD)		X		
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground			X	

failure, or similar hazards? (PLN, ESD)				
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Discussion Item VII-1, 6, 7:

The project site is made up of two parcels: one undeveloped 1.15-acre rectangular parcel and one 1.68-acre rectangular parcel that is currently developed with an equipment rental yard and concrete plant. The parcels are both flat and surrounded by commercial development. The parcels would be merged as part of this project. The preliminary geotechnical report identified the soils as Turlock Lake Formation soils overlying Mehrten Formation materials. The Turlock Lake Formation soils are composed of silts and sands. The Mehrten Formation soils has similar characteristics of hard clayey soils.

The project proposal would result in the construction of approximately 110,618 square feet of new storage buildings and 2,462 square feet of associated office space, including corporate office space. The project improvements include reconstruction of the existing encroachment off of Sierra College Boulevard, construction of drive aisles and required parking. All of the site would be disturbed by grading activities for the project. The proposed earthwork includes approximately 7,800 cubic yards of excavation and 1,800 cubic yards of fill for a net export of approximately 6,000 cubic yards of material.

To construct the improvements proposed, potentially significant disruption of soils on-site would occur, including excavation/compaction for the parking/access improvements, building foundations, and various utilities. The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, and compaction of the soil, as well as impacts to topography can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VII-1, 6, 7:**MM VII.1**

The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and, if applicable, Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.

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

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

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

MM VII.2

The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No

grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate using the County's current Plan Check and Inspection Fee Spreadsheet for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. For an improvement plan with a calculated security that exceeds \$100,000, a minimum of \$100,000 shall be provided as letter of credit or cash security and the remainder can be bonded. 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 or released, as applicable, 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-2, 3, 8:

The project is not located in a sensitive geologic area or in an area that typically experiences soil instability. The preliminary geotechnical report determined the near surface soils to consist primarily of sands and silts that are considered to be of low expansion potential. The report concluded that the soils are indicated to have strength and compressibility properties that are favorable for support of the proposed project. The soils on site are expected to be capable of providing favorable slab and pavement support as well as light to moderate foundation loads. The proposed buildings would be on grade and the soils would be properly compacted. The proposed project would comply with Placer County construction and improvement standards to reduce impacts related to soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse.

According to the Natural Resource Conservation Service, the location of the project within Placer County has a moderate earthquake risk. According to California Department of Conservation website the site is distant from known, active faults and will experience low levels of shaking. There is a potential that the site would experience a moderate horizontal ground acceleration in the project's lifetime. Although there is a potential for the site to be subject to moderate level earthquake shaking, the buildings would be constructed in compliance with the California Building Code, which includes seismic standards.

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

Discussion Item VII-4:

The proposed project would be served by public sewer, and would not require or result in the construction of new on-site sewage disposal systems. Therefore, there is no impact.

Discussion Item VII-5:

An Archeological and Paleontological Records Search/Sensitivity Analysis was undertaken in July 2018 by Genesis Society. A background research on local geology and a search of the University of California Museum of Paleontology (UCMP) database for the project site. The search of the Paleobiological Database failed to identify any fossil specimens within the project site.

As a result of that research, the paleontologist found that the project site is located within the geological MBmc-Cobble conglomerate of the Mehrten Formation of the Miocene Tertiary, and possibly OMvs-Valley Springs

Formation of the Oligocene of the Tertiary, as depicted on the Geologic Map of the Sacramento Quadrangle, California 1:250,000. Genesis Society closed that the project site is classified as low in paleontological sensitivity.

There will be minimal trenching required for utility work on the project site. Implementation of the mitigation measure below would reduce the potentially significant adverse environmental impact of project-related ground disturbance and earth-moving on paleontological resources to a less than significant level by allowing for the salvage of fossil remains and associated specimen data and corresponding geologic and geographic site data that otherwise might be lost to earth-moving and to unauthorized fossil collecting.

Mitigation Measure Item XII-5:

MM V.1

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:

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

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

On October 13, 2016, the Placer County Air Pollution Control District (PCAPCD) adopted CEQA significance thresholds for GHG emissions as shown below. The Bright-line Threshold of 10,000 metric tons (MT) CO₂e/yr threshold for construction and operational phases, and the De Minimis level of 1,100 MT CO₂e/yr for operational, were used to determine significance. GHG emissions from projects that exceed 10,000 MT CO₂e/yr would be deemed to have a cumulatively considerable contribution to global climate change. For a land use project, this level of emissions is equivalent to a project size of approximately 646 single-family dwelling units, or a 323,955 square 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, a 35,635 square feet commercial building, or a 99,198 square feet industrial building.

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

the De Minimis Level, and

- 3) De Minimis Level for the operational phases of 1,100 metric tons of CO₂e per year.

The floor area for the self-storage falls below the PCAPCD's De Minimis screening criteria for general industrial land use types and therefore would not exceed the PCAPCD's 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 transport, use, or disposal of hazardous materials? (EH)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EH)			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (AQ)			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EH)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (PLN)				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (PLN)				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (PLN)			X	

Discussion Item IX-1, 2:

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

Discussion Item IX-3:

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

Discussion Item IX-4:

The 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 no impact.

