

RETURN TO:

City of Colfax
Planning Department
33 S. Main Street
Colfax, CA 95713



NOTICE OF EXEMPTION

TO: Placer County Recorder’s Office
2954 Richardson Drive
Auburn, CA 95603

TO: Office of Planning and Research
P.O. Box 3044, Rm 113
Sacramento, CA 95812-3044

Project Title: 143 Whitcomb Ave. Self-Service Storage Facility

Project Location: 143 Whitcomb Ave., Colfax, CA 95713

Project Applicant: Walter White and Jim Marconi

Project Description: Construction and operation of a self-service storage facility consisting of 334 units, including a manager’s office in 11 buildings with an aggregate floor area of approximately 50,000 square feet on a 2.56-acre site.

EXEMPT STATUS: (CHECK ONE)

Statutory Exemptions {Article 18:Section 21080; 15260}		Categorical Exemptions {Article 19:Section 21084; 15300}	
<input type="checkbox"/>	Ministerial {Sec.15268}	<input type="checkbox"/>	Existing Facilities {Sec.15301(a) &(d)}
<input type="checkbox"/>	Feasibility/Planning Study {Sec.15262}	<input type="checkbox"/>	Replacement or Reconstruction {Sec.15302}
<input type="checkbox"/>	Emergency Project {Sec.15269}	<input type="checkbox"/>	Normal Operations of Facilities for Public Gatherings {Sec.15323}
<input type="checkbox"/>	General Rule {Sec.15061(b)(3)}	<input checked="" type="checkbox"/>	In-fill Development Projects {Sec.15332}
<input type="checkbox"/>	Other: {Sec. }		

Reasons why project is exempt:

In-Fill development CEQA Guidelines Section 15332: The Project qualifies for a Class 32 in-fill Development exemption in that: (a)The Project site is designated Industrial in the General Plan Land Use Map and the zoning allows self-service storage facilities by right. (b) The project site is less than five acres on a site surrounded by urban uses near the center of the City of Colfax. (c) As documented in the August 2022 Biological Assessment prepared by Greg Matuzak Environmental Consulting, LLC the project site has low potential for special-status wildlife species to occur. Furthermore, the project is subject to standard pre-construction surveys that are broadly applied, and the Project site is surrounded by urban uses. (d) Self-service storage facilities have very low traffic generation rates, are not a source of noise, and are not known to be a significant source of air pollutants, therefore the project will have no significant effects related to traffic, noise, or air quality. Storm water will be treated prior to being discharged from the site and therefore the project will not have a significant effect on water quality. (e) All utilities and public services necessary to construct and operate the project are available.

Lead Agency: City of Colfax, 33 S. Main Street, Colfax, CA 95713

Department/Contact Person: Emmanuel Ursu **Phone** (530) 346-2313

Planning Director

June 20, 2023
Date