



**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: Foothill Storage (PLN25-00002)

PROJECT DESCRIPTION: Minor Use Permit and Design Review to allow for the construction and operation of a three-story, 110,501 square-foot, self-storage facility with 840 storage units on a currently undeveloped parcel.

PROJECT LOCATION: West of Interstate 80 and Bowman Drive, South of Dolores, East of Terry Lane in the unincorporated Auburn area, Placer County

APPLICANT: Erik Peterson

The comment period for this document closes on April 23, 2026. 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>

Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Delivered to 300' Property Owners on March 24, 2026



**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: Foothill Storage Minor Use Permit	Project # PLN25-00002
Description: Minor Use Permit and Design Review to allow for the construction and operation of a three-story, 110,501 square-foot, self-storage facility with 840 storage units on a currently undeveloped parcel.	
Location: West of Interstate 80 and Bowman Drive, South of Dolores, East of Terry Lane in the unincorporated Auburn area, Placer County	
Project Owner: Erik Peterson	
Project Applicant: Erik Peterson	
County Contact Person: Claudia Garcia	530-745-3592

PUBLIC NOTICE

The comment period for this document closes on **April 23, 2026**. 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>), It is also available for review during normal business hours, at the same link, via computer kiosks at the Placer County Libraries, the Placer County Community Development Resource Agency (3091 County Center Drive, Auburn) and Tahoe (775 N. Lake Boulevard, Tahoe City), and the County Clerk's Office (3715 Atherton Road, Rocklin, 95765). 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.

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: Foothill Storage Minor Use Permit and Design Review	Project # PLN25-00002
Entitlement(s): Minor Use Permit and Design/Site Review	
Site Area: 2.36 acres / 102,801.6 square feet	APN: 054-143-026-000
Location: West of Interstate 80 and Bowman Drive, South of Dolores, East of Terry Lane in the unincorporated Auburn area	

A. BACKGROUND:

Project Description:

The proposed project requests approval of a Minor Use Permit and Design Review to allow for the construction and operation of a three-story, 110,501 square-foot, self-storage facility with 840 storage units on a currently undeveloped parcel located at the southeastern corner of Dolores Drive and Terry Lane in the unincorporated Auburn area. The three-story storage facility is proposed to meet the Auburn/Bowman Community Plan Commercial design standards through the use of earthtones, split face block and metal panels, and stone veneers. The facility would also incorporate yellow doors on the storage units to complement the yellow accents of the commercial center east of the proposed project site. The storage facility is proposed to be screened from public view through the use of landscaping and painted security fencing. Several 24-inch box trees of varying species will be interspersed among 36-inch box Coast Live Oak trees in order to create a landscape buffer along Terry Lane and Dolores Drive. The storage facility is proposed to have two interior staircases on the north and south sides of the building and a loading elevator with truck loading access on the eastern side of the building. The facility proposes to be open to the public from 6:00 AM to 7:00PM with office hours from 7:00 AM to 9:00 PM. Access to the proposed project site is proposed off Dolores Drive on the northern property line and Terry Lane on the western property line, with additional parking and access to the site achieved through the adjacent commercial center, east of the subject property. The project proposes 23 parking spaces including one EV charger and one accessible parking space with additional parking provided via the commercial center to the east. Additional improvements to the site include fencing and retaining walls, motion activated lighting, landscaping, stormwater treatment planters, and connections to public water and sewer. The subject property, Assessor's Parcel Number 054-143-026-000, is comprised of a 2.36-acre parcel zoned HS-Dc

(Highway Service, combining Design Scenic Corridor).

Project Site (Background/Existing Setting):

The proposed project site is located in the unincorporated Auburn area of Placer County. The subject parcel is zoned HS-Dc (Highway Service, combining Design Scenic Corridor) and is designated General Commercial in the Auburn/Bowman Community Plan. The property is currently vacant. An approximately 17,000 square-foot portion of the property along the eastern property line has been historically used to park trailers, box trucks, and tractor trailers. Access to the property is currently achieved via Dolores Drive on the north and Terry Lane on the west. The site's elevation ranges from 1,582 feet above Mean Sea Level (MSL) to 1,596 above MSL.