Discussion Item IX-5:

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

Discussion Item IX-6:

Development of the proposed project site would not physically block any existing roadways nor would it interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item IX-7:

The project site is located in an area that is classified as Urban/Unzoned. The new structures would be required by Building Code to include interior fire suppression sprinkler systems. The proposed project has been reviewed by the South Placer Fire District 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 are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

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

Discussion Item X-1:

The proposed project would not rely on groundwater wells as a potable water source. Potable water for this project would be treated water from the San Juan Water District. The 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 utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. As such, the project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

Discussion Item X-3:

The 2.83-acre project area is located in Granite Bay surrounded by commercial development. Approximately half of the existing site drains towards the west to drainage inlets along Sierra College Boulevard and the remaining half of the project site drains towards the south to two existing drainage inlets within the existing access drive aisle constructed with adjacent commercial projects. The proposed improvements would closely mimic the existing drainage patterns.

The proposed project would create/replace approximately 91,482 square feet of impervious surfaces on an area that is currently developed with approximately 65,000 square feet of existing impervious surfaces, potentially increasing the stormwater runoff peak flows. The potential for increases in stormwater peak flows has the potential to result in downstream impacts. A drainage report was prepared for the project which analyzed a drainage system that would convey runoff from the project site by way of an oversized underground pipe detention system, vegetated swales, and bio-retention basins with appropriate soil quality improvements. The drainage report concluded that the drainage system would reduce the 100-year post project peak flows to equal to or less than the pre-project peak flows. The post development volume of runoff will be slightly higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the peak flow runoff.

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

Mitigation Measures Item X-3:

MM VII.1, MM VII.2

MM X.1

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

MM X.2

The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that is in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project final drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees payable prior to Improvement Plan approval as prescribed by County Ordinance. Maintenance of detention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (ESD)

Discussion Item X-4:

Discharge of concentrated runoff after construction has the potential to contribute to water quality impacts in the long-term. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include, but are not limited to, sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants. A preliminary Stormwater Quality Plan was prepared that concluded that the proposed vegetated swales and bio-retention basins with associated soil quality improvements would effectively treat all runoff before leaving the project site.

A final Stormwater Quality Plan would be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary Stormwater Quality Plan results. 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-4:

MM VII.1, MM VII.2

MM X.3

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

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

All permanent BMPs shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan or Final Subdivision Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **(ESD)**

MM X.4

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

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

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

MM X.5

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.6

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

MM X.7

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 X.8

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

Discussion Item X-5:

Project improvements are not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be impeded or redirected after construction of any improvements. Therefore, there is no impact.

Discussion Item X-6:

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

XI. LAND USE & PLANNING – Would the project:

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

Discussion Item XI-1:

The physical division of an established community typically refers to the construction of a linear feature, such as an

interstate highway or railroad tracks, or removal of a means of access, such as a local bridge that would impact mobility within an existing community or between a community and outlying area. The proposed project does not involve any such features and would not remove any means of access in the surrounding area. The project site is surrounded by existing development including retail, commercial, and restaurant uses with residential development on the east side of Cavitt Stallman South Road. In addition, the proposed project is consistent and compatible with the surrounding land uses. As such, the project would not physically divide an established community. Therefore, there is no impact.

Discussion Items XI-2, 3:

The proposed project would allow for a self-storage facility. The mini storage complex includes four buildings totaling 110,618 square feet with 721 storage units, a 1,582 square foot facility office at the western edge of the site along Sierra College Boulevard, and an 880 square foot corporate office for Superior Self Storage at the east end of the complex. Parking is provided for 21 vehicles.

The project site has a Land Use Designation of Commercial and is zoned CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor). Mini-Storage Facilities are allowed within the CPD zoning district with approval of a Conditional Use Permit.

A site plan is required to determine consistency with the General Plan and the Granite Bay Community Plan as well as the County's development standards and zoning requirements. The proposal does not conflict with any Environmental Health land use plans, policies or regulations. The proposed project design does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. The purpose of the Commercial Planned Development zone district is to designate areas appropriate for mixed-use community shopping centers, office parks, and other similar developments, where excellence in site planning and building design are important objectives.

The proposed project would be consistent with various elements of the CPD-Dc zoning district. Minimum lot area and minimum lot width is determined through approval of a Conditional Use Permit. The Conditional Use Permit also establishes front, rear and side setback requirements. The complex office is located approximately 80 feet from the edge of the Sierra College right-of-way. Side setbacks of the storage buildings range from five to ten feet. Height is limited to 50 feet. Three of the proposed self-storage buildings would be one level with a building height of 16 feet with the storage facility office 30 feet in height and the corporate office 20 feet tall. Building 'C' along the southern edge of the parcel would be three levels and a height of 38 feet. Site coverage is 49.9 percent, under the 50 percent maximum allowed in the CPD zoning district.

The proposed buildings are architecturally compatible with buildings in the vicinity. The self-storage buildings will be constructed of stucco walls with metal reveals, foam cornices with a stucco finish, and flat roofs. Elevations facing the exterior of the site will have a building base of stacked stone veneer and split-face concrete block. Decorative awnings with metal roofs are proposed to provide visual relief (Figure 5).

Stucco wall exteriors are beige (Sherwin Williams #6093 'Familiar Beige') with darker beige cornices (Sherwin Williams #6095 'Toasty'). Split face walls are darker beige on the lower portion (Sherwin Williams #6095 'Toasty') and lighter beige on the upper (Sherwin Williams #6101 'Sands of Time'). A brown roof cornice is proposed throughout the site (Sherwin Williams #9091 'Half-Caff'). Stone veneer on the more visible facades is brown as well (Coronado Stone Old World Stone 'Chablis').

