



**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: Martis Valley Self Storage and Co-Working Office Space (PLN20-00197)

PROJECT DESCRIPTION: The project proposes a Class-A multi-use facility, comprised of a storage facility, caretaker's unit, and co-working office space encompassing approximately 67,840 gross square feet over three levels, inclusive of a basement.

PROJECT LOCATION: 9780 North Shore Boulevard, Martis Valley area, Placer County

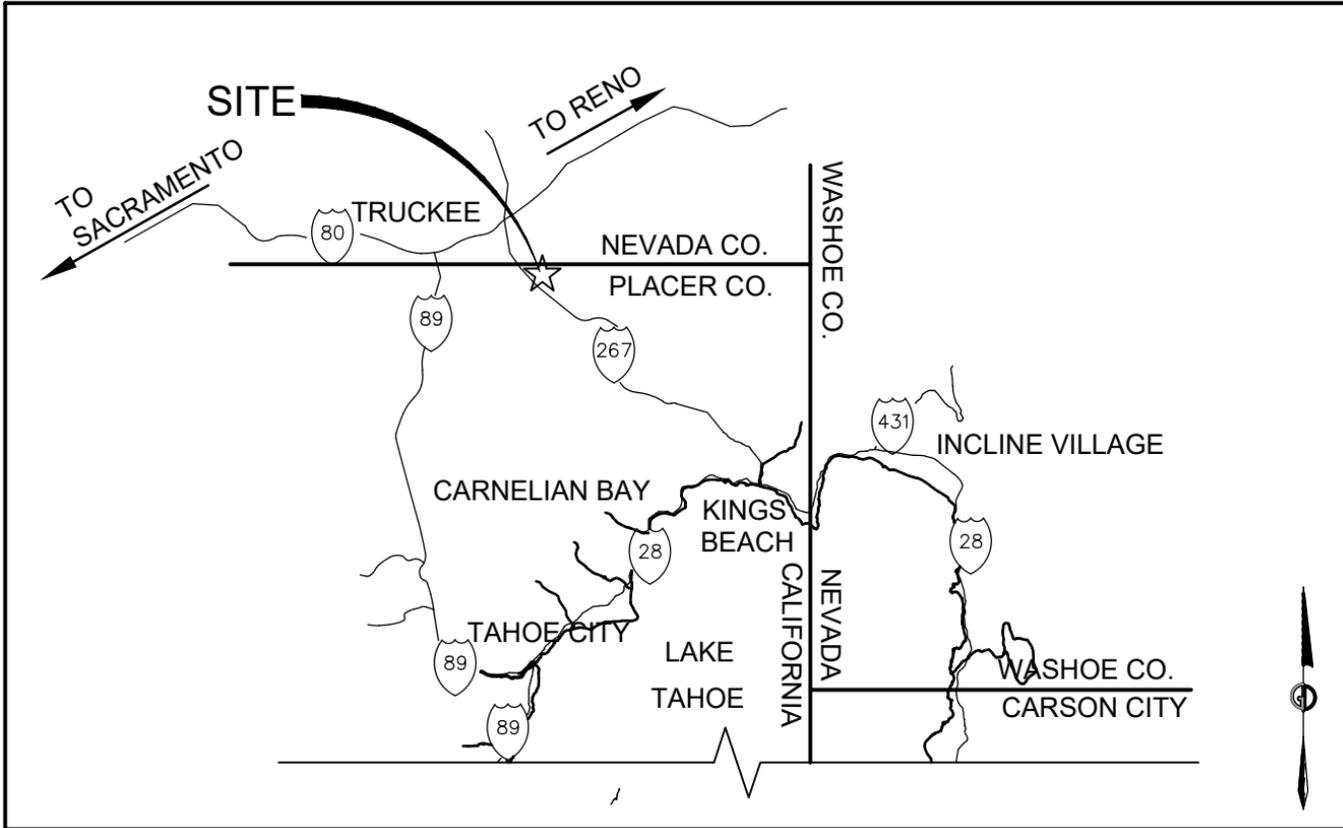
APPLICANT: David Kindelt, Martis Valley Storage Group, LLC

The comment period for this document closes on April 12, 2022. 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>

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

Delivered to 300' Property Owners on March 14, 2022



VICINITY MAP



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

MITIGATED NEGATIVE DECLARATION

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

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

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

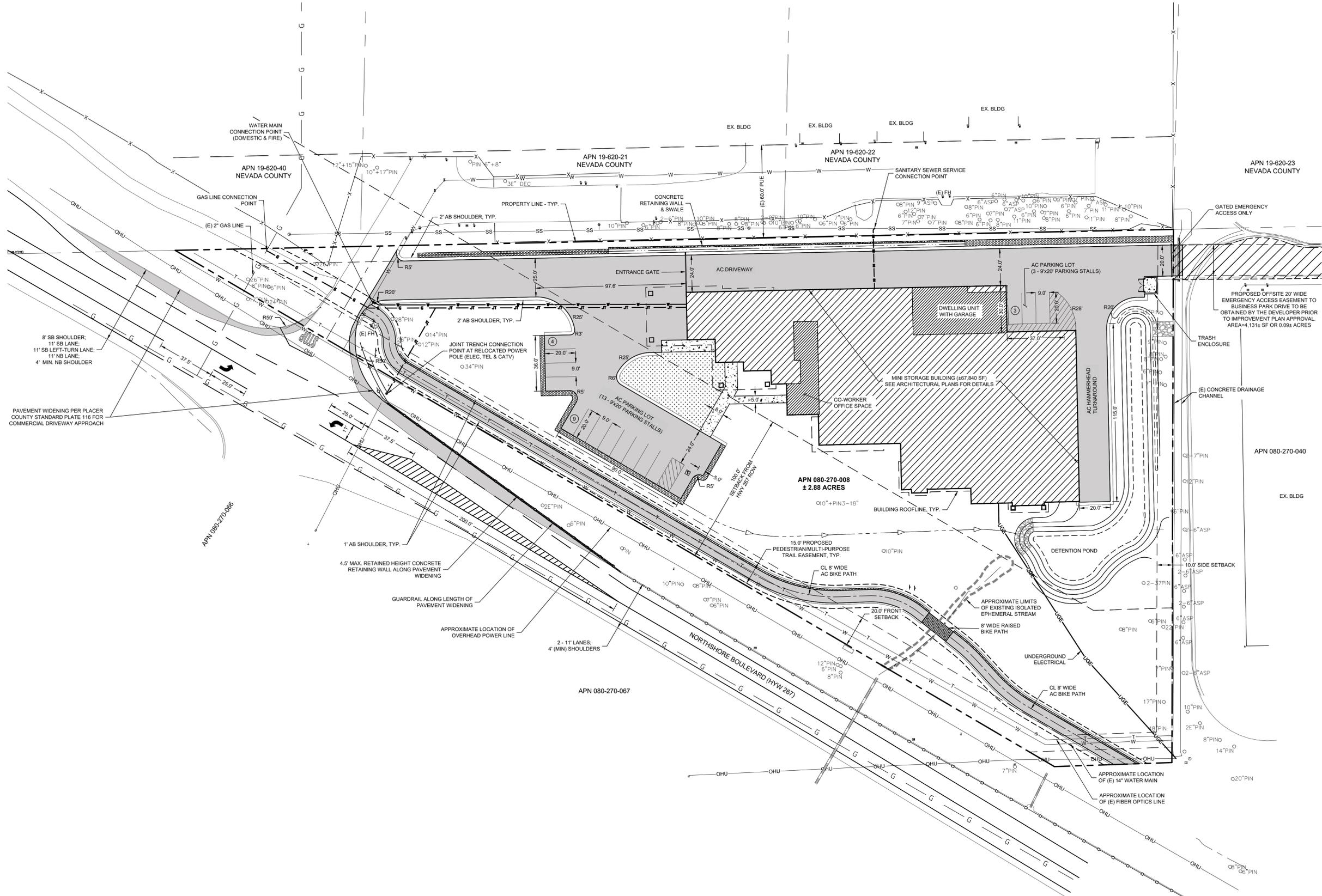
PROJECT INFORMATION

Title: Martis Valley Self Storage and Co-Working Office Space	Project # PLN20-00197
Description: The project proposes a Class-A multi-use facility, comprised of a storage facility, caretaker's unit, and co-working office space encompassing approximately 67,840 gross square feet over three levels, inclusive of a basement.	
Location: 9780 North Shore Boulevard, Martis Valley area, Placer County	
Project Owner: David Kindelt, Martis Valley Storage Group, LLC	
Project Applicant: same	
County Contact Person: Shirlee I. Herrington	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **April 12, 2022**. 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 Truckee Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming meeting before the **Zoning Administrator**. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

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.



LEGEND: PROPOSED

- BUILDING FOOTPRINT
- BUILDING ROOFLINE
- ASPHALT
- CONCRETE
- UNDERGROUND ELECTRIC
- SANITARY SEWER
- WATER
- JOINT TRENCH
- GAS

0 15 30 60
 (IN FEET)
 1 inch = 30 ft.

<p>SEAL</p> <p style="font-size: 2em; transform: rotate(-45deg); opacity: 0.5;">PRELIMINARY NOT FOR CONSTRUCTION</p> <p style="text-align: right; font-size: 0.8em;">AGENCY REVIEW</p>	<p>PROJECT MARTIS VALLEY SELF STORAGE</p> <p>9770 NORTHSORE BLVD. TRUCKEE, CA 96161</p>
<p>DRAWING TITLE</p> <p>PRELIMINARY SITE LAYOUT & UTILITIES</p> <p>NO. DATE ISSUE</p>	<p>DRAWN BY</p> <p>BD</p> <p>CHECKED BY</p> <p>CMS</p> <p>PROJECT NO.</p> <p>20-230</p> <p>©2017</p> <p>DEC 2020</p> <p>DRAWING NO.</p>
C3.1	

C:\Users\Brennan.JKA\Box\00_JKA\Home\Projects\2019\20-230_Superior Storage SD-CA\01 Drawings\02 CIVIL\02-230-ED_SiteLayout.dwg 06/07/21 1:28:36pm I Brennan



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
 County of Placer

INITIAL STUDY & CHECKLIST

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

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

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

Project Title: Martis Valley Self Storage and Co-Working Office Workspace	Project # PLN20-00197
Entitlement(s): Minor Use Permit, Design Site Review	
Site Area: 2.88 acres	APN: 080-270-008-000
Location: 9780 North Shore Boulevard, in the Martis Valley area, Placer County	

A. BACKGROUND:

Project Description:

The project proposes a Class-A multi-use facility, comprised of a storage facility, caretaker’s unit, and co-working office space encompassing approximately 67,840 gross square feet over three levels, inclusive of a basement. The storage facility areas of the building would contain approximately 44,500 square feet of net rentable space consisting of 393 climate controlled self-storage units and climate controlled wine storage. The facility would primarily be accessible from the inside of the structure, thereby protecting both customers and their belongings from the elements. The facility would be the only fully climate controlled self-storage facility in the area. Nineteen parking spaces are proposed to serve this facility.

