



**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: Penryn Warehouse (PLN21-00466)

PROJECT DESCRIPTION: This project proposes to construct a 6,724 square foot warehouse building for Magic Sun Electric on a 1.17-acre parcel located at 2140 Taylor Road in Penryn.

PROJECT LOCATION: 2140 Taylor Road, Penryn, Placer County

APPLICANT: Chad Hurlock

The comment period for this document closes on February 23, 2024. 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 Penryn 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 January 25, 2024.



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: Penryn Warehouse	Project # PLN21-00466
Description: This project proposes to construct a 6,724 square foot warehouse building for Magic Sun Electric on a 1.17-acre parcel located at 2140 Taylor Road in Penryn.	
Location: 2140 Taylor Road, Penryn CA 95663, Placer County	
Project Owner: Brandon Hurlock	
Project Applicant: Chad Hurlock	
County Contact Person: Meghan Schwartz	530-745-3132

PUBLIC NOTICE

The comment period for this document closes on **February 23, 2024**. 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 Penryn 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.



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: Penryn Warehouse	Project # PLN21-00466
Entitlement(s): Minor Use Permit (MUP)	
Site Area: 1.17 acres / 50,965 square feet	APN: 032-220-067-000
Location: 2140 Taylor Road, Penryn CA 95663	

A. BACKGROUND:

Project Description:

This project proposes to construct a 6,724 square foot warehouse building for Magic Sun Electric on a 1.17-acre parcel located at 2140 Taylor Road in Penryn. The proposed warehouse would be comprised of 15 percent office space and 85 percent storage space for the purpose of Photovoltaic (PV) solar panel and equipment storage. Equipment to be stored includes solar panels, rails, inverters, wiring, conduit and other electrical materials. Office staff would consist of two full-time and one part-time workers, and seven full-time installers/technicians. Installers and technicians are dispatched from the property each day – typically two crews leave the property in the morning and return at the end of the day. Installer/technician vehicles include pick-up trucks and utility vans. Hours of operation will occur Monday through Friday, 7:00 a.m. to 5:00 p.m. The warehouse would not have a showroom, so customers would have no need to visit the property unless submitting payment in person.

All development is required to comply with the Placer County development standards, including the Land Development Manual, Zoning Ordinance, compliance with the Horseshoe Bar/Penryn Community Plan, Placer County General Plan, and California Building Code.

Project Site (Background/Existing Setting):

The project site is located on the southwest corner of Taylor Road and Sisley Road in Penryn. English Colony Way is 196 feet south of the project site, and Interstate 80 is approximately three quarters mile south of the project site. The parcel is 1.17 acres in size, zoned C2-Dh (General Commercial, combining Design, historical) and is currently

undeveloped. The parcel is shaped similar to a pentagon, and access to the site is directly from Taylor Road. The parcel contains oak woodland and annual grassland. There are currently no public services (water or sewer) on site.