Metal awnings at the office portions of the project are red (Sherwin Williams #6871 'Positive Red'). A dark green is proposed for door transoms and for the storage unit roll-up metal doors (Janus International 'Fern Green').

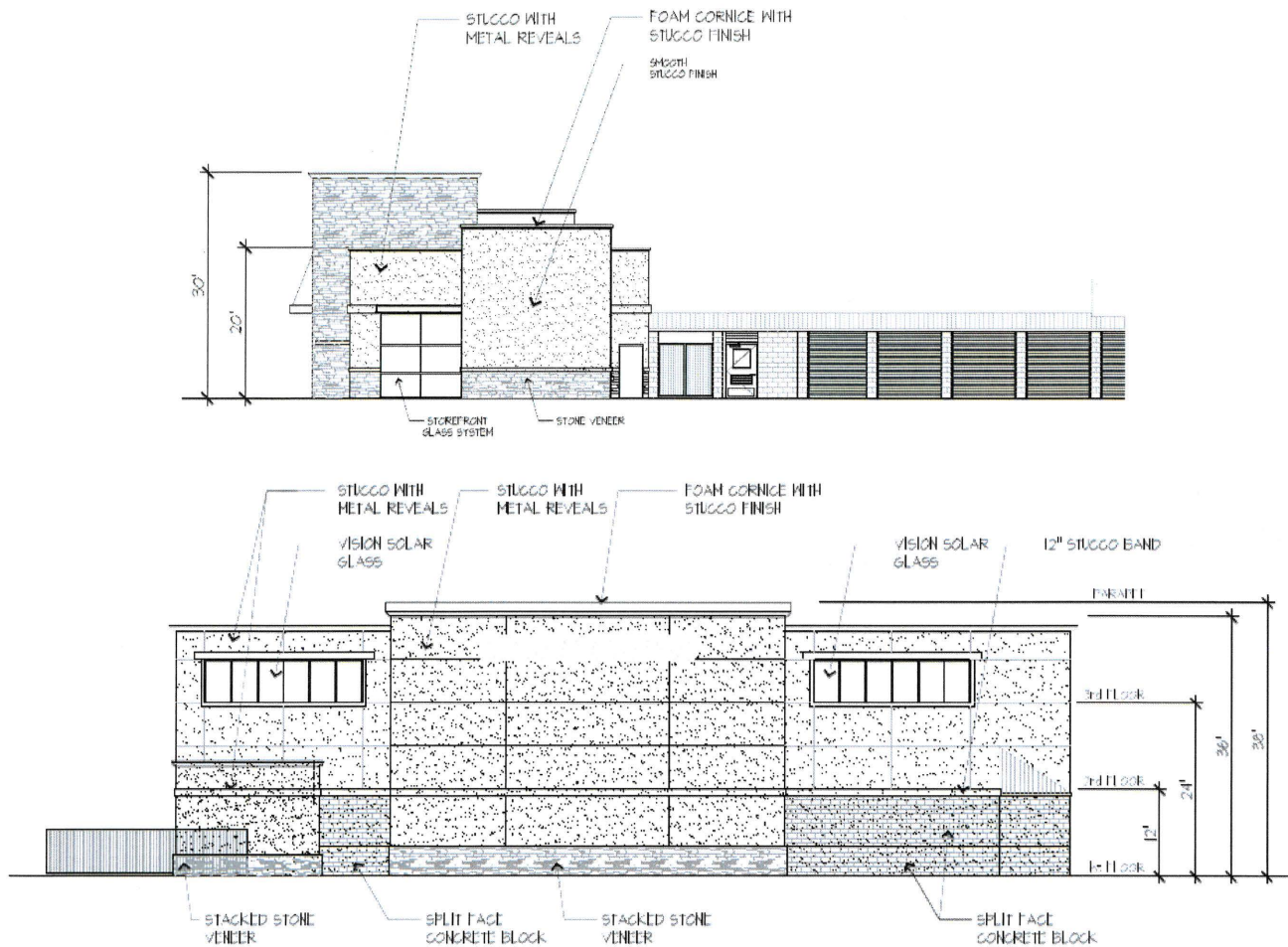


Figure 5 – Self-Storage Building B south elevation, top. West elevation bottom.

The proposed use is consistent with the uses envisioned in the Commercial Planned Development zoning district. The project does not conflict with applicable land use plans, policies, or regulations of an agency with jurisdiction over the project. Although the layout and design of the project took into account the adjacent commercial developments incorporating design features such as enhanced architecture and landscape, the operations of the facilities could create conflicts with neighboring businesses or residents. The implementation of the following mitigation measures would reduce land use conflicts to a less than significant level.

Mitigation Measures Items XI-2, 3:

MM XI.1

Outside storage of any kind, including boats, and vehicles, shall not be allowed. The facility used for self-storage may be used only for passive self-service storage. No businesses shall be permitted to operate from, or be licensed at, the facility. No personal activities, such as but not limited to, hobbies, arts and crafts, woodworking, repair, restoration, or maintenance of vehicles, machinery or equipment, etc. shall be permitted.

MM XI.2

The site shall be developed for commercial office or commercial storage uses only. No other commercial, residential (temporary or permanent) or manufacturing/industrial activity shall occur onsite without the prior authorization of the Planning Services Division. This shall include, but is not limited to, temporary or permanent residential uses, onsite vehicle or marine craft sales, vehicle or marine craft repair and service, machinery or equipment repair and service, manufacturing uses, food production, commercial kennel or health and fitness facility uses.