In addition to the storage facility, the building would also contain a lobby, a co-working office space, and a 1,769 square foot caretaker’s unit with garage. The co-working office space and caretakers unit would have independent exterior access. A perpetual deed restriction, enforceable by the County, would be recorded to prohibit the co-working office space from being used as part of the storage facility, and to ensure that the space shall at all times be maintained as a separate use from the storage facility. The Use Area would be approximately 48,433 square feet of the 67,840 square foot facility with the remaining 19,407 square feet consisting of hallways, mechanical rooms, stairwells, loading area, restrooms, etc.

Following is a breakdown of the estimated square footages for the proposal:

Storage Facility (393 self-storage units + 500 sf. wine storage)	44,500 sf
Lobby, office, co-working office space	2,164 sf
Caretaker's residence and garage	1,769 sf
Use Area Total	48,433 sf
Hallways/mechanical rooms/stairwells/loading area/restrooms	19,407 sf
Total Square Footage	67,840 sf

Project Site (Background/Existing Setting):

The project site is an undeveloped lot surrounded by a hotel and self-storage facility to the north and west, a business park to the east, and State Route (SR) 267/North Shore Boulevard to the south. The project site is zoned AP-Ds-AO (Airport – Design Sierra – Airport Overflight) which allows for mini-storage uses and has the same zoning designation as the parcels to the west. The parcel to the north is the location of an existing mini-storage facility within the Town of Truckee jurisdiction, and the parcels across SR267 are zoned CPD-Ds (Commercial Planned Development – Design Sierra) and OP-Ds (Office and Professional – Design Sierra) and are currently occupied with a veterinary hospital and services, and professional offices.

The regulations of the Placer County General Plan and Martis Valley Community Plan are applicable to the project site. The property's current land use designation in the MVCP is Business Park/Industrial Land Use, and General Commercial.

The topography of the project site is gently sloping towards the northeast. From the southwest corner to the northeast corner of the project site, the elevation gently transitions from approximately 5,925 to 5,909 feet above mean sea level.

The project site is located within the Truckee River Watershed and Martis Creek sub-watershed. Approximately 0.013-acre/108 linear-foot of an ephemeral drainage occurs within the southern portion of the project site and is depicted on the project plans. This one- to two-foot-wide channel receives localized, ephemeral surface water runoff from an offsite seasonal depression and stormwater detention basin located on the south side of SR267 via an 18-inch culvert constructed under the highway. The upstream watershed for this ephemeral channel provides very limited flow onto the project site; natural flows have been obstructed and diverted as a result of SR267 construction.

A majority of the undeveloped portions of the project site can be characterized as Great Basin sagebrush. This mid-seral community consists of low growing shrubs and occurs on a flat upland area within the northern half of the site on loamy, well drained soils. Montane Dry Meadow vegetation occurs in the central portion of the site on 0.841 acre and consists of a variety of native and introduced and/or invasive plant species commonly associated with dry to mesic grassland habitats. Isolated stands of Jeffrey Pine occupy 0.578 acre within the western and eastern corners of the project site on loamy, well-drained soils. Canopy cover is moderately open, consisting of an overstory of low- to mid-size trees (greater than 18 inches in diameter at breast height (dbh)), a few larger trees (less than 25 inches dbh), and scattered pine saplings (greater than 4 inches dbh) in the understory. There are a total of 66 existing trees within the project site.

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	AP-Ds-AO (Airport – Design Sierra – Airport Overflight)	Commercial	Undeveloped, existing access easement constructed serving the parcel to the north
North	Nevada County – Light Industrial	Nevada County – Industrial	Nevada County: Existing exterior mini storage complex
South	OP-Ds (Office Professional – Design Sierra)	Commercial	State Route 267, Offices, Veterinarian
East	AP-Ds-AO (Airport – Design Sierra – Airport Overflight)	Commercial	Business Park
West	Town of Truckee – CS (Service Commercial)	Commercial	Hotel, Gas Station, Deli, Undeveloped parcel

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

Pursuant to Assembly Bill 52, invitations to consult were sent on November 13, 2020, to Native American tribes who requested notification of proposed projects within this geographic area, including the Lone Band of Miwok Indians, the Colfax-Todds Valley Consolidated Tribe, the United Auburn Indian Community, and the Washoe Tribe of Nevada and California (The applicable tribal authority for lands encompassing the project area). No tribes requested consultation.

Pursuant to Senate Bill 18, invitations to consult were sent on November 13, 2020, to Native American tribes that are understood to be traditionally and culturally affiliated with the project area per the Native American Heritage Commission. Wilton Rancheria of Wilton, California responded requesting a copy of the Cultural Report which was provided on November 20, 2020. Following receipt of the Cultural Report, Wilton Rancheria requested a paid Tribal Monitor; however, subsequent attempt to follow up and consult with Wilton Rancheria (voicemail to M. Mayberry, April 8, 2021) regarding their request for a monitor remain answered; therefore the County considers consultation under SB 18 closed.

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
- ➔ Martis Valley 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	

Discussion Item I-1, 2:

The proposed project is located within a scenic corridor per the Martis Valley Community Plan (MVCP) as described in Goal 4.C. In addition to the need for Design Site Review Approval, per the MVCP, buildings and structures shall be setback a minimum of 100 feet from the State Route 267 right-of-way. The proposed project has been designed to comply with the required scenic setback and would not create a substantial adverse effect on the scenic corridor. The proposed project has been designed to comply with the Goals and Policies of the Martis Valley Community Plan and the required development standards applicable to the project, including but not limited to setbacks, coverage, and height. While much of the discussion within the community plan seeks to preserve scenic resources such as the large meadow area of the valley and ridgelines, this project site is located within an area of existing development including industrial, office, and commercial uses. The buildings range from single- to multi-stories in height. The older development such as the airport hangars are more of an industrial box design, whereas the more recent developments have incorporated design elements to assist with the buildings blending with the natural environment. The proposed development would be consistent with the more recent existing development including building articulation and the use of natural colors and materials and would not have an adverse effect on a scenic vista. Therefore, impacts are considered less than significant.

There are no rock outcroppings or historic buildings present onsite that would be substantially damaged by the project development. There are a total of 66 trees located on the project site ranging in size from six inches to 28 inches diameter at breast height (DBH). Of the existing 66 trees, 38 trees would be removed from the site. A less than significant amount of trees would be removed from the scenic corridor setback. The trees are slated for removal for construction of the parking area. Removal of the 38 trees would not have a significant aesthetic impact in that the trees to be removed are young and the project site would be required to provide landscaping in accordance with the Martis Valley Community Plan and Design Standards and Guidelines. A landscaping plan would be required to ensure that the landscaping, which would include but not be limited to trees and shrubs, would be installed in areas to screen the building and associated on-site improvements, including within the scenic corridor. Therefore, impacts are considered less than significant. No mitigation measures are required.

Discussion Item I-3:

The proposed project has the potential to degrade the existing visual character and quality of the site. Much of the general area surrounding the project site is currently developed with single- to four-story buildings and associated on-site improvements such as parking, fences, and drainage. The project site is currently undeveloped and disturbance/grading and tree removal is required for the construction of the self-storage building. Although these modifications would potentially degrade the existing visual character of the property in the short-term, the project is consistent with surrounding development and subject to compliance with the requirements of design review and approval by the Placer County Design Review Committee (DRC). Such review shall be conducted prior to any disturbance and/or construction of the site for the proposed project and shall include but not be limited to: colors and materials and textures of the building; landscaping, irrigation; signs; exterior lighting; on-site circulation; snow storage

areas; gates and entry features. This review would ensure that the visual changes to the character of the property are consistent with surrounding uses and Design Standards and Guidelines, and would have a less than significant impact. Additionally, the project design incorporates mountain architecture including natural colors and materials as well as the inclusion of pitched roof design elements that assist with breaking up the massing of the proposed building design. No mitigation measures are required.

Discussion Item 1-4:

Although the proposed project would introduce new lighting, the lighting would be installed and compliant with dark sky lighting standards. As the project is subject to design/site review (which requires exterior lighting review) and approval, the project would not have a significant impact. Potential impacts of the proposed lighting would be less than significant due to the limited use and time of which lights would be activated. Lighting standards and guidelines that would be implemented include lighting that is designed and maintained in a manner such that glare and reflections are contained within the boundaries of the parcel, lighting would be shielded downward to prevent light spill over, and the fixtures would be appropriate to the use they are serving in scale, intensity, and location. The effects of lighting as a result of the project implementation shall be addressed with the completion of a Design/Site Review Agreement and would ensure compliance with the lighting regulations and standards. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

Discussion Item II-1, 2, 6:

The project site is located within an Airport zone district. The proposed project site does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, Department of Conservation. As such, the proposed project would not convert any farmland designated as “Important” farmland to a non-agricultural use. In addition, the project site and surrounding properties do not contain agricultural operations and would not require land use buffers. The proposed project does not include the conversion of agricultural lands; nor does the project conflict with any General/Community Plan policy or zoning related to agricultural use. As such, the project would not conflict with any policies regarding land use buffers for agricultural operations nor would the development of the proposed project have a negative impact to agricultural resources. Therefore, there is no impact.