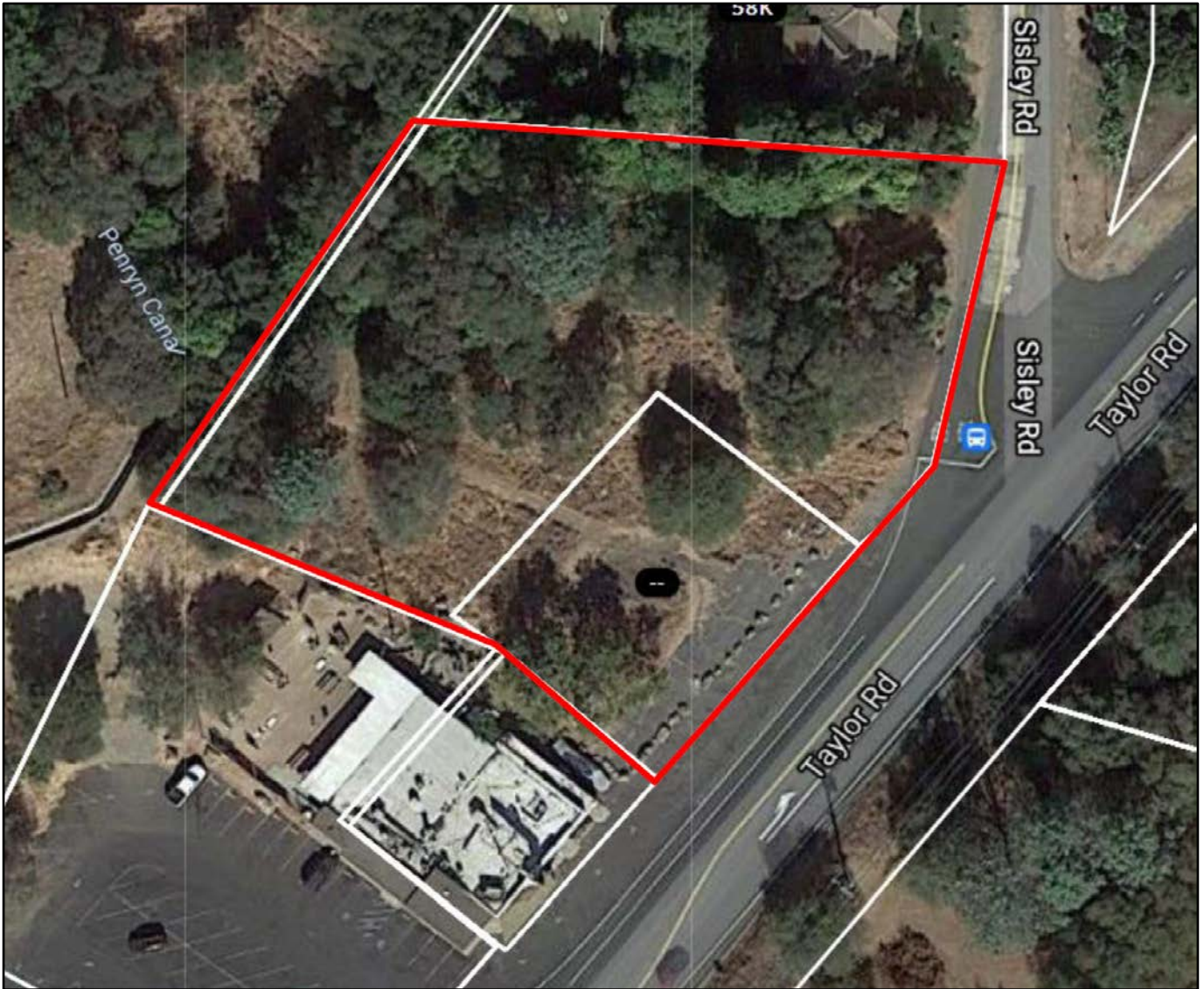


Figure 1: Aerial of Project Site

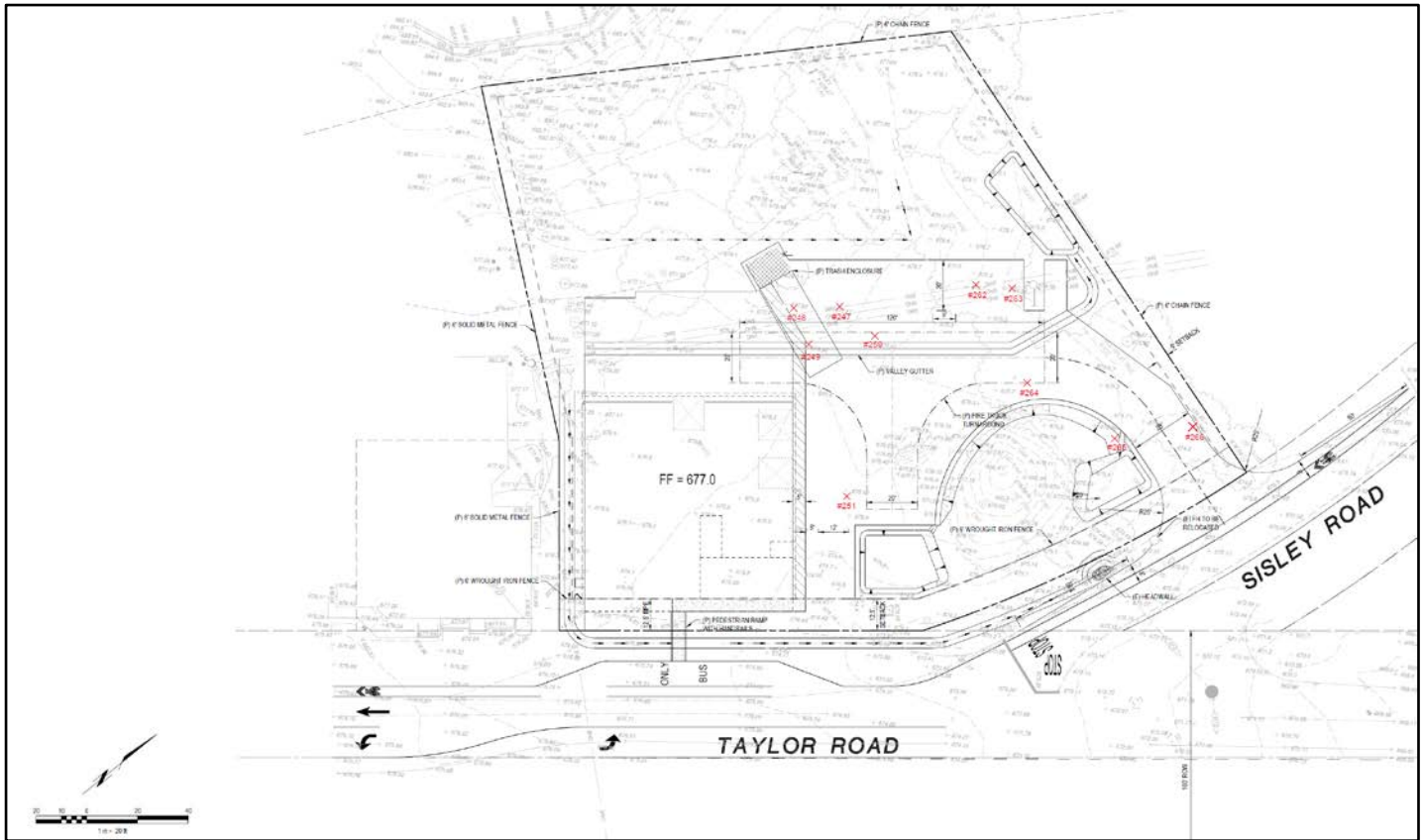


Figure 2: Site Plan

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	C2-Dh (General Commercial, combining Design Review, historical)	Commercial	Undeveloped, but disturbed
North	C2-Dh (General Commercial, combining Design Review, historical)	Commercial	Undeveloped, but disturbed
South	OP-Dh (Office Professional, combining Design Review, historical)	Medium Density Residential 2-4 DU/Ac.	Undeveloped, but disturbed
East	RA-B-100 (Residential Agricultural, combining minimum Building Site of 100,000 sq. ft.)	Rural Residential 2.3-4.6 Ac. Min.	Undeveloped
West	C2-Dh (General Commercial, combining Design Review, historical)	Commercial	Developed – Restaurant/Bar

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 December 17, 2021, to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community (UAIC) of the Auburn Rancheria reviewed the Tribal Historic Information System (THRIS) database and subsequently declined consultation – UAIC requested the standard Mitigation Measure for Inadvertent Discoveries to be included for this project.

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
- ➔ Horseshoe Bar / Penryn 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, 3, 4:

The subject property is not located within a scenic vista or state scenic highway, and as a result would not have an adverse effect on scenic resources. Nor would the proposed project substantially degrade the visual character or public view of the site, as the project is located in a commercial, urbanized area. The project would not create a new source of substantial light or glare that would adversely affect day and nighttime views of the area. Therefore, there is no impact.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

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

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

The project site is not considered Prime or Unique Farmland or Farmland of Statewide or Local Importance. The project site is mapped as "Urban and Built-Up Land" on the 2018 California Resources Agency Farmland Mapping and Monitoring Program. Urban and Built-Up Land is classified as "occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures". The project does not conflict with existing zoning for agricultural use or forest land and would not result in the loss of agricultural or forest land 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	

Discussion Item III-1, 2:

The proposed project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), and nonattainment for the state particulate matter standard (PM₁₀). The proposed project requests approval of to construct a 6,724 square foot warehouse building for Magic Sun Electric on a 1.17-acre parcel located at 2140 Taylor Road in Penryn. Construction would include removal of ten trees, grubbing, grading, trenching, paving of driveway, turnabout, and parking, minor improvements to an existing roadway, and building construction.

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.

- 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.

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 warehouse building 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. The nearest sensitive receptor, a restaurant/bar, is located on the adjacent parcel to the southwest.

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. Compliance with State and Local regulations, potential public health impacts would be less than significant. No mitigation measures are required.

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

Discussion Item III-4:

Warehouse-type uses 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, 2, 3, 4, 5, 6, 7:

A Biological Resources Assessment (BRA) was prepared for this project on September 3, 2021, from Bargas Environmental Consulting. The assessment included a literature review of species records and a reconnaissance-level field survey. The assessment concluded that there is low potential for the occurrence of three special status raptor species and low potential for the occurrence of one special status plant species on the property. No other special status species are expected to occur.