MM XI.3

Outside storage or display of merchandise is prohibited. This includes overnight parking of vehicles, boats, trailers, recreational vehicles, or machinery or equipment. Any vehicles, boats, trailers, recreational vehicles, machinery,

equipment or materials kept on the property shall be stored within a building.

Discussion Item XI-4:

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 be constructed in an area of the county that is characterized by commercial uses on commercially-zoned properties. The project would not involve the construction of new residences that would draw residents away from other residential areas resulting in the abandonment and subsequent urban decay of existing residential areas. In addition, the proposed project involves a small amount of office space with committed tenants and self-storage units with a proven market demand, and therefore, would not result in the development of commercial uses that would result in increased vacancy rates or abandonment of commercial spaces in the project vicinity, resulting in urban decay. Therefore, there is no impact.

XII. MINERAL RESOURCES – Would the project:

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

Discussion Item XII-1, 2:

No valuable locally important mineral resources have been identified on the project site. 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 presence of mineral resources within Placer County has led to a long history of gold extraction. No quarries or mining sites are active in the Community Plan area and no known mineral resources that would be of value are known to occur on the project site or in its vicinity.

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-1 occurs within the project site. MRZ-1 zones are areas where geologic information indicates there is little likelihood for the presence 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. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)		X		

2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)			X	
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion Items XIII-1:

Development of the proposed project would result in an increase in short-term noise impacts from construction activities. 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. Residential facilities are a primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels.

The existing noise environment in the project area is primarily influenced by transportation noise from vehicle traffic on Sierra College Boulevard, a six-lane urbanized corridor forming the border between the City of Roseville and unincorporated Placer County along the project frontage. The project site is surrounded by commercial uses. The closest residence to the project is at the southeast corner of Great Oak Circle and Cavitt Stallman South Road, 222 feet northeast of the proposed self-storage facility.

The Placer County General Plan Noise Element establishes land use compatibility criteria for both transportation noise sources such as roadways, and for non-transportation (stationary) noise sources. For transportation noise sources in residential areas, Placer County establishes a noise level criterion of 60 dB or less in outdoor activity areas, and 45 dB or less for interior noise levels. For non-transportation noise sources in a residential area, Placer County has a noise level criterion of 70 dB at the residential property line, and 45 dB or less for interior noise levels. Allowable noise levels within General Commercial zone districts is 70 for exterior spaces and 45 for interior spaces.

The noise levels along Sierra College Boulevard, a six-lane roadway along the project frontage, are relatively high. New noise sources (e.g., additional vehicle traffic, human activity, mechanical equipment) are anticipated to be masked by existing noise from Sierra College Boulevard. The project would not result in the exposure persons to or generation of noise levels in excess of standards.

The proposed development would introduce new noise sources to the currently unoccupied site including additional vehicle traffic, human activity on the site, and noise from outdoor mechanical equipment. The primary noise sources on-site would be heating, ventilation, and air conditioning (HVAC) equipment for the office spaces and from users of the facility.

Operation noise would result from mechanical equipment, activities associated with parking such as doors closing, standard landscaping maintenance activities, and the delivery of good and services to the facility. Mechanical equipment would be located at the two office spaces in the self-storage complex. Roof-mounted HVAC equipment would be screened by a solid parapet wall, which would provide acoustical shielding of associated noise levels. All of the above listed activities emit intermittent sources of low-level noise and are not expected to cause a perceptible noise increase in the overall ambient noise environment. These noise levels are typical of the urban environment and would not exceed any established noise standards. The noise levels along Sierra College Boulevard, a six-lane roadway along the project frontage, are relatively high. With present and reasonably foreseeable conditions, noise levels onsite would be within the normally acceptable range.

The project would increase traffic volumes on the surrounding roadway network including Douglas Boulevard, Sierra College Boulevard and Cavitt Stallman South Road. Vehicular traffic on roadways in the area are anticipated to increase as development occurs and the population increases. The project would not generate sufficient trips to substantially increase the existing traffic volumes and substantially increase noise levels, resulting in a significant noise level increase. The proposed project would have to double the existing traffic volume in the area to cause an increase in noise levels that would be perceptible to persons in the project area (by three dBA or more). The project's increased traffic would have a minimal effect upon ambient noise levels.

The proposed project is not expected to expose nearby sensitive receptors to excessive exterior or interior noise. The project site is surrounded by commercial uses and there are no residential uses located immediately adjacent to

the project site. The nearest residential uses are located at the intersection of Great Oak Circle and Cavitt Stallman South Road, 222 feet northeast of the proposed self-storage facility. The project proposes self-storage buildings along the northern and eastern property lines, the closest adjacent residential uses would be adequately shielded from any new noise generated by the project.

Development of the proposed project would result in a temporary increase in noise levels during daytime hours, particularly from diesel-powered earth-moving equipment and other construction machinery. All construction-related activities would be required to comply with the noise standards contained in the Placer County General Plan and the Granite Bay Community Plan for projects adjacent to/within residential neighborhoods which limits such activities to certain times of the day and week to reduce noise impacts on adjacent properties. The proposed project is not expected to expose adjacent or nearby receptors to excessive exterior noise standards.