Discussion Item II-3, 4, 5:

The proposed project includes the construction of a new self-storage facility. The project site is located in an Airport zoning district, and surrounded by existing industrial, commercial and hotel uses. The project does not contain farmlands or timber resources or agricultural uses on the site or around the project site and the project is not proposing agricultural or timber uses. Based on the relatively small parcel size and number, size, and typical timber species present, the harvesting of trees for timber purposes is not viable. Therefore, there are no agricultural or timber resource impacts associated with the project. The proposed use does not conflict with or cause rezoning of forest land or timberland. The proposed project would not have an impact to agricultural or timber uses. 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	

The proposed project is located within the Mountain County Air Basin (MCAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The MCAB 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 entails a multi-story self-storage facility of approximately 67,840 gross square feet over three levels and would contain approximately 393 self-storage units and wine storage, as well as a co-working office space, and a caretaker’s unit. The facility would be climate controlled. The construction phase would be carried out over a single phase and would include an associated access drive, parking, utilities, and stormwater improvements. The project site is mostly undisturbed and dominated mostly by shrubs and forbs, with the ability to connect to existing utilities along the parcel frontage.

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. This level of operational emissions would be equivalent to a project size of approximately 617 single-family dwelling units, or a 249,100 square foot commercial building.

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. Onsite vegetation would be hauled offsite. No onsite burning of vegetation material would occur.

- Rule 202—Visible Emissions. Requires that opacity emissions from any emission source not exceed 20 percent for more than three minutes in any one hour.
- Rule 217—Cutback and Emulsified Asphalt Paving Materials. Prohibits the use of the following asphalt materials for road paving: rapid cure cutback asphalt; slow cure cutback asphalt; medium cure cutback asphalt; or emulsified asphalt.
- Rule 218—Application of Architectural Coatings. Requires architectural coatings to meet various volatile organic compound (VOC) content limits.
- Rule 228—Fugitive Dust.
 - Visible emissions are not allowed beyond the project boundary line.
 - Visible emissions may not have opacity of greater than 40 percent at any time.
 - Track-out must be minimized from paved public roadways.

With compliance with APCD Rules and Regulations, impacts related to short-term construction-related emissions would be less than significant.

For the operational phase, the project does not propose to increase density beyond the development anticipated to occur within the SIP. The project is required to comply with all PCAPCD Rule and Regulations. Further, buildout of the proposed project would not exceed the PCAPCD's screening criteria and therefore would not exceed the PCAPCD's Project-level thresholds of significance. No mitigation measures are required.

Discussion Item III-3:

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 storage facility would not impact the nearby intersections' ability to operate acceptably and would therefore not result in substantial concentrations 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, or residential dwellings located within close proximity to the 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. Based on compliance with State and Local regulations for pollutant concentrations, 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:

Storage facilities are not typically associated with the creation of objectionable odors. However, the proposed project would result in additional air pollutant emissions during the construction phase, generated by diesel-powered construction equipment. During construction, any odors would be temporary and intermittent in nature, and would consist of diesel exhaust that is typical of most construction sites. Furthermore, the project would comply with PCAPCD Rule 205, which prohibits the discharge of air contaminants or other materials that could cause injury, detriment, nuisance, or annoyance to a considerable number of people, cause damage to property, or endanger the health and safety of the public. Compliance with Rule 205 would keep objectionable odors to a less than significant level. 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

Discussion Item IV-1:

The biological study prepared by WRA, Inc in July 2020 concluded that, of the 45 special status wildlife species evaluated as having the potential to occur in the Study Area, only nesting raptors and song birds as well as five special status bat species would have the potential to be present at the project site based on the suitable nesting or roosting habitat. The shrubs and trees located on the site provide suitable habitat for nesting song birds and raptors. Mitigation measure MM IV.1 would ensure that potential impacts to these species during the nesting season would be reduced to a less than significant level.

The project site contains mature trees (greater than 25-inch diameter at breast height) that could provide suitable roost habitat for five special status bat species: silver haired bat (*Lasionycteris noctivagans*), pallid bat (*Antrozous pallidus*), long-eared myotis (*Myotis evotis*), fringed myotis (*Myotis thysanodes*), and long-legged myotis (*Myotis volans*). Construction activities may result in the removal or disturbance of hibernation or maternal roost sites, if they are present in the Study Area, due to noise or human intrusion. This would constitute a significant impact as it may result in direct mortality and reduction in reproductive success. Further, impacts to individual bats through removal of occupied roost habitat during the bat hibernation or maternity season has potential to result in harm, death, displacement and/or disruption of bats and/or nursery colony roosts; these impacts would be considered significant under CEQA. Implementation of mitigation measure MM IV.2, which would require preconstruction bat surveys prior to tree removal activities, will reduce this impact to a less-than significant level. Bats could also forage over sagebrush scrub habitat in the development area and adjacent wet meadow/riparian habitats within the Study Area. Since the project would result in only minimal loss of sagebrush scrub and dry meadow habitat compared the quantity of this habitat present in surrounding areas, impacts to foraging habitat for bats would be less than significant.

Mitigation Measure Item IV-1:

MM IV.1

If vegetation removal is scheduled during the nesting season (typically March 15 to August 31), a focused survey for active nests shall be conducted by a qualified biologist (as determined by a combination of academic training and professional experience in biological sciences and related resource management activities) within 3 days prior to the beginning of project-related activities. Surveys shall be conducted within and around proposed work areas, staging and storage areas, along equipment transportation routes, and soil, equipment, and material stockpile areas. For passerines and small raptors, surveys should be conducted within a 250-foot radius surrounding the work area (in non-developed areas and where access is feasible). For larger raptors, such as hawks, the survey area should be a radius of 500 feet. Based on the various potential species present at the project site, surveys would be conducted at the appropriate times of day, and during appropriate nesting times and would concentrate on areas of suitable habitat. If a lapse in project-related work of 14 days or longer occurs, an additional nest survey will be required before work can be reinitiated. If nests are encountered during any preconstruction survey or during construction, the qualified biologist would determine, depending on conditions specific to each active nest and the relative location and rate of construction activities, if it may be feasible for construction to occur as planned without impacting the success of the nest. The active nest(s) shall be monitored by a qualified biologist during active construction. If, in the professional opinion of the biologist, construction activities have the potential to adversely affect the nest, the biologist shall immediately inform the construction manager to stop construction activities within minimum exclusion buffers of 50 feet for songbird nests, and 200 to 500 feet for raptor nests, depending on the species, nest location and other site conditions. Construction activities may proceed after either a nest(s) is no longer active or the project receives approval to continue from the project biologist and the DRC in coordination with California Department of Fish and Wildlife (CDFW), if CDFW staff is available to provide input.

MM IV.2

To avoid impacting breeding or hibernating bats protected by CDFW, preconstruction surveys of potential bat roost habitat shall be performed in all trees subject to removal for evidence of bat use (guano accumulation, acoustic or visual detections). If evidence of bat use is found, acoustic surveys shall be conducted by a qualified biologist to determine whether a site is occupied. The survey would determine if the roost is a maternity roost (if construction work is being performed in the spring), hibernacula, or day roost. If a maternity roost is present, the applicant shall coordinate with CDFW, and delay of the demolition may be required until after the roost is vacated. If bat species are detected/observed within the trees, measures shall be taken in consultation with CDFW to clear the bats prior to construction or tree removal activities. Measures to exclude bats from occupied roosts may include but are not limited to: disturbance to roosting individuals through introduction of light and/or noise to create an undesirable setting and to encourage the bats to vacate the roost. Once the bats have vacated the trees to be removed, access points would be sealed to prevent reentry of bat species. Once it has been concluded by a qualified biologist that no bat species are present, tree removal may commence upon final approval from Placer County and/or CDFW. To offset the loss of any occupied bat roost, the applicant shall install bat boxes at a suitable location in the vicinity of Study Area to provide roosting opportunities and locations for the displaced bats based upon the number of occupied bat roosts

lost due to the construction, or to the satisfaction of CDFW and the County. The applicant shall work with CDFW and the County to agree upon the number of bat boxes and their respective installation locations prior to removal of the bat roost/demolition activities.

Discussion IV-2, 3:

According to the National Wetland Inventory (NWI) map (USFWS 2017), no portion of the project site has been classified as a wetland or water resource by the USFWS National Wetlands Inventory. Nevertheless, the 2.8-acre project site was evaluated by Cal Ecology for the presence of Waters of the U.S. under U.S. Army Corps of Engineers (USACE) jurisdiction through a wetland delineation conducted in August of 2017. The delineation identified an approximately 0.013 acre/108 linear feet of an isolated ephemeral drainage within the southern portion of the project site. This feature captures localized snow melt runoff from an offsite seasonal depression and stormwater detention basin on the south side of SR 267 that backflows onto the site via an 18-inch culvert under SR 267. The majority of the upstream watershed for this ephemeral drainage provides very limited flow onto the project site; natural flows have been obstructed and diverted as a result of SR 267 construction. Based on the isolated nature of the ephemeral drainage, the Cal Ecology study concluded that neither the U.S. Army Corps nor the RWQCB would likely exert jurisdiction over the feature.

The applicant provided the Preliminary Jurisdictional Determination conducted by Cal Ecology to the RWQCB and the USACE in October of 2017. On March 20, 2018, a Jurisdictional Determination Letter was issued for this property, copying RWQCB, in which the USACE determined that the onsite ephemeral drainage feature is not subject to their regulation under CWA Section 404, due to the fact that the ephemeral drainage onsite is isolated. The Corps' determination remains valid for 5 years from the date of issuance.

Despite the fact that the Project proposes to avoid this isolated ephemeral drainage feature entirely, mitigation measures are incorporated to address potential impacts to this ephemeral drainage in the event that avoidance is not a viable option for this project.