An Aquatic Resource Delineation was prepared for this project in September 2021, from Bargas Environmental Consulting, to identify whether aquatic resources occur within the project area and to provide the U.S. Army Corps of Engineers (USACE) with sufficient information to determine if these aquatic resources are jurisdictional wetlands or waters of the United States (U.S.), as defined by USACE under Section 404 of the Clean Water Act (CWA). The assessment included a literature review and field study of the project area. The site assessment consisted of walking meandering transects throughout the project area to identify wetlands or waterways potentially under the jurisdiction of the USACE. Where wetlands were suspected to be present based on aerial signatures and conditions observed in the field, soil pits were excavated to a depth of approximately 18 inches or until an impermeable layer was reached. Three wetland criteria (hydrophytic vegetation, hydric soils, and wetland hydrology) were evaluated following USACE protocol for the Arid West (USACE 2008). Wetland boundaries within the project area were surveyed and mapped. Soil pits were hand-excavated to obtain soil data for wetlands and the data was overlaid on an aerial photograph. Data forms were completed at representative locations to determine whether suspect features qualify as jurisdictional wetlands or waters of the U.S. The potential for wetlands was evaluated based on the presence of the three factors that define wetlands – the presence of dominant hydrophytic vegetation, the presence of hydric soils, and wetland hydrology indicators. Investigation of the potential wetland area (a steady flow of water leaking from the Penryn Canal) revealed the area to be lacking in the hydrophytic vegetation and hydric soils wetland criteria. Test plots failed both the dominance and prevalence tests for hydrophytic vegetation. Soils appeared uniform throughout both test pits and lacked any features indicative of anaerobic conditions experienced by hydric soils. While wetland hydrology was present in the form of surface water, saturated soil, and surface cracks, the lack of hydrophytic vegetation and hydric soils disqualifies this water feature for consideration as a USACE jurisdictional wetland.

The BRA determined that there is low potential for the occurrence of special status plant and wildlife species to occur on the project site, and that no special status plants or wildlife species were identified during the field surveys of the project site. The project would not have a substantial adverse effect on any special status habitats or species. The Aquatic Resource Delineation determined that there were no riparian habitats, nor any state or federally protected wetlands on site. The project was determined to not have a substantial adverse effect on riparian habitats or jurisdictional wetlands. Due to no streams or wetlands on site, the project will not interfere with the movement of any migratory fish or wildlife species corridors. The project site has a landcover identified under the Placer County Conservation Program (PCCP) as Urban/Suburban, and Rural Residential. Due to most of the proposed development of the project occurring within the Urban/Suburban landcover, the project is not a PCCP-covered activity and therefore not subject to any PCCP conditions. The project will not substantially reduce the habitat of a fish or wildlife species nor threaten to eliminate a plant or wildlife species. Therefore, there is a less than significant impact. No mitigation measures are required.

Discussion Item IV-8

An Arborist Report was prepared for this project by Bargas Environmental Consulting in September 2021. The site survey was performed on August 27, 2021, and the purpose of the arborist survey was to identify species, location and current condition of trees on the property that may be subject to regulation and protection. The survey consisted of creating an inventory of all accessible protected trees within the project site and conducting a visual tree assessment (VTA) of each to evaluate their physical attributes, health, structure, and overall condition. Cataloguing of trees was completed using square-shaped aluminum arborist tags with pre-engraved numbers, placed at the approximate location at which the diameter at breast height (DBH) is measured (54 inches above ground). The numbering of the tree tags utilized for the project started at number 228. All accessible trees within the project area deemed a “protected tree” by the County were inventoried, including native and non-native species. Areas that were not accessible to survey included the northwest side of flume present just beyond the northwest project boundary, and on the opposite side of the fence-line for the private property adjacent to the northeast project boundary. VTA data collected includes:

- Species
- Number of trunks
- DBH or aggregate DBH of multiple trunks
- Estimated height
- Estimated dripline radius / protected zone area
- Location
- Overall condition and vigor

- Site factors
- Other noteworthy characteristics

The project area can be characterized as mixed oak woodland, annual grassland and road communities land cover. Many trees present in the project area are ornamental species purposefully planted at their specific locations or non-native / escaped cultivar species planted by natural processes (i.e., wind or animal dispersed seeds). A total of 46 trees were recorded (tree tag numbers 228 through 273) all being native species protected by the County under Municipal Code Chapter 19.50 Woodland Conservation. The remaining trees present in the project area do not qualify for protection due to failing to meet the size requirements or they were not a protected tree species, or not considered to be a landmark tree.

Of the trees surveyed, a total of 17 trees were determined to be in “unhealthy” condition. Six were assessed to be in “poor” condition (tree numbers 230, 238, 241, 242, 255, and 259) and 11 were assessed to be in “fair-poor” condition (tree numbers 229, 232, 234, 235, 236, 247, 250, 254, 257, 260, and 269).

Table 1 Overall Condition Ratings and Frequency of Occurrence of Trees

Scientific Name	Common Name	Overall Condition Rating						Number of Trees
		Poor	Fair-Poor	Fair	Fair-Good	Good	Excellent	
<i>Calocedrus decurrens</i>	Incense Cedar	0	0	0	1	0	0	1
<i>Quercus douglasii</i>	Blue Oak	1	1	7	2	0	0	10
<i>Quercus lobata</i>	Valley Oak	0	0	0	0	1	0	1
<i>Quercus wislizeni</i>	Interior Live Oak	5	10	8	7	4	0	34
Totals:		6	11	15	10	5	0	46