Although an increase in noise levels will most likely result from the typical construction phases of any development, the limited duration 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 implementing the following mitigation measure:

Mitigation Measure Item XIII-1:

MM XIII.1

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

- A) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings time)
- B) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- C) Saturdays, 8:00 am to 6:00 pm

This note will be included on the Improvement Plans. Essentially quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

Discussion Item XIII-2:

The proposed project would result in development of a self-storage facility and would not produce excessive groundborne vibration or groundborne noise levels. The primary vibration-generating activities associated with the proposed project would occur during grading, placement of utilities, paving of parking areas and drive lanes, and construction of building foundations. The most substantial source of groundborne vibration associated with project construction equipment would be the use of vibratory compactors during construction of the proposed on-site drive lanes and building pads.

Although an increase in noise levels would most likely result from the typical construction phases of any development, the limited duration of noise impacts from the proposed project would not cause significant impacts beyond the minor inconvenience during construction. This is a less than significant impact. No mitigation measures are required.

Discussion Item XIII-3:

Since the 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 project site, the residents of proposed project would not be exposed to adverse levels of noise due to aircraft overflight. Therefore, there is no impact.

XIV. POPULATION & HOUSING – Would the project:

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

2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (PLN)			X	
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Discussion Item XIV-1:

The proposed project would not construct new, nor would it demolish existing, housing structures. The project would not induce population growth, either directly or indirectly. The project is limited to the construction of a self-storage complex and does not include any housing that could increase the population of Granite Bay or the region. The project would be constructed on a site that is located within an area intended for commercial land uses, and is within an area that is urbanized and served by existing infrastructure, public services and utilities. The self-storage facility would not generate substantial job creation resulting in population growth. It is anticipated that short-term construction jobs and long-term employment jobs would be filled by members of the existing community.

Approval and development of the proposed project would be consistent with the Granite Bay Community Plan regarding the land use classification and zoning, and therefore consistent with population growth planned in the area. The project would not extend any existing roads or expand existing infrastructure facilities. Therefore, the project would have a less than significant impact on population growth. No mitigation measures are required.

Discussion Item XIV-2:

The project consists of the development of a self-storage facility on an infill site that does not contain housing. The project would not displace existing housing or require the construction of replacement housing since the site does not contain any residential uses. This is a less than significant impact. No mitigation measures are required.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)			X	
3. Schools? (ESD, PLN)				X
4. Parks? (PLN)				X
5. Other public facilities? (ESD, PLN)			X	
6. Maintenance of public facilities, including roads? (ESD, PLN)			X	

Discussion Item XV-1:

The project site is located within the South Placer Fire District (SPFD). The closest fire station is South Placer Fire Station 16 located 1.7 miles northeast of the project site at 5300 Olive Ranch Road. South Placer Fire has reviewed the project proposal and has determined that the property has appropriate access for fire and rescue vehicles with the drive aisle widths and parking restrictions as proposed.

The proposed self-storage buildings would be constructed in accordance with all applicable fire codes set forth by the State Fire Marshal, the South Placer Fire District and the County's building code. Development of the proposed project may result in an incremental increase in the demand for emergency services relative to the existing undeveloped site; however, the size and location of the project would not place an undue hardship on SPFD since they are presently servicing the area.

Prior to project construction, the Building Services Division would verify that the project has been designed to conform to code. Therefore, development of the proposed facility would not exceed the capacity of the SPFD to serve the site or other areas with existing fire protection services and resources, and would result in less than significant impacts. No mitigation measures are required.

Discussion Item XV-2:

The sheriff protection needs for the 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, 7.3 miles to the north in the Town of Loomis. There would be an incremental increase in the calls for service due to the proposed development. However, the project site is in a developed area that is already being served by Placer County Sheriff. This project is consistent with land use and does not propose the type of uses that typically involve increased calls for service. No additional police personnel or equipment would be necessary to serve the proposed project. Therefore, impacts would be less than significant. No mitigation measures are required.

Discussion Item XV-3:

The project site is served by two school districts: the Eureka Union School District (grades K-8) and the Roseville Joint Union High School District (grades 9-12). The proposed project would not increase future enrollments however. As such, no additional facilities would be required and no additional physical environmental impacts would be created. Therefore, there is no impact.

Discussion Item XV-4:

The proposed project does not propose construction of new residences and would not impact park and recreation facilities. Therefore, there is no impact.

Discussion Item XV-5:

The proposed project would result in a nominal 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 beyond those already considered in the Granite Bay Community Plan. 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.

Discussion Item XV-6:

The project would result in an incremental increase in demand for maintenance of public facilities. The Placer County Board of Supervisors has approved the levying of Development Impact Fees for most new development within the County. The concept of the impact fee program is to fund and sustain improvements that are needed as a result of new development as stated in the General Plan and other policy documents within the fee program. Development Impact Fees include Park Dedication and Park Facilities In-Lieu Fees, Animal Services, and Capital Facilities Fees.

There would be an incremental increase in maintenance to County roadways; however the increase would be negligible. Maintenance of public roads in the vicinity of the site (e.g., Sierra College Boulevard and Cavitt Stallman South Road) is provided by the County. Due to the size and scope of the proposed project, the fact that it is an urban infill project consistent with zoning, project development is not anticipated to increase roadway maintenance on local roads above normal levels.

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.

XVI. RECREATION:

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

Discussion Items XVI-1, 2:

As a commercial project, the project is not expected to result in significant impacts to recreational facilities. The proposed development would place more people on-site during regular business hours than exist currently but would not increase the permanent population of the County. While future employees and patrons of the site may utilize nearby parks, they are unlikely to place a major physical burden on these facilities. As a result, the proposed project would have a less than significant impact on park facilities in the county. No mitigation measures are required.