With implementation of this measure, the project would be consistent with applicable Policies of Section 6 *Natural Resources* of the Placer County General Plan pertaining to protection of water resources. The project does not support wetland or riparian resources so it would not conflict with Policies 6.B.1-G.B.5. The following mitigation measures are required to ensure any necessary review and verification of jurisdiction by the Regional Board and CDFW to determine if any permits are required:

Mitigation Measures Item IV-2, 3:

MM IV.3

Prior to approval of improvement plans and the issuance of any grading and/or building permits, the applicant shall submit plans showing that the Project will avoid the ephemeral drainage feature. The Improvement Plans shall include a note and show placement of Temporary Construction Fencing adjacent to the ephemeral drainage. The applicant shall install a four (4) foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent) adjacent to the ephemeral drainage prior to any construction equipment being moved on-site or any construction activities taking place. If detailed design determines that avoidance of the drainage is not feasible, the applicant shall provide a detailed description as to why avoidance is not attainable and, in order to ensure compliance with California Fish and Game Code (CFGF), the project proponent shall apply for a Lake and Streambed Alteration Agreement (LSAA) to determine whether CDFW will exert regulatory authority over the proposed activity. The project proponent shall be responsible for conducting all project activities in accordance with the LSAA, if issued. LSAA conditions may include but are not limited to implementation of best management practices (i.e., erosion and sediment control measures) and compensatory mitigation for impacts to a jurisdictional streambed. Habitat compensation shall be a minimum of a 1:1 ratio and shall be negotiated with CDFW through the permit process. Impacts that result from regulated activities shall not occur until the LSAA is received from CDFW, or correspondence is received by the County confirming that CDFW has determined that no permit is required. Similarly, prior to construction activities that may affect the ephemeral drainage, the applicant shall consult with RWQCB to determine whether RWQCB will exert regulatory authority over the proposed activity, and if so, if the activity meets the waste discharge requirements of the Water Quality Control Plan for the Lahontan Region (Basin Plan) and/or is exempt from the waste discharge prohibitions of the Basin Plan. Impacts that result from regulated activities shall not occur until appropriate approvals are received from RWQCB, or correspondence is received by the County confirming that RWQCB has determined that no permit or other approval is required.

MM IV.4

The project proponent shall submit to the RWQCB a Notice of Intent for their General Permit R6T-2003-0004 for minor impact projects prior to project construction.

Discussion Item IV- 4, 7:

The Biological Resources Assessment prepared by WRA, Inc. dated July 2020 concluded that no special status plant species were detected on the project site; therefore, no impacts to this sensitive biological resource are anticipated to occur as a result of project implementation, and no mitigation is recommended. The study reviewed past biological studies that were conducted by Cal Ecology in 2017 on this project site for a prior project proposal at this same location.

Further, the Study concluded that the project site does not function as a wildlife habitat linkage or movement corridor, nor would project implementation adversely affect any offsite designated wildlife habitat linkage or movement corridor. Regional movement of common wildlife species through the project site is limited due to surrounding development such that the remnant habitats on site have become a virtual island from established movement corridors or habitat linkages. As a result, construction and operation of the project is not expected to substantially affect breeding productivity or population viability of any common species, or cause a change in species diversity locally or regionally. In addition, the project site does not support any native wildlife nursery sites. Accordingly, the proposed project would result in a less-than-significant impact to the movement of any native resident or migratory wildlife species. No mitigation measures are required.

Discussion Item IV-5:

Vegetation communities on the project site are common and widespread in the Northern Sierra Nevada region, and do not provide any unique ecosystem services; therefore, project implementation would not conflict with General Plan Policies 6.D.1-6.D.13. However, tree removal would require consistency with Article 12.16.060 Tree Removal Permit and Article 12. 20 Tree Preservation in Area East of Sierra Summit. Additionally Section 19.50.030.D also requires that a Tree Permit be issued in the event more than 50% of the trees on a property are to be removed (excluding developed single-family residential lots that cannot be further subdivided). As recommended in the Biological Resources Assessment prepared for this project (and to ensure consistency with the tree ordinance) a Tree Permit will be required. The project proposes to remove 38 of the 66 existing on-site trees; this would be a potentially significant impact. Given the site conditions including the location of the project site adjacent to other commercial uses, the commercial designation of the parcel, close proximity to the airport, state highways and local roadways, and relatively small parcel area (2.88 acres), the habitat value of the site is marginal. For this specific parcel, much of the benefit provided by the existing vegetation is screening of the built environment of the site, particularly from the public view corridor along State Route 28. In order to address the impacts of the tree removal of the site, the following mitigation measure ensures that this potential impact is reduced to less than significant. As part of that mitigation, the installation of the landscaping would also be incorporated into the project requiring additional trees and shrubs in the project's design along the parcel frontage. The project would not result in the conversion of oak woodlands due to their absence on or around the project site.

Mitigation Measures IV-5:

MM IV.5

All trees intended to be retained as well as trees to be removed within fifty (50) feet of any development activity shall be depicted on the site plan map for the proposed project. A tree removal permit will be required pursuant to project approval by the County. The applicant shall furnish to the DRC a Vegetation Management and Landscape Planting Plan prepared by a Registered Professional Forester or Licensed Landscape Architect as part of the Design Review submittal that evaluates tree/vegetation removal, identifies trees with disturbance to their critical root zone, addresses fuel load and fire hazard reduction, and specifies tree and shrub planting designed to provide screening of the project building and parking areas. The plan shall include an analysis of the trees to be removed within the area between the front property line and the proposed structure (screening area). The Vegetation Management Plan shall account for the total diameter at breast height (DBH) inches of healthy trees removed in this screening area. Replacement can be provided on an inch-for-inch basis for trees and/or one inch per gallon for the planting of native shrubs planted to mitigate tree loss within the screening area of the project, as recommended by the Registered Professional Forester or Landscape Architect. The balance of the diameter inches of trees removed in the screening area that are not replaced as part of the Vegetation Management Plan, will not require further mitigation as the impacts to the habitat are negligible as discussed previously. The primary impact that is being addressed by this vegetation replacement is for project screening. The detailed plan will be reviewed and approved as part of the Design Review for this project will address this impact, and this approval shall include a condition to ensure appropriate maintenance and survivability of the landscaping installed.

Discussion Item IV-6:

The proposed development activities are planned within or directly adjacent to areas that are already fully developed and subjected to regular disturbances. The Study Area is not subject to any habitat conservation plans. Thus, the

project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No further discussion of this issue is required. No special status plant species were detected on the Study Area; therefore, no impacts to this sensitive biological resource are anticipated to occur as a result of project implementation. No mitigation measures are required.

Discussion Item IV-8:

No oak woodlands are present in this region of the County. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)				X
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		X		
3. Disturb any human remains, including 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, 4, 5:

Susan Lindstrom Ph.D. (RPA), consulting Archaeologist concluded that no cultural resources were detected in the Phase 1A pre-field records search and no immediate Native American concerns were identified. In 2017, the entire project area was subject to a Phase 1B intensive archaeological field reconnaissance and no cultural resources were encountered. In order to ensure the details of that analysis remained current, Susan Lindstrom issued a summary letter on April 25, 2020 that confirmed the continued adequacy of the 2017 analysis that was provided. Ms. Lindstrom determined that the project would not cause substantial adverse change in the significance of a historic resource as defined by CEQA nor would the project cause substantial adverse change in the significance of a unique archaeological resource pursuant to CEQA. Development of the project site would not cause a physical change that would affect unique cultural values because no resources that would result in such an affect are located on or around the subject property. Therefore, there is no impact.

Discussion Item V-2:

Although the project area has been subject to systematic surface archaeological investigations, it is possible that buried or concealed cultural resources could be present and detected during project ground disturbance activities. If cultural resources are discovered during construction, project activities must cease near the find and the project sponsor must consult a qualified archaeologist for recommended procedures. A registered professional archeologist (RPA) shall be on-call during project ground-disturbance activities. In the unlikely event that human remains are encountered, all activities shall be stopped immediately and the County Coroner’s Office shall be contacted. Implementation of the following standard mitigation measure would ensure that this impact is less than significant.

Mitigation Measure Item V-2:

MM V.1

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

In coordination with Placer County and culturally-affiliated tribes, as warranted, the archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but

not limited to, excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Archaeological resources may consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths. Any previously undiscovered resources found during construction within the project area shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.

Discussion Item V-3:

No human remains are known to be buried at the project site nor were there any indications of human remains found during the field survey. However, there is always the possibility that subsurface construction activities associated with the proposed project, such as trenching and grading, could potentially damage or destroy previously undiscovered human remains. Accordingly, this is a potentially significant impact. Implementation of the following standard mitigation measure would ensure that this impact is less than significant.

Mitigation Measure Item V-3:

MM V.2

If potential archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts.

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 Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.

Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.

VI. ENERGY – Would the project:

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

Discussion Item VI-1:

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

residence, and co-working office space. Construction of the proposed project is required to comply with the California Green Building Standards Code (CBSC, also known as the CAL Green Code) and the 2019 Building Energy Efficient Standards (which is a portion of the CBSC). All construction equipment and operation thereof would be regulated per the California Air Resources Board (CARB) In-Use Off-Road Diesel Vehicle Regulation. The purpose of the CBSC is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Building Energy Efficient Standards achieve energy reductions through requiring high-efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. CARB standards for construction equipment include measures to reduce emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements and imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The proposed project construction would also be required to comply with all applicable Placer County Air Pollution Control District (PCAPCD) rules and regulations.

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

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

Discussion Item VI-2:

The Placer County Sustainability Plan (PCSP), adopted by the Placer County Board of Supervisors on January 28, 2020, includes goals and policies for energy efficiency. The proposed project is consistent with the PCSP. Therefore, there is no impact.

VII. GEOLOGY & SOILS – Would the project:

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

7. Result in substantial change in topography or ground surface relief features? (ESD)		X		
8. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, seismic-related ground failure, or similar hazards? (PLN, ESD)			X	

Discussion Item VII-1, 6, 7:

The project site is made up of an approximately 2.88-acre undeveloped parcel. The project proponent is proposing to construct a 3-story, with basement, climate controlled self-storage facility with approximately 67,840 square feet and 393 self-storage units and wine storage, a co-working office space, and a caretaker unit, with associated access drive running along the northern property line, and parking areas. The parcel is mildly sloped and is largely surrounded by industrial and office buildings, including mini storage and an airport to the north. Directly across State Route 267 from the project site is open space.