Table 1: Protected Tree Condition Ratings

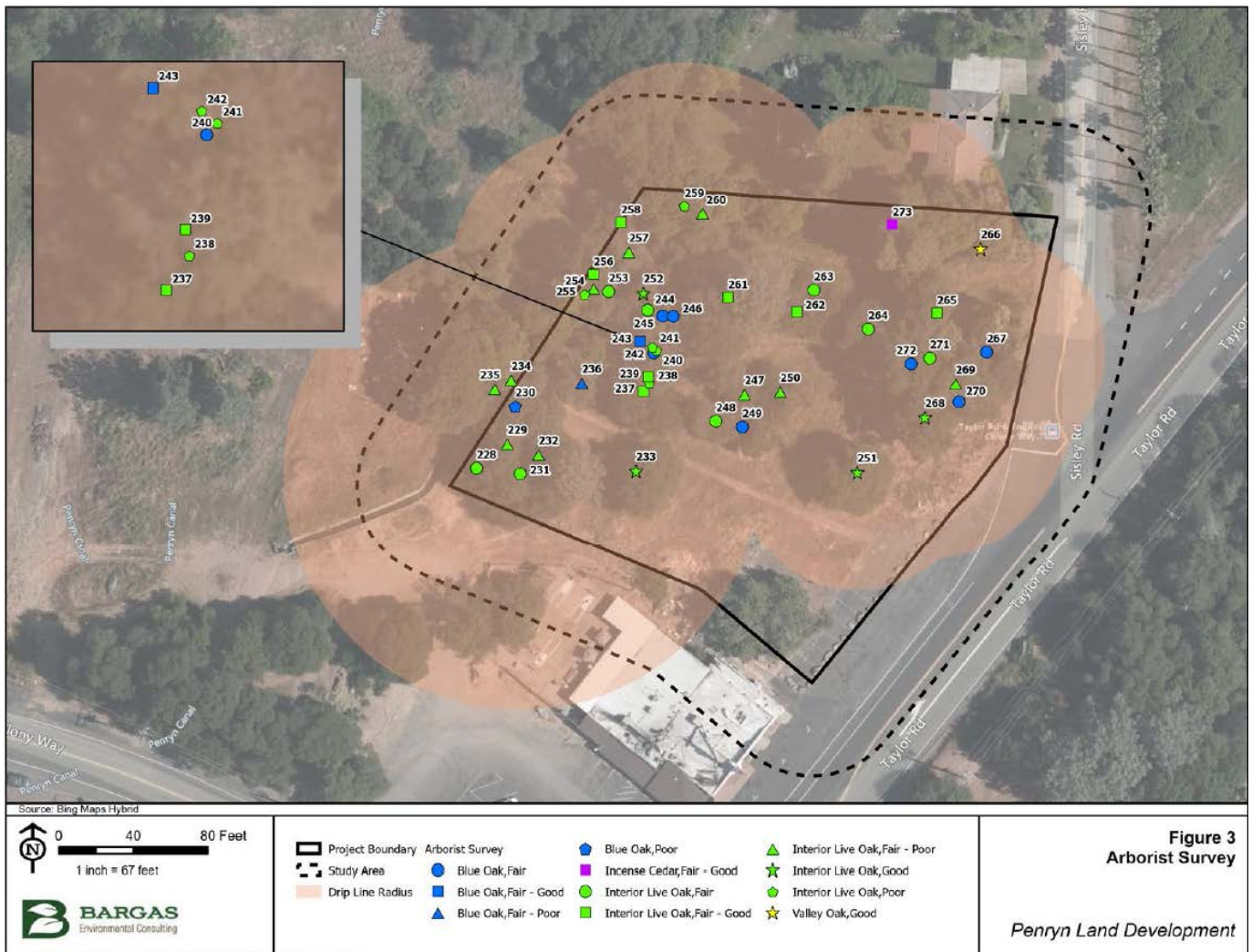


Figure 3: Arborist Survey – Tree Locations

The project is subject to the Placer County Woodland Conservation Ordinance (Chapter 19.50) which provides regulations specific to the preservation and protection of trees. The Arborist report identified 46 native trees on-site that are subject to Oak Woodland conservation. Of those 46 trees, the project proposes to remove ten trees (Trees 247, 248, 249, 250, 251, 262, 263, 264, 265, and 266). The conversion of oak woodland would be minimized to less than significant with the following Mitigation Measures:

Tree Number	Species	DBH (Inches)	Overall Condition	Site Factors	Mitigation Required
247	Interior Live Oak	28 dbh	Fair-Poor	Under power lines	No
248	Interior Live Oak	36 dbh	Fair	Partially under power lines	Yes
249	Blue Oak	13 dbh	Fair	Partially under power lines	Yes
250	Interior Live Oak	36 dbh	Fair-Poor	Partially under power lines	No
251	Interior Live Oak	27.5 dbh	Good	None	Yes
262	Interior Live Oak	15.5 dbh	Fair-Good	Under power lines	Yes
263	Interior Live Oak	25 dbh	Fair	Under power lines	Yes
264	Interior Live Oak	12 dbh	Fair	None	Yes
265	Interior Live Oak	15 dbh	Fair- Good	Unmaintained	Yes

				two-track road within protected zone	
266	Valley Oak	5 dbh	Good	~ 5 ft from wood fence line	Yes

Mitigation Measures Item IV-8:MM IV.1

Prior to any ground disturbance, including grading, clearing, paving, building, or other site disturbance, obtain a Tree Permit for all protected trees six (6) inches diameter at breast height (dbh) or greater, five (5) inches dbh or greater for all species of oak (*Quercus spp.*) or multi-trunked trees 10 inches dbh or greater, that are located within 50 feet of such activity.

MM IV.2

Prior to Grading Plan approval, trees identified for removal, and/or trees with disturbance to the critical root zone, shall be mitigated as follows:

1. For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate).

If replacement tree planting is proposed, the tree replacement/mitigation plan must be shown on the Improvements Plans, must be installed by the applicant, and inspected and approved by the Development Review Committee (DRC). At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement. **(PLN)**

2. In lieu of the tree planting mitigation for tree removal listed above, a tree replacement mitigation fee of \$125 per diameter inch at breast height (or current market value as established by an ISA certified Arborist, Registered Professional Forester or Registered Landscape Architect) for each tree removed or impacted of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.

The unauthorized disturbance to the critical root zone of a tree to be saved shall be cause for the Zoning Administrator to consider revocation of this permit/approval.

V. CULTURAL RESOURCES – Would the project:

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

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

Bargas Environmental Consulting conducted cultural and paleontological resources record searches and a literature review for the Penryn Warehouse project. The study included a cultural resources records search conducted by the North Central Information Center (NCIC) and archival research to identify any previously recorded prehistoric or

historic-age (i.e., 50 years or older) resources within 0.25 mile of the project area. In addition, a paleontological resources records search was conducted with the Museum of Paleontology in Berkeley.

The cultural records search was requested from the NCIC located at California State University, Sacramento on August 26, 2021. The records search included a review of all previously recorded cultural resources and reports within a 0.25-mile radius of the project site. In addition to the data on file with the NCIC, the following resources were reviewed:

- National Register of Historic Places
- California Register of Historic Resources
- California Points of Historical Interest
- California Historical Landmarks
- General Land Office (GLO) Plat maps and land patents
- Historic United States Geological Survey topographic maps

The results of the records search indicate two previous surveys overlapped portions of the project area and five previous studies have been conducted within a 0.25-mile radius of the Project. One previously-recorded historic district has a boundary that overlaps the project area and 34 known cultural resources are recorded within 0.25-mile of the project site. A majority of the 1.17-acre project area was surveyed as part of the archaeological survey report for the Penryn RV Park in 1993. No cultural resources were identified as a result of that survey. A second cultural resources survey for the Penryn Clean Water Grant (Foster 1988) included the entire project area and no cultural resources were identified within the current project area as a result of that survey.

One known historic resource overlaps a portion of the project. The resource consists of the Penryn Historic District, which encompasses a portion of the Penryn community that retains architectural and historical integrity and was recorded in 1990. While the district overlaps the project, no properties or historic resources that are contributing elements to the historic district have been recorded within the current project area. The remaining 34 cultural resources recorded within the 0.25-mile buffer of the project area consist of built environment historic elements of Penryn District. Additional archival research included a review of previously-recorded resources on the following:

- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- California Historical Landmarks
- General Land Office Maps
- Historic aerial imagery
- Historic topographic maps

No resources listed in the NRHP or CRHR are present within and adjacent to the project. Aerial imagery indicates that these properties were destroyed prior to 1993.