XVII. TRANSPORTATION – Would the project:

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

Discussion Item XVII-1:

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

Discussion Item XVII-2:

The main project access is from County maintained Sierra College Boulevard. The driveway encroachment would be constructed to County standards. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVII-3:

The servicing fire district, South Placer Fire has reviewed the proposed project and has not identified any significant impacts to emergency access. The proposed project does not significantly impact the access to any nearby use. The proposed project would be constructed to District Standards. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-4:

The project proposes 21 on-site parking spaces including four unloading spaces in front of the multi-floor Building 'C'. There will also be two loading zones in front of Building 'C' along the drive lane and parking in front of individual units along portions of Buildings 'A', 'B', and 'C'. One bike parking rack holding four bikes will also be installed. On-street parking is not provided adjacent to the site. Office hours for the self-storage facility will be 9 am to 6 pm Monday through Saturday with reduced hours on Sunday: 9 am until 5 pm. Access to the site would require the input of a key code to open the entry security gates. Exiting also requires security code input.

The Placer County Zoning Ordinance (Section 17.54.060) has parking standards for each land use type. 110,618 square feet of self-storage space and 2,462 square feet of office space are proposed. The Zoning Ordinance requires one parking space for each 300 square feet of office space, or nine spaces. The self-storage facility requires one parking space per 1,500 square feet of use area, or 74 spaces. In all, 83 parking spaces would be required on-site using current County parking standards. However, the Zoning Ordinance's required self-storage facility parking of one parking space per 1,500 square feet of use area is excessive and modeled for a 'typical' self-storage facility of one-story buildings with drive lanes between them. The Placer County Planning Services Division has determined that the parking standard in Zoning Ordinance Section 17.54.060 for Warehousing/Self Storage Facilities is not applicable for a multi-story facility. This would be the first multi-level self-storage facility in unincorporated western Placer County.

In a typical single-level storage facility, there is a wide enough maneuvering lane for cars to pull up to the units but still allow traffic around them. Loading and unloading parking is provided in the space in front of each of the units to meet the Ordinance requirements, without them being specifically striped or designated on the pavement.

Unless a specific number of parking spaces is required by the Specific Use Requirements within the Zoning Ordinance's listed land uses, improved off-street parking spaces are not required, as long as sufficient usable area is provided to meet the parking needs of all employees, visitors, and loading activities entirely on the site of the use. A new required parking count was created. Industry standards for self-storage facilities indicate a usage level of approximately 6.5 vehicle trips per 100 rented units per day. The proposed facility with 721 storage units and a 90 percent occupancy level (649 units) would produce approximately 42 vehicle trips per day.

A parking analysis for the proposed self-storage facility was submitted for County review. It provided peak-hour demand observed in various self-storage facilities in the Anaheim area and on-site parking spaces provided in four self-storage facilities in the Sacramento region. The highest parking demand rate (parking space per square foot) ranged from .0000589 to .0000667 in the Anaheim area. That equates to seven to eight vehicles parked at peak based upon the storage facility's proposed square footage.

The three Sacramento-area self-storage facilities provide on-site parking of between .0000491 to .0000786 parking spaces per square foot. Based on the .0000786 parking space per square foot ratio, the proposed Superior Self Storage facility would require nine parking spaces. A three-story, 120,849 square foot self-storage facility approved in the City of Folsom provides 11 parking spaces. Based on the .0000786 rate, ten spaces were required.

The proposed Superior Self Storage complex would have three one-story buildings and a three-story building. Loading and unloading parking along the drive lanes would be available in front of storage units in the one-story Buildings 'A', 'B', and 'C'. There would be four large loading and unloading spaces at the entrance to Building 'C' for trucks and vehicles with trailers for interior-accessed units along with loading areas designated on the north side of the building.

Nine parking spaces are required for the proposed office space and the self-storage facility requires nine additional parking spaces based upon the analysis above. The proposed 21 parking stalls, not including loading zones in front

of Building 'C' and informal parking anticipated in front of individual storage units throughout the site, exceeds the anticipated parking needs for the project. If the facility's parking needs exceed what has been projected, parking could be inadequate on site and a significant impact could occur. Therefore, implementation of Mitigation Measure XVII.1 would reduce this impact to less than significant.

Mitigation Measure Item XVII-4:

MM XVII.1

Because the proposed 21 parking spaces provided has been based upon a parking needs assessment submitted by the project applicant, the self-storage business shall make appropriate adjustments, as necessary, and directed by Placer County, to adjust its operations so that parking demand is adequately provided for on site or with a parking agreement for safe off-site parking. Project visitors and employees shall not park on nearby streets.

Discussion Item XVII-5, 6:

The project will consist of the construction of approximately 110,618 square feet of new storage buildings and 2,462 square feet of associated office space, including corporate office space. The proposed project would generate approximately 30 additional PM peak hour trips and approximately 285 average daily trips. The proposed project would generate a lower volume of traffic than other types of commercial uses that would be permissible on the site and self-storage facilities predominantly serve residents in the local area.

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval on the project will be included requiring the payment of traffic fees (estimated to be \$127,158.91 based on 113,080 square feet of self-storage use) to the Placer County Department of Public Works prior to Building Permit issuance. The traffic fees represent the project's fair share towards cumulative roadway improvement projects.

In 2018, the Secretary of the Natural Resources Agency promulgated and certified CEQA Guidelines Section 15064.3 to implement Public Resources Code Section 21099(b)(2). Public Resources Code Section 21099(b)(2) states that, "upon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any."