According to the Preliminary Geotechnical Report prepared by Holdrege and Kull dated November 27, 2017 and updated by NV5 dated May 1, 2020, the near-surface soil at the site consists of about two to four inches of silty sand (SM) containing organic material (topsoil) over a majority of the site. The topsoil is underlain by medium dense to very dense silty Sand with gravel (SM) and clayey Sand (SC). The test pits met refusal on very dense granular soil at depths ranging from five to 7.5 feet below the ground surface (bgs). Groundwater seepage was encountered in one of the test pits at a depth of approximately six feet bgs. Fluctuations in soil moisture content and groundwater levels should be anticipated depending on precipitation, irrigation, runoff conditions and other factors. Seasonal saturation of near-surface soil should be anticipated, especially during and immediately after seasonal snowmelt or heavy rain events.

To construct the improvements proposed, disruption of soils onsite will occur, including excavation/compaction for the building, parking lot improvements, offsite encroachment improvements, and various utilities. The area of disturbance for these improvements per the submitted grading plan is approximated at 66,000 square feet (1.52 acres) which is approximately 52.8 percent of the approximate 2.88-acre project area. The project site is mildly sloped, so cuts and fills will be relatively minor, other than the excavation required for the proposed basement. Any erosion potential will only occur during the short time of the construction of the improvements.

The project's site specific impacts associated with soil disruptions, soil erosion and topography changes would 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 offsite. All existing and proposed utilities and easements, onsite and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs 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 one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along

with one black line hardcopy (black print on bond paper) and one PDF copy. 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)

MM VII.3

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

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

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

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

Discussion Items VII-2, 8:

The California Department of Mines and Geology and the State of California classifies the project site as a low severity earthquake zone. The project site is located within Seismic Zone 3. Because structures would be constructed according to the current edition of the California Building Code, which contains seismic standards, the likelihood of

severe damage due to ground shaking should be minimal. There is no landsliding or slope instability related to the project site. No avalanches, mud slides or other geologic or geomorphological hazards have been observed at or near this project site.

As discussed in the Preliminary Geotechnical Report, no faults are mapped as crossing or trending towards the site; therefore, the potential for surface rupture at the site is considered low.

The soil profile has a low potential for liquefaction lateral spreading. Due to the gentle topography of the site and the general surrounding area, the potential for slope instability is also considered low. A final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer would be required prior to approval of the Improvement Plans or issuance of any Building permit.

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

Discussion Items VII-3:

The Preliminary Geotechnical Report does not identify significant expansive soils as a limitation of the soil types present on the site. The development of homes will be in compliance with the California Building Code which will also reduce impacts related to expansive (shrink-swell) soils.

Therefore, the impacts of expansive soils are less than significant. No mitigation measures are required.

Discussion Item VII-4:

The project would be served by public sewer and would not require the use of onsite sewage disposal systems. Therefore, there is no impact.

Discussion Item VII-5:

There are no known paleontological resources or unique physical or geological features present at the project site. Therefore, there is no impact.

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 staff 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 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, a 323,955 square feet commercial building, or a 901,709 sf general industrial building.

The De Minimis Level for the operational phases of 1,100 MT CO₂e/yr represents an emissions level which can be considered to be less than cumulatively considerable and be excluded from the further GHG impact analysis. This level of emissions is equivalent to a project size of approximately 71 single-family units, or 99,189 square feet General Light Industry.

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.

Buildout of the proposed project would not exceed the PCAPCD’s 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			X	

fires? (PLN)				
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Discussion Item IX-1, 2:

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

Discussion Item IX-3:

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

Discussion Item IX-4:

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

Discussion Item IX-5:

The proposed project site is located within the jurisdiction of the Truckee Tahoe Airport Land Use Commission (TTALUC) and the Truckee Tahoe Airport is located approximately 0.25 mile from the project site. However, the project would not result in a safety hazard for people working in the project area in that the project site is located within the ALUC Zone D. Zone D is an area defined as “Primary Traffic Patterns”. This Zone limits the total number of people permitted on the project site to a maximum of 300 people per acre at any given time. The applicant estimates that the project would not exceed these maximum allowances because visitation by clients to the self-storage facility averages approximately two times per year per client, and the total number of visitors to the co-working office space at any given time would be limited due to overall square footage and occupancy loads. The proposed project is consistent with Section 4.3.7 of the TTALUC, in that the new land use of a self-storage and co-working office space, and caretaker unit, would not cause visual, electronic, or increased bird strike hazards to aircraft in flight, and glare or distracting lights, which could be mistaken for airport lights, would be avoided. The project would not be a source of dust, steam, or smoke which may impair pilot visibility. Operation of the proposed self-storage facility would not be a source of electrical interference with aircraft communications or navigation, and the project is not a landfill or an agricultural use which would create an increased attraction for large flocks of birds. Additionally, the TTALUC has provided preliminary comments relative to the project proposal and states that the project does not contain characteristic that would be likely to result in inconsistencies with the compatibility criteria set forth in the Truckee Tahoe Airport Land Use Compatibility Plan. Therefore, project impacts are considered less than significant. No mitigation measures are required.

Discussion Item IX-6:

The proposed project is located adjacent to State Route 267. Based on the nature of the self-storage use, one caretaker’s residence, and a co-working office space, it is not anticipated that the proposed uses of this site would result in a high level of occupancy for the site. Additionally, because the parcel is accessed off of State Route 267, which is the primary evacuation route for the area, staff has determined the project would not adversely impact or interfere with emergency response and evacuation plans that are in place. Therefore, there is no impact.

Discussion Item IX-7:

The proposed project site is located within an area of the County where wildfire risk is present. However, the location of the project site and proximity to a major arterial for evacuation make the project impacts less than significant. In addition, the occupancy of the site is minimal given the uses proposed for the parcel size, the size of the building, which will all result in a minimal number of persons present at the site at any given time. That in addition to the proximity to the major evacuation route further reduce the potential for an impact of this project as it relates to wildfire. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

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

Discussion Item X-1:

This project would not rely on groundwater wells as a potable water source. Potable water for this project would be treated water from the Truckee Donner Public Utility District. The project would not violate water quality standards with respect to potable water. Therefore, there is no impact.

Discussion Item X-2:

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

Discussion Item X-3:

The 2.88-acre site is mostly undeveloped, with the exception of an existing paved driveway and a dirt access road. The proposed project consists of a multi-story self-storage facility of approximately 67,840 square feet, a co-working office space, caretaker unit, a paved access road, parking areas, and stormwater improvements. Approximately 1.52 acres would be disturbed during construction resulting in approximately 1.29 acres of impervious area.

The majority of the site sheet flows gently in an easterly direction. According to the Preliminary Drainage Report prepared by JK Architecture Engineering (dated June 2021), the off-site shed area includes approximately 10.83

acres located on the south side of State Route 267. Runoff from this offsite drainage shed generally flows in an overland manner in an easterly direction, then becomes concentrated before entering an existing 18" CMP that runs beneath State Route 267. The outfall of the existing 18" pipe is onsite of the proposed project along its southernmost boundary adjacent to State Route 267. The drainage then bisects the subject site in a north-easterly direction before exiting the site near the north-east corner and into an existing concrete channel.

The project would add approximately 56,054 square feet (1.29 acres) of impervious surfaces resulting in a 44.8 percent increase as compared to the entire project area, approximately 2.88 acres. According to the Preliminary Drainage Study, the overall site drainage patterns would remain consistent with the existing drainage pattern which drains from the west to the east. Furthermore, all post-development runoff would be routed through a system of proposed vegetated and rock lined swales, infiltration trenches, and a detention basin to attenuate peak flows. According to the hydraulic calculations presented in the Preliminary Drainage Report, the post-development peak runoff for the 10 and 100 year events would be equal to or less than the pre-development flows.

The proposed project's impacts associated with altering the existing drainage patterns of the site as well as increasing the rate and amount of surface runoff or exceeding the capacity of drainage systems would 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

See Item VII-1, 6, 7 for the text of these mitigation measures.

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 runoff peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (ESD)

Discussion Item X-4:

Approximately 1.52 acres of the 2.88-acre site would be disturbed during construction activities. After construction, an estimated 44.8 percent of the 2.88-acre site would be covered with impervious surfaces including a parking lot, driveways, bike path, structures, and associated utilities. A Preliminary Post-Construction Storm Water Quality Plan (SWQP) was prepared by JK Architecture Engineering (dated June 2021), which shows how the project would meet the Phase II MS4 permit obligations. Potential contaminants requiring source control measures were identified in the report. Potential water quality impacts are present both during project construction and after project development. Construction activities would disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact would be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway and driveway runoff, landscape fertilizing and maintenance. Project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This project would reduce

pollutants in stormwater discharges to the maximum extent practicable and prevent non-stormwater discharges from leaving the site, both during and after construction.

Potential erosion and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. A final Drainage Report would be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage and BMP sizing calculations. The proposed project's impacts associated with soil erosion and surface water quality would 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, MMX.1, MMX.2

See Item VII-1, 6, 7 and X-3 for the text of these mitigation measures.

MM X.3

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.4

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 East 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, 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.5

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 East Placer Storm Water Quality Design Manual. (ESD)

MM X.6

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)

Discussion Item X-5:

The project site is 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, the impacts of/to flood flows and exposing people or structures to flooding risk are less than significant. No mitigation measures are required.

Discussion Item X-6:

The project is not located in an area with a sustainable groundwater management plan and the project would not utilize groundwater. Therefore, there is no impact.