The cultural records search and archival research resulted in a finding of no previously recorded cultural resources present within the project; therefore, the project would have no effect on known cultural resources. The project was surveyed for cultural resources in 1988 and 1993 and surveys are considered valid for a period of no more than ten years. Therefore, archaeological survey of the project is recommended to examine the project site for resources that may have been exposed through natural erosion processes and to identify any resources that may have become historic in age since 1993. The project is considered to have moderate sensitivity for historic-age and prehistoric resources. Due to the potential for project-related activities to affect previously unknown cultural resources, this project would be less than significant with the following Mitigation Measures:

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

MM V.1

Prior to any ground disturbance of the project site, a cultural resources field survey shall be conducted of the project area. The survey shall be supervised by a qualified archaeologist who meets the Secretary of Interior's Professional Qualifications Standards for Archaeology. The methods and results of the survey shall be documented in a technical report that meets the requirements of the California Office of Historic Preservation's guidelines in *Archaeological Resources Management Reports: Recommended Content and Format*. Any cultural resources identified within the

project area shall be evaluated for eligibility to the NRHP and CRHR with potential impacts to eligible resources assessed in the technical report. Appropriate measures to avoid or mitigate potential impacts to eligible resources shall be developed and implemented in consultation with the lead agency.

MM V.2

In accordance with CEQA Guideline Section 15064.5(f), should any previously unknown historic-age or prehistoric resources, including but not limited to charcoal, lithic flakes, groundstone, shell fragments, bone, midden deposits, glass, metal, ceramics, wood, privies, trash deposits or similar debris, be discovered during ground disturbing activities, work within 100 feet of these materials should be stopped until a qualified professional archaeologist has an opportunity to evaluate the potential significance of the find and to consult with the lead agency to develop and implement the appropriate measures to avoid or mitigate potential impacts to the resource. A representative from the culturally-affiliated tribe shall be offered the opportunity to participate in the evaluation process.

MM V.3

See MM XVIII.1 for the text of this mitigation measure.

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 project. 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 warehouse and storage uses, requiring electricity and natural gas for interior and exterior building lighting, HVAC, electronic equipment, machinery, 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 a 1.17-acre undeveloped parcel. The project proposes to develop a metal building warehouse with associated infrastructure including frontage road improvements, encroachment improvements, onsite circulation improvements, and water quality treatment facilities. The parcel is mildly sloped and is surrounded by rural residential, agricultural and commercial development.

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture - Natural Resources Conservation Service Web Soil Survey, the proposed project improvements are located on soils classified as Caperton-Andregg Coarse Sandy Loams (2 to 15 percent slopes).

The Caperton-Andregg Coarse Sandy loam (2 to 15 percent slopes) is an undulating to rolling soil found on the granitic foothills in the Folsom Lake-Loomis Basin. The unit is about 50 percent Caperton soil and 30 percent Andregg soil.

The Caperton is a shallow, somewhat excessively drained soil. Typically, the surface layer is grayish brown and brown coarse sandy loam about 12 inches thick. The next 6 inches is pale brown gravelly coarse sandy loam. At a depth of 18 inches is weathered granodiorite.

The Andregg is a moderately deep, well-drained soil. Typically, the surface layer is grayish brown coarse sandy loam about 15 inches thick. The subsoil is pale brown and very pale brown coarse sandy loam. At a depth of 29 inches is

highly weathered granodiorite.

Permeability is moderately rapid. Surface Runoff is medium. The hazard of erosion is moderate. The major limitations to urban use is the depth to rock.

To construct the improvements proposed, disruption of soils onsite would occur, including excavation/compaction for the abovementioned improvements. Approximately 83 percent of the site would be disturbed per the submitted grading plan (approximately 1.0 acre). The project site is mildly sloped, so cuts and fills would be relatively minor. Any erosion potential would 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 can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VII-1, 6, 7:

MM VII.1

The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual (LDM) that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees 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 blackline 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 County. 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. Erosion control shall be provided 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 ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the County to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (ESD)

Discussion Item VII-2, 8:

The proposed project includes construction of a 6,724 square foot warehouse building. The project is not located in a sensitive geologic area or in an area that typically experiences soil instability. Soils on the site indicate that they are capable of supporting structures and circulation improvements. The proposed project would comply with Placer County construction and improvement standards to reduce impacts related to soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse. The Soil Survey does not identify significant limitation of the soil types present on the site.

The project is located within Placer County. The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. The project would not expose people or property to geologic and geomorphological hazards such as earthquakes, landslides, mudslides or other seismic-related ground failure, or similar hazards. There is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. However, the future structure will be constructed in compliance with the California Building Code, which includes seismic standards.

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

Discussion Item VII-3:

The Soil Survey does not identify significant expansive soils as a limitation of the soil types present on the site. The development of a warehouse would be in compliance with the California Building Code which would 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. Therefore, there is no impact.

Discussion Item VII-5:

A paleontological records search was requested from the Museum of Paleontology at the University of California, Berkeley on August 26, 2021. The records search included a review of all previously recorded fossils within and near the project area. The results of this review indicate that there are no previously-recorded paleontological finds within the project area; however, fossils have been encountered within Quaternary alluvium and clays about five miles from the project. If similar sediment exists within the project area, the project may have the potential to contain buried paleontological resources.

Mitigation Measures Item VII-5:

MM VII.5.

Prior to any ground disturbance of the project site, applicant may provide a soils analysis of area to determine what type of sediment(s) currently exist on site. If project area has Quaternary alluvium and clay soils, a qualified paleontologist who meets the standards of the Society of Vertebrate Paleontology shall review geologic maps and other records about the sediments and formations present within the project area to assess the potential for the project site to contain buried fossils. The methods and results of the review shall be documented in a letter report that includes recommendations for the avoidance or mitigation of potential impacts to significant paleontological resources, as appropriate based on the findings of the sensitivity analysis.

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:

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

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

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

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

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 workers maintaining the panels and equipment, as well as on-site fuel combustion for landscape and maintenance equipment.

The project would not generate greenhouse gas emissions directly or indirectly that would have a significant impact on the environment. Construction-related GHG emissions would result in generation of approximately 560 metric tons of CO₂e over the course of construction. Annual emissions would be generated at levels below the Placer County APCD significance threshold. Once construction is complete, the generation of these GHG emissions would cease. Operation of the project would result in an increase of GHG emissions associated primarily with motor vehicle trips. Operational-generated GHG emissions would result in approximately 0.96 metric tons of CO₂e per year and does not exceed the Placer County APCD's De Minimis level threshold of 1,100 metric tons of CO₂e annually. Therefore, there is a less than significant impact. No mitigation measures are required.

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

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

Discussion Item IX-1:

The use of hazardous substances during construction and warehouse storage activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. Accordingly, impacts relating to transport, use, and disposal of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion Item IX-2:

The "Report of Results – Limited Phase II Sampling" report, dated May 18, 2023, prepared by SCS Engineers, identified one area of arsenic impacted soil likely from past agricultural related chemical use. The "Soil Delineation and Removal Report" report, dated October 17, 2023, prepared by Environmental Risk Assessors summarized the remediation activities which occurred for the area of arsenic impacted soil. Following excavation and offsite disposal, verification sampling was conducted, and results were below published screening levels. The impact has been mitigated and there are no other known or suspected hazards on the subject property. The impacts 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. Therefore, there is no impact.