In response to PRC 21099(b)(2), CEQA Guidelines Section 15064.3 notes that "Generally, vehicle miles traveled is the most appropriate measure of transportation impacts." The Guidelines section further states that although a lead agency may elect to be governed by this section immediately, lead agencies are not required to utilize VMT as the metric to determine transportation impact until July 1, 2020. The inconsistency between the implementation date of July 1, 2020 allowed by the Guidelines and the requirement of PRC 21099(b)(2) to no longer use congestion metrics creates a gap or "interim" period when use of traffic congestion metrics is no longer allowable; however, the lead agency may not yet have an established VMT threshold(s), as is currently the case for Placer County.

A recent court case (*Citizens for Positive Growth & Preservation v. City of Sacramento* (2019) 2019 WL 6888482) attempted to add clarity to the timing issue surrounding the transition between transportation impact metrics. The court ruled that although CEQA Guidelines section 15064.3, requiring use of VMT as the transportation impact metric, does not apply until July 1, 2020, Public Resources Code Section 21099(b)(2) is already in effect. As a result of the ruling, although lead agencies are not yet required to analyze transportation impacts under the VMT metric, they can no longer draw a transportation impact significance conclusion using a metric that measures traffic congestion (e.g., level of service (LOS)).

Subsequent to the certification of the CEQA Guidelines, the Governor's Office of Planning and Research (OPR) published the Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018). OPR's advisory document identifies a potential approach which an agency could utilize as the basis for determining significant transportation impacts. Specifically, the OPR technical guidance recommends consideration of whether the project is consistent with the applicable Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The guidance aligns with CEQA Guidelines Section 15125(d), which requires that an EIR should discuss inconsistencies between the proposed project and the regional transportation plan. For the SACOG region, this consists of the Metropolitan Transportation Plan/SCS (MTP/SCS).

The proposed project is located within an area designated as an Established Community in both the 2016 and 2020 MTP/SCS. The MTP/SCS is aimed at reducing greenhouse gas emissions through VMT reduction, and these efforts are primarily focused on urban areas, where investments in the roadway system and transit, bike, pedestrian

infrastructure are built into the MTP/SCS to achieve identified air quality targets. In this “interim” period, the following qualitative discussion of VMT has been provided for the proposed project.

According to the MTP/SCS, Established Community areas are typically the areas adjacent to, or surrounding, Center and Corridor communities. Many are characterized as “first tier”, “inner ring” or mature suburban communities. Local land use patterns aim to maintain the existing character and land use pattern in these areas. Land uses in Established Communities are typically made up of existing low- to medium-density residential neighborhoods, office and industrial parks, or commercial strip centers. Depending on the density of existing land uses, some Established Communities have bus service; others may have commuter bus service or very little service. For unincorporated Placer County, the 2020 MTP/SCS assumes an additional 15,080 jobs and 3,160 housing units would be developed in Established Communities by 2040 (see Appendix C of the 2020 MTP/SCS). Note this represents an increase in the forecasts provided in the 2016 MTP/SCS for Year 2035 (12,090 jobs and 2,760 housing units).

Figures 3-10 and 3-11 of the 2020 MTP/SCS show the 2016 and projected 2040 vehicle miles traveled per capita for the six-County SACOG region. The sub-region in which the project is located is shown as having both now, and in the future, ≤85-100% of the regional average VMT per capita. The MTP/SCS anticipates increased activity/growth within Established Communities. Additionally, these areas are recognized as having high VMT to capita now and in the future (2040 MTP/SCS Planning Period). Thus, it can be concluded that the potential increased activity associated with the proposed project would not conflict with the MTP/SCS’ strategy for reducing VMT through investments in roadway and multi-modal infrastructure primarily in urban areas and therefore the project’s impact associated with VMT increases are considered less than significant. No mitigation measures are required.

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

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

Discussion Item XVIII-1, 2:

A Cultural Resources Records Search was prepared for the project site by Genesis Society in July 2018. No historical resources were identified on the property and no additional pre-construction consideration of cultural resources was deemed necessary. 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 ensure that this impact is less than significant.

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 October 5, 2018, Placer County contacted four 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 United Auburn Indian Community of the Auburn Rancheria (UAIC) requested copies of archeological reports, which were provided, and requested mitigation measures addressing inadvertent discoveries and post-ground disturbance. No other tribes have contacted the County.

Implementation of the following mitigation measure would reduce impacts to tribal cultural resources to a less than significant level.

Mitigation Measures Item XVIII-1, 2:

MM V.1

MM XVIII.2

The applicant shall notify the CEQA lead agency a minimum of seven days prior to initiation of ground disturbance to allow the agency time to notify culturally-affiliated tribes. Tribal representatives from culturally-affiliated tribes shall be allowed access to the project site within the first five days of ground-breaking activity to inspect soil piles, trenches, or other disturbed areas.

If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are identified during this initial post-ground disturbance inspection the following actions shall be taken:

- Work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative. The project applicant shall coordinate any subsequent investigation of the site with a qualified archaeologist approved by the Placer County Community Development Resource Agency and a tribal representative from the culturally-affiliated tribe(s). The archaeologist shall coordinate with the culturally-affiliated tribe(s) to allow for proper management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant.
- A site meeting of construction personnel shall be held in order to afford the tribal representative the opportunity to provide TCR awareness information.
- A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for historical, unique archaeological or TCRs could include resource avoidance, preservation in place, reburial on-site, or other measures deemed acceptable by the applicant, the County, and the tribal representative from the culturally-affiliated tribe(s).