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, 2, 3, 4:

The proposed project is the construction of an indoor self-storage facility, co-working office space, and caretaker unit. The project site is located in a developed area of Martis Valley, bordering existing uses such as a hotel, gas station, and deli to the west, an existing exterior self-storage facility to the north, a business park (retail, industrial, and offices) to the east, and veterinary services and offices to the south. The project site is zoned AP-Ds- AO (Airport – Design Sierra – Airport Overflight) of the Placer County Zoning Ordinance and the proposed project is consistent with the uses allowed under this zoning designation. The properties surrounding the site, within Placer County, are also zoned AP-Ds-AO (Airport – Design Sierra – Airport Overflight) and OP-Ds (Office Professional – Design Sierra) and are also developed with uses consistent with these zonings. The proposed project would not negatively impact these land uses. The project does not conflict with General Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project design does not significantly conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. There is no conflict with any land use plan, policy, or regulation for the purpose of avoiding or mitigating an environmental effect as it relates to Environmental Health. Because of this, the proposed project would not result in the substantial alteration of the present or planned land use in the area, cause economic or social changes to the surrounding area,

or disrupt or divide the physical arrangement of an established community. Additionally, the proposed project does not include development that would conflict with any applicable habitat conservation plan, affect agricultural or timber resources or operations, or result in the substantial alteration of the present or planned use of the area. Therefore, there is no impact.

The proposed project introduces three separate land uses as part of this project, self-storage, caretaker residence, and office space. The AP-Ds-AO zone district in which the project is located allows mini storage facilities and a caretaker residence with zoning clearance. The co-working office space use would be classified as Office for the purposes of land use which is allowed in this zone district with the approval of a Minor Use Permit.

The Martis Valley Community Plan is the governing document for this region of the County and for this project. Contained within the Plan are goals and policies pertaining to land uses that will occur in the vicinity of the airport as well as general policies for the General Commercial Areas. The project is consistent with all six policies pertaining to the General Commercial Areas. The project minimizes the visual impact of parking areas on the roadways with the landscaping that the project proposes along the project frontage as well as the building design itself. There is mention in the Plan for designing small commercial centers where the needs of the residents can be met. This is true for all three uses proposed in that there is a dire need for additional housing which is addressed by the inclusion of the caretaker’s residence, very few options for off-site storage for the residences of this region that would benefit from the storage facility, and the co-working office space is needed even more today with the telework options that have become available since the pandemic. Lastly, the project is compatible with Policy 1.C.6 that suggests that large single use (in excess of 35,000 square feet) commercial facilities should be discouraged. While this proposal is for a large service use building, it does provide three separate and distinct uses for this facility. Additionally, the applicant has incorporated in their project description a perpetual deed restriction which would be recorded to ensure that the co-working office space use will remain separate from the mini storage use. 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:

The proposed project includes the construction of a secure self-storage building, co-working office space, and caretaker unit and associated uses on a site that has minimal vegetation. There are no known mineral resources on the site, or delineated in the general area of the site in the Martis Valley Community Plan, and the project would not cause a loss of availability of a known mineral resource. 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		
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Discussion Item XIII-1, 2, 3:

Operation of the proposed project would not expose persons to noise levels in excess of standards established in the Placer County General Plan and Martis Valley Community Plan. The project site is located within a previously developed area, and the use of the project site does not deviate from that of the surrounding uses.

While the CEQA analysis focuses on the impacts of the project on the environment, staff will be considering noise sources present in the vicinity relative to the future occupants of the site as part of the review of the requested entitlements. As staff looks to the compliance of the project with the General Plan as well as other components of the Placer County Code, it should be noted that Placer County Code, Section 9.36.060 establishes sound limits for sensitive receptors which are applied at the property lines of the receiving sensitive receptors. Section 9.36.020 of the Code defines a sensitive receptor as a “land use in which there is a reasonable degree of sensitivity to noise. Such uses include single-family and multi-family residential uses, frequently used outbuildings, schools, hospitals, churches, rest homes, cemeteries, public libraries and other sensitive uses as determined by the enforcement officer.” The purpose of the Noise Ordinance is to implement the Noise Standards identified in the Placer County General Plan. The County Noise Ordinance is enforced with the Penal Code to establish standards for reported nuisance abatement and enforcement within the County.

Traffic noise levels along SR 267 were determined using traffic volumes provided by LSA Traffic Consultants as direct inputs to the Federal Highway Administration (FHWA RD77-108) traffic noise prediction model. The predicted exterior hourly Leq due to traffic is 64 and 66 dB at the office and lobby areas of the proposed project.

The Placer County General Plan Noise Element requires that offices have an interior noise level of 45 dB Leq. The typical construction techniques would provide a 25 dB exterior to interior noise level reduction provided that mechanical ventilation is provided to allow doors and windows to be closed. The proposed construction of the building includes exterior siding to include metal panels, stone, cement panels and insulated glass. Interiors are finished in 5/8” Type X gypsum board. Stud cavities include faced fiber glass insulation.

Based upon the construction types, interior noise levels are expected to comply with the 45 dB Leq interior noise level standard, provided that mechanical ventilation is provided to allow doors and windows to be closed. Implementation of the mitigation measures below ensure the project complies with the General Plan and Noise Element.

The Placer County noise ordinance also establishes a list of exemptions in Section 9.36.030. Number 2 and 7 in the list of exemptions are specific to property maintenance and construction activities, and exemptions are as follows:

9.36.030 A2: Sound sources associated with property maintenance (e.g., lawn movers, edgers, snow blowers, blowers, pool pumps, power tools, etc.) provided such activities take place between the hours of seven a.m. and nine p.m.)

9.36.030 A7: Construction (e.g. construction, alteration or repair activities) between the hours of six a.m. and eight p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order.

The project site is located approximately 0.25 mile from the Truckee-Tahoe Airport. Chapter 17 of the Zoning Ordinance and Section 17.52.030 – Aircraft Overflight combining district states that “Proposed uses shall be designed and constructed to provide noise insulation to reduce interior noise levels to a community noise equivalent level (CNEL) recommended by the applicable airport land use plan.

The Truckee Tahoe Airport Land Use Compatibility Plan (ALUC) establishes noise level criteria and policies for varying land use compatibility zones. The project site is located within Zone D, which is considered a “Primary Traffic Pattern”. This zone prohibits “Highly Noise-Sensitive Uses” and defers to Policy 3.13(b) and Table 2C of the ALUC. The project site is located between the 55 dB and 60 dB CNEL contours, as depicted in the ALUC . Based upon Table 2C of the ALUC, commercial and industrial uses which contain offices are considered “Normally Acceptable”

between the 55 dB and 60 dB CNEL contours. That table goes on to state the following: “Noise is a factor to be considered in that slight interference with outdoor activities may occur. Conventional construction methods will eliminate most noise intrusions upon indoor activities.”

A noise analysis was prepared by J.C. Brennan and Associates in May of 2017 and updated in May of 2020 to assess the minor changes to the project which now includes office space and a residence. The noise analysis concluded that the exterior to interior noise level reduction due to typical construction techniques is expected to be 25 dB, and therefore would comply with the office interior noise level standard of 45 dB Leq of the Placer County General Plan Noise Element. Further, based on Table 2C of the ALUC, commercial and industrial uses which contain offices are considered “Normally Acceptable” between the 55 dB and 60 dB CNEL contours. This also complies with the Development Standards of Chapter 17, Section 17.52.030 (Aircraft Overflight) which states that “Proposed uses shall be designed and constructed to provide noise insulation to reduce interior noise levels to a community noise equivalent level (CNEL) recommended by the applicable airport land use plan.”

It was recommended through the noise analysis that, to ensure that the project complies with all applicable noise regulations and standards, the following mitigation measures should be required:

Mitigation Measures Item XIII-1, 2, 3:

MM XIII.1

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

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

MM XIII.2

Construction equipment shall be fitted with factory installed muffling devices and all construction equipment shall be maintained in good working order.

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1, 2:

The construction of a self-storage facility would not induce substantial population growth in the area either directly or indirectly in that the self-storage facility would provide services to the existing residents in the surrounding area. The self-storage facility would be constructed on a portion of a previously disturbed parcel and no residential uses exist onsite that would be displaced as a result of the proposed project. Additionally, the project seeks to add a caretaker’s residence that would provide one additional housing unit to the area. The self-storage and co-working office space 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 Martis Valley 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, there is no impact.

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

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

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

Public services are provided by the Truckee Fire Protection District, the Placer County Sheriff, the Truckee Donner Public Utility District (TDPUD), the Truckee Sanitary District (TSD), the Tahoe-Truckee Sanitation Agency (TTSA) and the Tahoe Truckee Unified School District. The Truckee Fire Protection District reviewed the project and determined that it would be able to service the project with existing station facilities, equipment and staffing. The applicant shall comply with the requirements of the Fire District as they relate to providing a hydrant and installation of a water system and emergency vehicle access. The TDPUD, TSD, and TTSA indicated that they would also be able to serve the project with their existing facilities. The project would be required to pay impact fees to each agency to offset this additional demand generated from the project. The project would be required to comply with the requirements of the School District. Therefore, there is no impact.

Discussion Item XV-6:

The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the development of the Zoning of the parcel. State Route 267, which provides the primary access to the property, is maintained by Caltrans (see Transportation section below). The project has been designed to provide improvements to SR 267 in compliance with the requirements of Caltrans. The project would be required to comply with the requirements of Caltrans and any impacts are considered 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 XVI-1, 2

The proposed project would not result in an increase of existing neighborhood and regional parks or other recreational facilities. The project proposes a self-storage facility, co-working office space, and caretaker unit and does not include recreational facilities nor require the construction or expansion of recreational facilities that might have an adverse effect on the environment. Therefore, there is no impact.

XVII. TRANSPORTATION – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance or policy, except LOS (Level of Service) 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. Would the project result in VMT (Vehicle Miles Traveled) which exceeds an applicable threshold of significance, except as provided in CEQA Guidelines section 15064.3, subdivision (b)? (PLN)			X	

Discussion Item XVII-1:

The project proposes a multi-story self-storage facility of approximately 67,840 square feet which would contain approximately 393 storage units. The internal access driveway would terminate at a gated emergency vehicle access (EVA) located at the north-east corner of the site. Access to the site would be facilitated by the existing driveway connection to State Route 267. According to the Transportation Impact Analysis (TIA) prepared by LSC Transportation Consultants, Inc. (dated November 13, 2020), the proposed project would generate approximately 125 daily one-way vehicle trips, with approximately 9 new AM peak hour trips and 13 new PM peak hour trips.

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 would be included requiring the payment of traffic fees (estimated to be \$5,440 per dwelling unit equivalent) 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.