Discussion Item IX-5, 6:

The project site is not located within two miles of a public airport or public use airport, nor is it located within an airport land use plan. The project would not result in a safety hazard or excessive noise for people working or residing in the project area. The project site would not physically block any existing roadways and would not impair implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item IX-7:

The California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP) assesses the amount and extent of California's forests and rangelands, analyzes their conditions and identifies alternative management and policy guidelines. According to the FRAP, the project site is located in a State Responsibility Area (SRA) which means protection and mitigation requirements are determined by the local Fire Protection District. The fire severity zone of the project site is moderate. The project would not expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires, although natural wildland fires would have the possibility to occur and affect the project. Therefore, there is a less than significant impact. 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 Placer County Water Agency (PCWA). The agency primarily utilizes surface water sources. 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. The project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

Discussion Item X-3:

The project proposes to develop a metal building warehouse with associated infrastructure including frontage road improvements, encroachment improvements, onsite circulation improvements, and water quality treatment facilities. The existing site generally slopes from north to south and drainage is currently conveyed via overland flow discharging near the southeast corner of the site to an existing culvert that runs south under Sisley Road.

The project would add approximately 20,000 square feet (0.46 acre) of impervious surfaces resulting in a 38.3 percent increase as compared to the entire project area, approximately 1.17 acres. No downstream drainage facility or property owner would be significantly impacted as there will be no increase in peak flows per the Drainage Study prepared by Morton Pitalo dated May 5, 2023.

The project's site specific impacts associated with substantially altering the existing drainage pattern of the site, substantially increasing the surface peak flow and volumetric runoff, or exceeding the capacity of drainage systems can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-3:

MM VII.1, MM VII.2

See Items VII-1, 6, and 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 run-off peak flows shall not exceed the pre-project conditions, or will otherwise be required to reduce peak flows and volumes 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 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, or Multi-Purpose Easement, except as authorized by project approvals. (ESD)

MM X.3

The final Drainage Report shall evaluate the culvert under Sisley Road for condition and capacity which shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Division if the project increases flows to and exceeds the capacity of the facility. The Improvement Plans shall provide details of the location and specifications of all proposed off-site drainage facility improvements and drainage easements to accommodate the improvements. Prior to Improvement Plan approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies.

Discussion Item X-4:

Approximately 83 percent of the 1.17-acre project site would be disturbed during construction activities. After construction, an estimated 38.3 percent of the 1.17-acre site will be covered with impervious surfaces including the metal building warehouse and parking/circulation area. 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, outdoor storage, 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.

Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed, and soils are disturbed. The disruption of soils on the site is minimal and would be less than significant. The project would be required to include a BMP plan with the submittal of improvement plans. The project proposes onsite water quality basins to treat storm water runoff.

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

Mitigation Measures Item X-4:

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

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

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 West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, right-of-way, or Multi-Purpose easement, 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 approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. (ESD)

MM X.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 West 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:

This project would utilize treated water from PCWA. The agency relies mostly on surface water sources. There should be no conflicts with existing groundwater quality control or management plans. Therefore, the impacts are considered less than significant. No mitigation measures are required.

XI. LAND USE & PLANNING – Would the project:

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

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

The project proposes to construct a 6,724 square foot warehouse building for Magic Sun Electric on a 1.17-acre parcel located at 2140 Taylor Road in Penryn. The proposed warehouse would be comprised of 15 percent office space and 85 percent storage space for the purpose of photovoltaic (PV) solar panel and equipment storage. The project site is zoned General Commercial, combining Design Review, historical, and a warehouse is an allowed use on the project site with a design review. The proposed project would not physically divide an established community. The project does not conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or

mitigating an environmental effect. The project would not result in the development of incompatible uses or create land use conflicts. The project would not cause economic or social changes that would result in significant adverse physical changes to the environment, such as urban decay or deterioration. The proposed project design does not conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. The proposal does not conflict with any Environmental Health land use plans, policies or regulations. 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 California Department of Mines and Geology (CDMG) is responsible under the California Surface Mining and Reclamation Act of 1975 (SMARA) for the classification and designation of areas which contain (or may contain) significant mineral resources. The purpose of the identification of these areas is to provide a context for land use decisions by local governments in which mineral resource availability is one of the pertinent factors being balanced along with other considerations.

The County's aggregate resources are classified as one of several different mineral resource zone categories (MRZ-1, MRZ-2, MRZ-3, MRZ-3(a), and MRZ-4). These classifications are generally based upon the relative knowledge concerning the resource's presence and the quality of the material. Of the five classifications listed, only MRZ-3 occurs within the project site. MRZ-3 zones are considered containing known mineral occurrences of undetermined mineral resource significance. Further exploration work within these areas could result in the reclassification of specific localities into MRZ 2a or MRZ 2b categories.

The project vicinity is disturbed in nature – having a restaurant / bar located adjacent to the parcel, and the property is bound by two graded, paved roads – Taylor Road, and Sisley Road. Therefore, the loss of availability of a known mineral resource that would be of value, locally or regionally, is less than significant. No mitigation measures are required.

XIII. NOISE – Would the project result in:

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

Discussion Item XIII-1, 2:

The proposed project would not result in exposure of persons to or generation of noise levels in excess of standards established in the Placer County General Plan, or the Placer County Noise Ordinance. Construction of the proposed project improvements include tree removal, grubbing, grading, trenching, paving of driveway, turnabout and parking spaces, and construction of the warehouse which would cause a temporary increase in ambient noise levels, and groundborne vibration, which could adversely affect adjacent residences. However, with the incorporation of the following mitigation measure, which is consistent with the County’s Noise Ordinance, impacts associated with temporary construction noise would be reduced to less than significant levels.

Mitigation Measures Item XIII-1, 2:

MM XIII.1

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

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

Discussion Item XIII-3:

The project is not located within the vicinity of a private airstrip or airport land use plan, nor is it located within two miles of a public airport or public use airport. Therefore, there is no impact.

XIV. POPULATION & HOUSING – Would the project:

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

Discussion Item XIV-1, 2:

The proposed project would not increase the supply of available housing which would be expected to increase population in the area. In addition, the project would not directly or indirectly induce substantial population growth in the area nor would it displace housing or require construction of replacement housing. Therefore, there is no impact.

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

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

4. Parks? (PLN)				X
5. Other public facilities? (ESD, PLN)				X
6. Maintenance of public facilities, including roads? (ESD, PLN)			X	

Discussion Item XV-1:

The project site is located within the Penryn Fire Protection District. Penryn Fire has reviewed the project proposal and determined that the property would be served by the Fire District. The project would not increase the amount of fire protection services need to serve this site and would not result in a significant demand for construction of new fire protection facilities, nor would it significantly impair service ratios, response times or other performance objectives. Therefore, there is no impact.

Discussion Item XV-2:

The project would not increase the amount of sheriff protection services needed to serve this site. Therefore, there is no impact.