The contractor shall implement any measures deemed by CEQA lead agency representative staff to be necessary and feasible to avoid or minimize significant effects to the TCR, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)			X	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			X	

3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)			X	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)			X	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

Discussion Item XIX-1:

The proposed project is located within Placer County Sewer Maintenance District 2. The project proposes to connect to the existing 6-inch sewer line located within the 34-foot wide Public Utility Easement located south of the site. The project would contribute additional wastewater flows to the existing conveyance system. The Placer County Department of Public Works Environmental Engineering Division has provided comments that the proposed project is eligible for sewer service and would have to construct sewer improvements to County standards (Will-Serve Requirements letter dated June 21, 2018). Also, the project would connect to the San Juan Water District for treated water service. The proposed project would not create significant environmental effects and would not result in the construction of treatment facilities or create an expansion of an existing facility. Thus, it would not cause significant effects to the environment and the construction and connection of this project to the existing sewer and public water service is less than significant. No mitigation measures are required.

Discussion Item XIX-2, 3:

The agencies charged with providing treated water and sewer services have indicated their requirements to serve the proposed project. These requirements are routine in nature and do not represent significant impacts. The 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.

A drainage report was prepared for the project which analyzed a drainage system that would convey runoff from the project site by way of an oversized underground pipe detention system, vegetated swales, and bio-retention basins with appropriate soil quality improvements. The drainage report concluded that the drainage system would reduce the 100-year post project peak flows to equal to or less than the pre-project peak flows.

This project would not create significant environmental effects and would not result in the construction of existing new or expanded facilities. Thus, it would not cause significant effects to the environment and the construction and connection of this project to the existing public water service and sewer is less than significant. No mitigation measures are required.

Discussion Item XIX-4, 5:

The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Impacts are less than significant. No mitigation measures are required.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially impair an adopted emergency response plan or emergency evacuation plan? (PLN)				X
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (PLN)				X

3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) the construction or operation of which may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (PLN)				X
4. Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)				X

South Placer Fire District 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 Urban/Unzoned. The Urban/Unzoned area represents a very low threat from wildland fires because it is not located within or immediately adjacent to a Very High Fire Hazard Severity Zone. Direct fire vehicle access to the site would be available via Sierra College Boulevard and secondary access is available from Cavitt Stallman South Road and adjacent developed properties.

Discussion Item XX-1:

Construction of the proposed commercial project would not substantially impair an adopted emergency response or evacuation plan. All construction activities and equipment staging areas would not be permitted to obstruct the travel lanes located on Sierra College Boulevard. The proposed project would not involve the closure of Sierra College Boulevard which would be an important evacuation route in the event of a wildfire. Therefore, there is no impact.

Discussion Item XX-2:

Properties surrounding the project site are developed with commercial uses and are primarily hardscape, buildings and ornamental landscaping. The project would not exacerbate wildfire risks due to slope, prevailing winds, and other factors due to the project's urbanized location away from natural areas susceptible to wildfire. The project site is not located within an area of moderate, high, or very high Fire Hazard Severity for the Local Responsibility Area nor does it contain any areas of moderate, high, or very high Fire Hazard Severity for the State Responsibility Area. Therefore, there is no impact.

Discussion Item XX-3:

The existing road network in the area would not change due to implementation of the project. The project site would have full access to/from Sierra College Boulevard. No off-site improvements to the adjacent properties would be required beyond utility installation for the proposed project's implementation. Therefore, there is no impact.

Discussion Item XX-4:

Due to the location of the project site's distance from a Very High Fire Hazard Severity Zone, it does not appear that it would exacerbate wildfire risks; it would not require installation or maintenance of associated infrastructure that could exacerbate fire risks; and it would not expose people or structures to significant risks from downstream flooding, landslides, slope instability or drainage changes. Therefore, there is no impact.

F. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

G. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

<input 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 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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
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I. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Christopher Schmidt, Chairperson
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Michelle Lewis, P.E.
 Department of Public Works-Transportation, Amber Conboy
 DPW-Environmental Engineering Division, Sarah Gillmore
 Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Ted Rel
 HHS-Environmental Health Services, Joseph Scarbrough
 Placer County Fire Planning/CDF, Brian Skehan/Dave Bookout

Signature  Date February 26, 2020
 Leigh Chavez, Environmental Coordinator

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

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
Site-Specific Studies	Planning Services	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search

	Division	<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> West Placer Storm Water Quality Design Manual
		<input checked="" 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 type="checkbox"/> Utility Plan
		<input type="checkbox"/> Tentative Map
		<input type="checkbox"/>
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/>
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>

Exhibit A: Mitigation Monitoring Program

EXHIBIT A

MITIGATION MONITORING PROGRAM

Mitigated Negative Declaration – PLN18-00354

Sierra College Self Storage

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

Standard Mitigation Monitoring Program (pre-project implementation):

The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or County actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the Sierra College Self Storage Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measure #'s:

MM IV.1

MM V.1

MM VII.1

MM VII.2

MM X.1

MM X.2

MM X.3

MM X.4

MM X.5

MM X.6

MM X.7

MM X.8

MM XI.1

MM XI.2

MM XI.3

MM XIII.1

MM XVII.1

MM XVIII.2

Project-Specific Reporting Plan (post-project implementation):

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures shall remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County Code, Environmental Review Ordinance – "Contents of Project-Specific Reporting Plan."