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:

Caltrans has reviewed and provided preliminary comments on the proposed project. The Caltrans comments indicated that the project would be required to construct the following improvements within the State Route 267 ROW:

1. The extension of the existing left turn lane in the southbound direction from where it ends at the Hampton Inn hotel to the driveway into the Superior Storage site; and
2. The addition of a left turn pocket into the existing veterinarian clinic in the northbound direction;
3. Both left turn pockets (south and northbound directions) would include 25-foot stacking, 37.5-foot taper, and the southbound taper would also have a 162.5-foot transition back to 2 lanes for a total of 200-foot taper in the southbound direction.

4. Improvements to the project driveway to include right turn tapers in both directions, in and out of the site.

Any improvements to State Route 267 would be constructed to the standards and satisfaction of Caltrans through its Encroachment Permit process. The improvements have been shown on the preliminary grading plans.

Therefore, the impact on vehicle safety is less than significant. No mitigation measures are required.

Discussion Item XVII-3:

The servicing fire district has reviewed the proposed project and has not identified any significant impacts to emergency access. As described above, the internal access driveway would terminate at a gated emergency vehicle access (EVA) located at the north-east corner of the site. The proposed project does not significantly impact the access to any nearby use. Therefore, this is a less than significant impact. No mitigation measures are required.

Discussion Item XVII-4:

As stated in the project description, the project would contain a separate co-working office space with shared restrooms, a caretaker's unit and garage, and 44,500 square feet of net rentable storage space. Placer County Code requires one parking space for each 1,500 SF of Use Area for storage facilities which would result in a parking requirement of 34 spaces based on the proposed planned Use Area). However, it has been determined that this parking demand calculation was intended for standard warehouse facilities which are typically single story, exterior access facilities, rather than mini warehouse facilities which are typically multi-story, internal circulation storage facilities such as the proposed project. As a result, staff has determined the parking analysis provided in the Trip Generation Analysis prepared by LSC Transportation Consultants, LLC is a more accurate analysis of the parking needs of this proposed project. The analysis provided the following parking generation as a result of the proposed project, utilizing the parking generation identified in Placer County Code and the ITE Parking Generation Manual 5th Edition (January 2019) as appropriate. The following parking needs were identified for the proposed uses:

- The Placer County Code rate for the office is one space per 300 gross square feet. This results in approximately six spaces for the office.
- The Placer County Code rate for a "multi-family dwelling unit" is two spaces per dwelling unit. This results in two spaces for the caretaker residential unit which would be provided in a garage.
- Placer County Code parking requirements for "Standard Warehouse" land use are overly conservative for the "Mini-Warehouse" land use, therefore the ITE code was used. The resulting rate indicates the need for seven spaces for the proposed storage facility.

As shown in the analysis from LSC Transportation Consultants, LLC, the total parking demand for all uses of the project is 15 spaces. The project proposal provides 17 surface parking spaces as well as the two spaces in the garage. Therefore sufficient parking is being provided to ensure there are no project-generated traffic circulation or safety issues associated with inadequate parking. No mitigation measures are required.

Discussion Item XVII-5:

A Trip Generation Analysis was prepared by LSC Transportation Consultants, LLC on January 28, 2021 for the proposed project. That analysis provided a discussion relative to the Vehicle Miles Traveled (VMT) for the proposed storage facility, co-working office space, and residence. The County of Placer Transportation Study Guidelines that were recently adopted includes VMT analysis guidelines. The guidelines indicate that projects generating less than 110 daily trips or 1425 daily VMT in Eastern Placer County are considered small projects and are screened out of VMT analysis because they are presumed to have a less than significant VMT impact. The project is estimated by LSC to produce 705 daily VMT, and is therefore considered a small project under Placer County's screening criteria. Therefore, the proposed project would result in a less than significant impact on VMT and no further analysis is warranted. The LSC analysis further noted that existing self-storage units in the North Lake Tahoe/Truckee area are currently full and have long waiting lists for units. This has resulted in people traveling to distant storage units in other areas such as Reno and Carson City. Therefore, it can be argued that adding the proposed self-storage project in Truckee would be expected to lead to an overall reduction in total VMT because customers would no longer have to travel longer distances to Reno or Carson City to use a storage unit. Therefore the overall impact of this project on VMT is 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:

Pursuant to Assembly Bill 52, invitations to consult were sent on November 13, 2020, to Native American tribes that requested notification of proposed projects within this geographic area, including the Lone Band of Miwok Indians, the Colfax-Todds Valley Consolidated Tribe, the United Auburn Indian Community, and the Washoe Tribe of Nevada and California (The applicable tribal authority for lands encompassing the project area). No tribes requested consultation under AB 52.

Pursuant to Senate Bill 18, invitations to consult were sent on November 13, 2020, to Native American tribes that are understood to be traditionally and culturally affiliated with the project area per the Native American Heritage Commission. Wilton Rancheria of Wilton, California responded requesting a copy of the Cultural Report which was provided to the tribe on November 20, 2020. Following receipt of the Cultural Report, Wilton Rancheria requested a paid Tribal Monitor, however, subsequent attempt by the County to consult with Wilton Rancheria regarding the TCRs they had identified on the project site and to obtain further information regarding the tribal monitoring request (voicemail to M. Mayberry, April 8, 2021) was not answered. No other tribes requested consultation under SB 18. As documented in the Cultural Resources report prepared by Susan Lindstrom, PhD on April 25, 2020, the project area falls in the center of the Washoe (Wa She Shu) territory. The report also provides a summary of tribal outreach that was conducted and the outcome of those discussions. Responses from neither the Washoe Tribe nor the Shingle Springs Rancheria provided information regarding cultural resources within the project area or concerns about the project proposal itself. Nevertheless, there is always the potential for a possible Tribal Cultural Resource to be discovered during construction; therefore, the following Inadvertent Discoveries mitigation measure shall be implemented to ensure the potential impact remains less than significant.

Mitigation Measure XVIII-1:

MM XVIII.1

If potential Tribal Cultural Resources (TCRs) or articulated or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential TCRs include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.

A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts.

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 Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.

Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.

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, 3:

The proposed project is located in an area where utilities and service systems already exist and the project would not require upgrades to the services that exist. Additionally, the proximity to the services is close given the adjacent development in place as well as being located on State Route 267.

Storm water would be collected and conveyed in onsite vegetated swales, rock lined ditches, and via overland flow. No downstream drainage facility or property owner would be significantly impacted as there would be no increase in surface runoff per the Preliminary Drainage Report. No new significant storm water drainage facilities or expansion of existing facilities is required.

The proposed project is within the service area of the Truckee Sanitary District (TSD). The type of wastewater to be produced by this project is typical of wastewater already collected by the District. A gravity sewer service is proposed to be constructed with the project, connecting to an existing conveyance system located immediately north and adjacent to the project site within an existing 60-foot-wide Public Utility Easement. The treatment facility is capable of handling and treating this type of wastewater to the treatment requirements of the Regional Water Quality Control Board. A will serve letter for sewer services would be required from TSD prior to Improvement Plan approval.

The proposed project is within the service area of the Truckee Donner Public Utility District (TDPUD). Water service is proposed to be constructed with the project, connecting to an existing water main located onsite within the existing

paved access road. A will serve letter for water services would be required from TDPUD prior to Improvement Plan approval.

The project does not require any significant relocation or construction of electric, gas, or telecommunication facilities that would cause significant environmental effects.

Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion Item XIX-2:

The agencies charged with providing treated water, sewer services, and refuse disposal have indicated their requirements to serve the 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. No mitigation measures are required.

Discussion Item XIX-4, 5:

The project would not generate solid waste in excess of state or local codes or in excess of the permitted capacity of the local infrastructure. The project would comply with the regulations related to solid waste; therefore, there is no impact.

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

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

Discussion Item XX-1, 2, 3, 4:

The proposed project is located immediately adjacent to State Route 267 and is in an area considered to have high fire danger risk. The County currently has in place the Placer Operational Area East Side Emergency Evacuation Plan that addresses the need for the region during an emergency evacuation. This plan identifies evacuation routes for the region, which include State Route 267 where access to this project site is provided. The close proximity to the major evacuation route as well as the limited number of persons likely to be at this site at any given time greatly reduce the potential for the project to result in concerns relative to the ability to effectively evacuate from the site. This takes into consideration the one residence being proposed as part of this project, the small co-working office space, and the storage facility itself. Furthermore, the emergency evacuation plan that has been prepared by the applicant has been reviewed by the Truckee Fire Protection District and has been determined to be a satisfactory plan to address evacuation of the site in the event of an emergency. Additionally, the site itself is less than three acres in size and is surrounded by existing development. The site, once improved, would not contain significant forest fuels or introduce uses that are typically prone to fire danger, reducing the potential for the project to exacerbate fire danger for the site or the region. The closest fire station is located one half mile from the project site. In addition, the structure would be constructed to meet all building code requirements including for fire suppression. 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 checked="" type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corps of Engineers
<input checked="" 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 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, Steve Buelna, Chairperson
 Planning Services Division-Air Quality, Angel Green
 Engineering and Surveying Division, Candace Bartlett, P.E.
 Department of Public Works-Transportation, Katie Jackson
 DPW-Environmental Engineering Division, Sarah Gillmore, P.E.
 Flood Control and Water Conservation District, Brad Brewer
 DPW- Parks Division, Ted Rel
 HHS-Environmental Health Services, Mohan Ganapathy
 Placer County Fire Planning/CDF, Brian Skehan and/or Dave Bookout

Signature Leigh Chavez Date March 14, 2022
 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. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	<input 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 checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> West or East 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 checked="" type="checkbox"/> Design Exception Request
		<input checked="" type="checkbox"/> Truck Turnaround Exhibit
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/>
	Planning Services	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan

Initial Study & Checklist continued

	Division, Air Quality	<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 Plan