Discussion Item XV-3:

The project would not result in an increased demand for construction of new schools or related administrative facilities. Therefore, there is no impact.

Discussion Item XV-4:

The project would not result in an increased demand for parks or requirements for improvements to park facilities. Therefore, there is no impact.

Discussion Item XV-5:

The project would not result in increased demand for other governmental services creating the need to physically alter or construct facilities. Therefore, there is no impact.

Discussion Item XV-6:

There would be an incremental increase in maintenance to County roadways; however the increase would be negligible. The project would not result in increased maintenance of public facilities necessitating physical improvements. 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 Item XVI-1, 2:

The project would not 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. The project does not include public recreational facilities. 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 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 bicycle racks, planned roadway, bicycle, or pedestrian facilities, etc. There is an existing, unimproved bus stop on the corner of Taylor Rd and Sisley Rd. The project will improve the bus turnout along the project frontage of Taylor Road. The transportation analysis prepared by KD Anderson and Associates, Inc. dated February 21, 2023, did not indicate the need for any additional improvements beyond what is proposed.

Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XVII-2:

The project would include the construction of a driveway that connects to Sisley Road (a County maintained road) to a modified Plate 116 standard as described and approved in the Design Exception Request dated September 7, 2023.

Therefore, the impacts of vehicle safety are 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. 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:

Required parking for the project is five parking spaces. The project is providing adequate parking with a total of 15 parking spaces including one ADA compliant parking stall. Therefore, there is no impact.

Discussion Item XVII-5:

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

In response to PRC 21099(b)(2), CEQA Guidelines Section 15064.3 notes that “Generally, vehicle miles traveled is the most appropriate measure of transportation impacts.” As of July 1, 2020, the requirement to analyze transportation impacts in CEQA using Vehicle Miles Traveled (VMT) went into effect.

Due to the size and location of the project, a traffic study was not required for this project. Construction may temporarily increase the number VMT trips for the duration of the construction period. Once in operation, delivery of materials is expected to happen once every two weeks via a utility van or flatbed truck with 20-foot bed. A total of nine full-time employees and one part-time employee would be at the location, but the project does not expect to have customers come onsite. The project is projected to have less than 110 average daily vehicle trips and is therefore considered a small project under VMT screenable criteria. Therefore, traffic impacts are 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		

The United Auburn Indian Community (UAIC) is a federally recognized Tribe comprised of both Miwok and Maidu (Nisenan) Indians and are traditionally and culturally affiliated with the project area. The Tribe possess the expertise concerning tribal cultural resources in the area and are contemporary stewards of their culture and the landscapes. The Tribal community represents a continuity and endurance of their ancestors by maintaining their connection to their history and culture. It is the Tribe’s goal to ensure the preservation and continuance of their cultural heritage for current and future generations.

Discussion Item XVIII-1, 2:

Bargas Environmental Consulting conducted cultural and paleontological resources record searches and a literature review for the Penryn Warehouse project. The study included a cultural resources records search conducted by the North Central Information Center (NCIC) and archival research to identify any previously recorded prehistoric or historic-age (i.e., 50 years or older) resources within 0.25 mile of the project area.

The identification of Tribal Cultural Resources (TCR) for this project by UAIC included a review of pertinent literature and historic maps, and a records search using UAIC’s Tribal Historic Information System (THRIS). UAIC’s THRIS database is compose of UAIC’s areas of oral history, ethnographic history, and places of cultural and religious significance, including UAIC Sacred Lands that are submitted to the Native American Heritage Commission (NAHC). The THRIS resources shown in this region also include previously recorded indigenous resources identified through the CHRIS North Central Information Center (NCIC) as well as historic resources and survey data.

Pursuant to Assembly Bill 52, invitations to consult were sent on December 17, 2021, to tribes who requested notification of proposed projects within this geographic area. The United Auburn Indian Community of the Auburn Rancheria (UAIC) closed consultation with a request to include a mitigation measure for Inadvertent Discoveries. No other tribes requested consultation.

Due to the potential for project-related activities to effect previously unknown cultural resources, this project would be less than significant with the following Mitigation Measures:

Mitigation Measures Item XVIII-1, 2:

MM XVIII.1

If potential tribal cultural resources (TCRs), 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. The Tribe does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.

If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely 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	
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Discussion Item XIX-1, 3:

Storm water would continue to overland flow and would be collected and conveyed in the onsite drainage system to direct flows to water quality treatment basins at various locations on the project site, ultimately discharging near the southeast corner of the project where the flows would leave the site at the same location as the pre-project condition. Flows then enter the existing culvert under Sisley Road. No downstream drainage facility or property owner would be significantly impacted as the Drainage Study prepared by Morton Pitalo dated May 5, 2023, indicates that there would be no increase in peak flows leaving the site. No new significant storm water drainage facilities or expansion of existing facilities is required.

The Placer County Water Agency has provided comments that the proposed project is eligible for water service (see Letter of Availability dated November 18, 2021). The proposed project does not generate the need for the construction or relocation of new or expanded water facilities as a part of this project that would cause significant environmental effects.

South Placer Municipal Utility District has provided comments that the proposed project is eligible for sewer service (see letter dated November 23, 2021). The proposed project does not generate the need for the construction or relocation of new or expanded wastewater facilities as a part of this project that would cause significant environmental effects.

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 water agency has indicated its availability to provide treated water service to the project. The project would not result in the construction of any new or expanded water treatment plants. Therefore, the impacts are considered less than significant. No mitigation measures are required.

Discussion Item XIX-4, 5:

The project lies in an area of the County that is served by the local franchised refuse hauler (Recology) in which solid waste is brought to a landfill with sufficient permitted capacity. The project uses are not expected to generate excess solid waste. Therefore, the impacts are considered less than significant. No mitigation measures are required.

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

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

4. Expose people or structures to significant risks, including downslope or downstream flooding, mudslides, or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (PLN)				X
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Penryn Fire Protection District provides fire prevention, fire suppression, and life safety services to the Penryn area. The proposed project site is located in an area that is classified as “Moderate” risk for wildland fires. The project site is located in an environment with oak woodland landcover, which is subject to wildfires. The area’s topography, type and amount of fuel climate, and the availability of water for firefighting are the primary factors influencing the degree of fire risk. Under dry, windy conditions, fires can spread rapidly unless immediately addressed by fire services. Direct fire vehicle access to the site would be required via the entrance off Sisley Road, with fire turnaround.

Discussion Item XX-1:

Construction of the proposed project would not substantially impair an adopted emergency response or evacuation plan. All construction activities and equipment staging areas would not be permitted to obstruct the travel lanes of Taylor Road and Sisley Road. The proposed project would not involve the closure of Taylor Road and Sisley Road for evacuation route in the event of a wildfire. Therefore, there is no impact.

Discussion Item XX-2:

The project would not expose employees or occupants to pollutant concentrations from a wildfire spread due to slope, prevailing winds or other factors that would exacerbate wildfire risks. Therefore, there is no impact.