EXHIBIT A

MITIGATION MONITORING PROGRAM

Mitigated Negative Declaration – PLN20-00197

Martis Valley Self Storage and Co-Working Office Workspace

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 Martis Valley Self Storage and Co-Working Office Workspace 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 #	Text	Date Satisfied
MM IV.1	If vegetation removal is scheduled during the nesting season (typically March 15 to August 31), a focused survey for active nests shall be conducted by a qualified biologist (as determined by a combination of academic training and professional experience in biological sciences and related resource management activities) within 3 days prior to the beginning of project-related activities. Surveys shall be conducted within and around proposed work areas, staging and storage areas, along equipment transportation routes, and soil, equipment, and material stockpile areas. For passerines and small raptors, surveys should be conducted within a 250-foot radius surrounding the work area (in non-developed areas and where access is feasible). For larger raptors, such as hawks, the survey area should be a radius of 500 feet. Based on the various potential species present at the project site, surveys would be conducted at the appropriate times of day, and during appropriate nesting times and would concentrate on areas of suitable habitat. If a lapse in project-related work of 14 days or longer occurs, an additional nest survey will be required before work can be reinitiated. If nests are encountered during any preconstruction survey or during construction, the qualified biologist would determine, depending on conditions specific to each active nest and the relative location and rate of construction activities, if it may be feasible for construction to occur as planned without impacting the success of the nest. The active nest(s) shall be monitored by a qualified biologist during active construction. If,	

	<p>in the professional opinion of the biologist, construction activities have the potential to adversely affect the nest, the biologist shall immediately inform the construction manager to stop construction activities within minimum exclusion buffers of 50 feet for songbird nests, and 200 to 500 feet for raptor nests, depending on the species, nest location and other site conditions. Construction activities may proceed after either a nest(s) is no longer active or the project receives approval to continue from the project biologist and the DRC in coordination with California Department of Fish and Wildlife (CDFW), if CDFW staff is available to provide input.</p>	
<p><u>MM IV.2</u></p>	<p>To avoid impacting breeding or hibernating bats protected by CDFW, preconstruction surveys of potential bat roost habitat shall be performed in all trees subject to removal for evidence of bat use (guano accumulation, acoustic or visual detections). If evidence of bat use is found, acoustic surveys shall be conducted by a qualified biologist to determine whether a site is occupied. The survey would determine if the roost is a maternity roost (if construction work is being performed in the spring), hibernacula, or day roost. If a maternity roost is present, the applicant shall coordinate with CDFW, and delay of the demolition may be required until after the roost is vacated. If bat species are detected/observed within the trees, measures shall be taken in consultation with CDFW to clear the bats prior to construction or tree removal activities. Measures to exclude bats from occupied roosts may include but are not limited to: disturbance to roosting individuals through introduction of light and/or noise to create an undesirable setting and to encourage the bats to vacate the roost. Once the bats have vacated the trees to be removed, access points would be sealed to prevent reentry of bat species. Once it has been concluded by a qualified biologist that no bat species are present, tree removal may commence upon final approval from Placer County and/or CDFW. To offset the loss of any occupied bat roost, the applicant shall install bat boxes at a suitable location in the vicinity of Study Area to provide roosting opportunities and locations for the displaced bats based upon the number of occupied bat roosts lost due to the construction, or to the satisfaction of CDFW and the County. The applicant shall work with CDFW and the County to agree upon the number of bat boxes and their respective installation locations prior to removal of the bat roost/demolition activities.</p>	
<p><u>MM IV.3</u></p>	<p>Prior to approval of improvement plans and the issuance of any grading and/or building permits, the applicant shall submit plans showing that the Project will avoid the ephemeral drainage feature. The Improvement Plans shall include a note and show placement of Temporary Construction Fencing adjacent to the ephemeral drainage. The applicant shall install a four (4) foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent) adjacent to the ephemeral drainage prior to any construction equipment being moved on-site or any construction activities taking place. If detailed design determines that avoidance of the drainage is not feasible, the applicant shall provide a detailed description as to why avoidance is not attainable and, in order to ensure compliance with California Fish and Game Code (CFG), the project proponent shall apply for a Lake and Streambed Alteration Agreement (LSAA) to determine whether CDFW will exert regulatory authority over the proposed activity. The project</p>	

	<p>proponent shall be responsible for conducting all project activities in accordance with the LSAA, if issued. LSAA conditions may include but are not limited to implementation of best management practices (i.e., erosion and sediment control measures) and compensatory mitigation for impacts to a jurisdictional streambed. Habitat compensation shall be a minimum of a 1:1 ratio and shall be negotiated with CDFW through the permit process. Impacts that result from regulated activities shall not occur until the LSAA is received from CDFW, or correspondence is received by the County confirming that CDFW has determined that no permit is required. Similarly, prior to construction activities that may affect the ephemeral drainage, the applicant shall consult with RWQCB to determine whether RWQCB will exert regulatory authority over the proposed activity, and if so, if the activity meets the waste discharge requirements of the Water Quality Control Plan for the Lahontan Region (Basin Plan) and/or is exempt from the waste discharge prohibitions of the Basin Plan. Impacts that result from regulated activities shall not occur until appropriate approvals are received from RWQCB, or correspondence is received by the County confirming that RWQCB has determined that no permit or other approval is required.</p>	
<u>MM IV.4</u>	<p>The project proponent shall submit to the RWQCB a Notice of Intent for their General Permit R6T-2003-0004 for minor impact projects prior to project construction.</p>	
<u>MM IV.5</u>	<p>All trees intended to be retained as well as trees to be removed within fifty (50) feet of any development activity shall be depicted on the site plan map for the proposed project. A tree removal permit will be required pursuant to project approval by the County. The applicant shall furnish to the DRC a Vegetation Management and Landscape Planting Plan prepared by a Registered Professional Forester or Licensed Landscape Architect as part of the Design Review submittal that evaluates tree/vegetation removal, identifies trees with disturbance to their critical root zone, addresses fuel load and fire hazard reduction, and specifies tree and shrub planting designed to provide screening of the project building and parking areas. The plan shall include an analysis of the trees to be removed within the area between the front property line and the proposed structure (screening area). The Vegetation Management Plan shall account for the total diameter at breast height (DBH) inches of healthy trees removed in this screening area. Replacement can be provided on an inch-for-inch basis for trees and/or one inch per gallon for the planting of native shrubs planted to mitigate tree loss within the screening area of the project, as recommended by the Registered Professional Forester or Landscape Architect. The balance of the diameter inches of trees removed in the screening area that are not replaced as part of the Vegetation Management Plan, will not require further mitigation as the impacts to the habitat are negligible as discussed previously. The primary impact that is being addressed by this vegetation replacement is for project screening. The detailed plan will be reviewed and approved as part of the Design Review for this project will address this impact, and this approval shall include a condition to ensure appropriate maintenance and survivability of the landscaping installed.</p>	
<u>MM V.1</u>	<p>In the event that archaeological resources or prehistoric artifacts are discovered during construction, construction operations shall</p>	

	<p>stop within a 100-foot radius of the find and a qualified archaeologist (36 CFR Part 61) shall be consulted to determine whether the resource requires further study.</p> <p>In coordination with Placer County and culturally-affiliated tribes, as warranted, the archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to, excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Archaeological resources may consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths. Any previously undiscovered resources found during construction within the project area shall be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.</p>	
<p><u>MM V.2</u></p>	<p>If potential archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.</p> <p>A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts.</p> <p>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 Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.</p> <p>Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may</p>	

	<p>only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.</p>	
<p><u>MM VII.1</u></p>	<p>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 offsite. All existing and proposed utilities and easements, onsite and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs 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.</p> <p>Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</p> <p>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.</p> <p>Prior to the County's final acceptance of the project's improvements, submit to the Engineering and Surveying Division one copy of the Record Drawings in digital format (on compact disc or other acceptable media) along with one black line hardcopy (black print on bond paper) and one PDF copy. 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)</p>	
<p><u>MM VII.2</u></p>	<p>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</p>	

	<p>Engineering and Surveying Division (ESD) concurs with said recommendation.</p> <p>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).</p> <p>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.</p> <p>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)</p>	
<p><u>MM VII.3</u></p>	<p>The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and Surveying Division review and approval. The report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> A) Road, pavement, and parking area design; B) Structural foundations, including retaining wall design (if applicable); C) Grading practices; D) Erosion/winterization; E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.) F) Slope stability. <p>Once approved by the Engineering and Surveying Division (ESD), two copies of the final report shall be provided to the ESD and</p>	

	<p>one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.</p> <p>If the geotechnical engineering report indicates the presence of critically expansive or other soil problems that, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report shall be required, prior to issuance of Building Permits. This shall be so noted on the Improvement Plans. (ESD)</p>	
<u>MM X.1</u>	<p>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)</p>	
<u>MM X.2</u>	<p>The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project's final Drainage Report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. Maintenance of detention/retention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (ESD)</p>	
<u>MM X.3</u>	<p>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)</p>	
<u>MM X.4</u>	<p>The Improvement Plans shall show water quality treatment facilities/Best Management Practices(BMPs) designed according</p>	

	<p>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)).</p> <p>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 East 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.</p> <p>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, 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)</p>	
<p><u>MM X.5</u></p>	<p>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.</p> <p>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.</p> <p>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 East Placer Storm Water Quality Design Manual. (ESD)</p>	
<p><u>MM X.6</u></p>	<p>Per the State of California NPDES Phase II MS4 Permit, this</p>	

	<p>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)</p>	
<p><u>MM XIII.1</u></p>	<p>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:</p> <ul style="list-style-type: none"> a. Monday through Friday, 6:00am to 8:00pm (during daylight savings) b. Monday through Friday, 7:00am to 8:00pm (during standard time) c. Saturdays, 8:00am to 6:00pm 	
<p><u>MM XIII.2</u></p>	<p>Construction equipment shall be fitted with factory installed muffling devices and all construction equipment shall be maintained in good working order.</p>	
<p><u>MM XVIII.1</u></p>	<p>If potential Tribal Cultural Resources (TCRs) or articulated or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential TCRs include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.</p> <p>A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts.</p> <p>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</p>	

	<p>assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.</p> <p>Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented, must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after authorization is granted by the Placer County Community Development Resource Agency following coordination with cultural resources experts and tribal representatives as appropriate.</p>	

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.”