Discussion Item XX-3:

The project is within the Penryn Fire Protection District’s jurisdiction and within the boundaries of the State Responsibility Area (SRA). The internal circulation within the project site is designed to the satisfaction of the Penryn Fire Protection District. The project would not require the installation or maintenance of associated infrastructure that would exacerbate fire risk. Therefore, there is no impact.

Discussion Item XX-4:

The project would not expose people or structures to significant risks such as flooding or mudslides, as a result of runoff, post-fire slope instability or drainage. 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 checked="" type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corps of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service


<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/>
<input 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, Kara Conklin, Chairperson
 Planning Services Division-Air Quality, Kara Conklin
 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, Shaun Johnson
 HHS-Environmental Health Services, Danielle Pohlman
 Placer County Fire Planning/CDF, Derek Schepens and/or Dave Bookout

Signature  Date 01/25/24
 Leigh Chavez, Environmental Coordinator

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

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Horseshoe Bar / Penryn 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 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 checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Aquatic Resource Delineation
		<input type="checkbox"/> Acoustical Analysis

		<input type="checkbox"/> Two previous archaeological survey reports referenced for nearby properties (One for Penryn RV Park and Penryn Clean Water Grant)
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> West 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 type="checkbox"/> Soil Survey
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I and Phase II Environmental Site Assessments
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	Planning Services Division, Air Quality	<input type="checkbox"/> Soil Delineation and Removal Report
		<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
	Fire Department	<input type="checkbox"/>
		<input type="checkbox"/> Emergency Response and/or Evacuation Plan
<input type="checkbox"/> Traffic & Circulation Plan		
	<input type="checkbox"/>	

Exhibit A: Mitigation Monitoring Plan

MITIGATION MONITORING PROGRAM
Mitigated Negative Declaration – PLN21-00466
Penryn Warehouse

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 Mitigated 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
<u>MM IV.1</u>	Prior to any ground disturbance, including grading, clearing, paving, building, or other site disturbance, obtain a Tree Permit for all protected trees six (6) inches diameter at breast height (dbh) or greater, five (5) inches dbh or greater for all species of oak (<i>Quercus spp.</i>) or multi-trunked trees 10 inches dbh or greater, that are located within 50 feet of such activity.	
<u>MM IV.2</u>	<p>Prior to Grading Plan approval, trees identified for removal, and/or trees with disturbance to the critical root zone, shall be mitigated as follows:</p> <ol style="list-style-type: none"> 1. For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). <p>If replacement tree planting is proposed, the tree replacement/mitigation plan must be shown on the Improvements Plans, must be installed by the applicant, and inspected and approved by the Development Review Committee (DRC). At its discretion, the DRC may establish</p>	

	<p>an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement. (PLN)</p> <p>2. In lieu of the tree planting mitigation for tree removal listed above, a tree replacement mitigation fee of \$125 per diameter inch at breast height (or current market value as established by an ISA certified Arborist, Registered Professional Forester or Registered Landscape Architect) for each tree removed or impacted of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund.</p> <p>The unauthorized disturbance to the critical root zone of a tree to be saved shall be cause for the Zoning Administrator to consider revocation of this permit/approval.</p>	
<p><u>MM V.1</u></p>	<p>Prior to any ground disturbance of the project site, a cultural resources field survey shall be conducted of the project area. The survey shall be supervised by a qualified archaeologist who meets the Secretary of Interior’s Professional Qualifications Standards for Archaeology. The methods and results of the survey shall be documented in a technical report that meets the requirements of the California Office of Historic Preservation’s guidelines in <i>Archaeological Resources Management Reports: Recommended Content and Format</i>. Any cultural resources identified within the project area shall be evaluated for eligibility to the NRHP and CRHR with potential impacts to eligible resources assessed in the technical report. Appropriate measures to avoid or mitigate potential impacts to eligible resources shall be developed and implemented in consultation with the lead agency.</p>	
<p><u>MM V.2</u></p>	<p>In accordance with CEQA Guideline Section 15064.5(f), should any previously unknown historic-age or prehistoric resources, including but not limited to charcoal, lithic flakes, groundstone, shell fragments, bone, midden deposits, glass, metal, ceramics, wood, privies, trash deposits or similar debris, be discovered during ground disturbing activities, work within 100 feet of these materials should be stopped until a qualified professional archaeologist has an opportunity to evaluate the potential significance of the find and to consult with the lead agency to develop and implement the appropriate measures to avoid or mitigate potential impacts to the resource. A representative from the culturally-affiliated tribe shall be offered the opportunity to participate in the evaluation process.</p>	
<p><u>MM V.3</u></p>	<p>See MM XVIII 1 for the text of this mitigation measure.</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</p>	

	<p>improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees 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 blackline 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 County. 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.</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</p>	

	<p>measures applied for the duration of the construction as specified in the Improvement Plans. Erosion control shall be provided 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 ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the County 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.5</u></p>	<p>Prior to any ground disturbance of the project site, applicant may provide a soils analysis of area to determine what type of sediment(s) currently exist on site. If project area has Quaternary alluvium and clay soils, a qualified paleontologist who meets the standards of the Society of Vertebrate Paleontology shall review geologic maps and other records about the sediments and formations present within the project area to assess the potential for the project site to contain buried fossils. The methods and results of the review shall be documented in a letter report that includes recommendations for the avoidance or mitigation of potential impacts to significant paleontological resources, as appropriate based on the findings of the sensitivity analysis.</p>	
<p><u>MM VII.1</u> <u>MM VII.2</u></p>	<p>See Items VII-1, 6, and 7 for the text of these mitigation measures</p>	
<p><u>MM X.1</u></p>	<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</p>	

	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)	
<u>MM X.2</u>	The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows shall not exceed the pre-project conditions, or will otherwise be required to reduce peak flows and volumes 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 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, or Multi-Purpose Easement, except as authorized by project approvals. (ESD)	
<u>MM X.3</u>	The final Drainage Report shall evaluate the culvert under Sisley Road for condition and capacity which shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Division if the project increases flows to and exceeds the capacity of the facility. The Improvement Plans shall provide details of the location and specifications of all proposed off-site drainage facility improvements and drainage easements to accommodate the improvements. Prior to Improvement Plan approval, the applicant shall obtain all drainage easements and necessary permits required by outside agencies.	
<u>MM VII.1</u> <u>MM VII.2</u> <u>MM X.1</u>	See Items VII-1, 6, and 7 and X-3 for the text of these mitigation measures	
<u>MM X.4</u>	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	

	<p>designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, right-of-way, or Multi-Purpose easement, 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 approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. (ESD)</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 West 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 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</p>	

	<p>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, 6:00 am to 8:00 pm (during daylight savings) b. Monday through Friday, 7:00 am to 8:00 pm (during standard time) c. Saturdays, 8:00 am to 6:00 pm 	
<p><u>MM XVIII.1</u></p>	<p>If potential tribal cultural resources (TCRs), 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. The Tribe does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.</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</p>	

	<p>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>	
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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.”