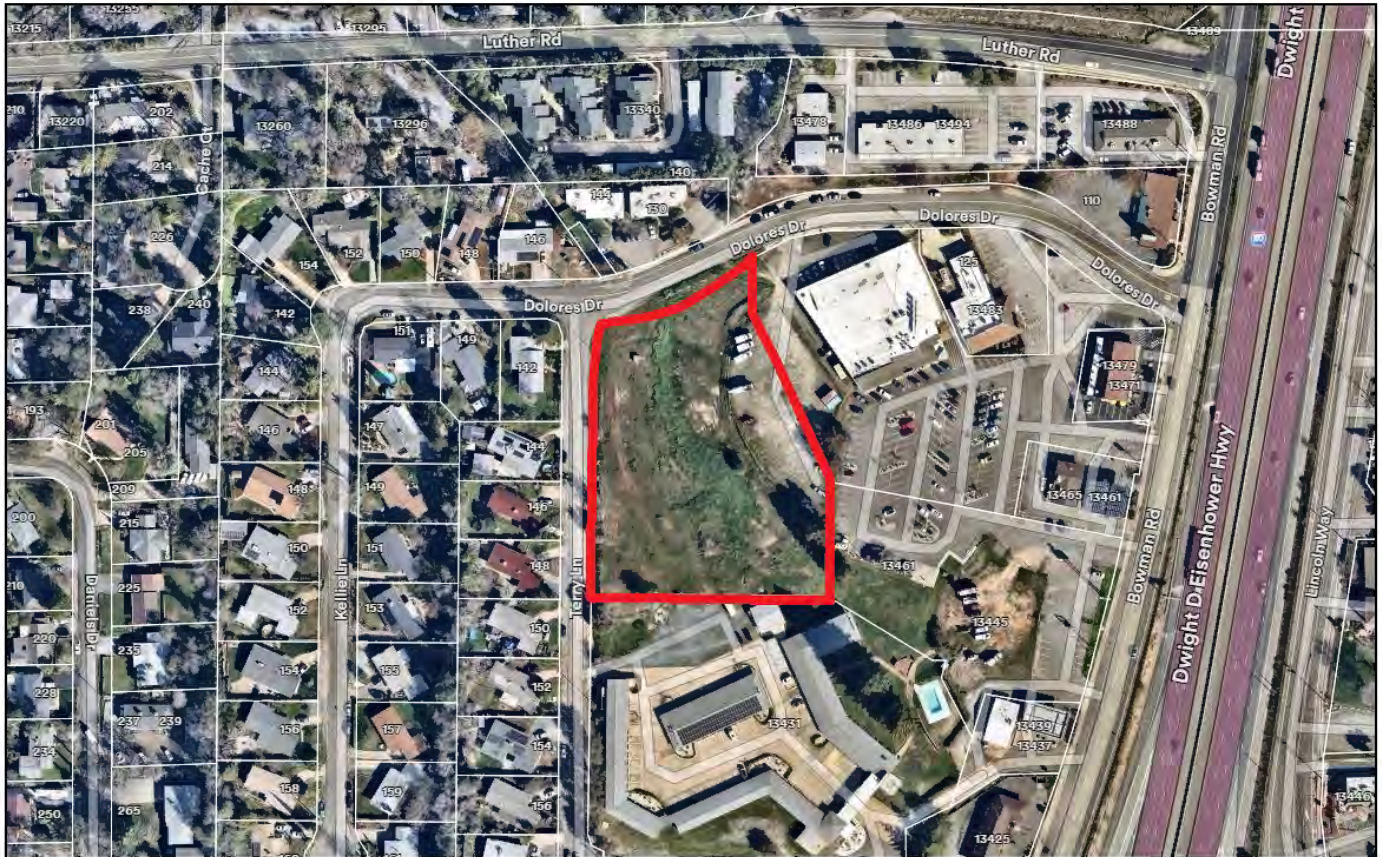


Figure 1. Vicinity Map

The property is surrounded by parcels zoned RM-Dc (Residential Multi-Family, combining Design Scenic Corridor) to the north, RS-AG (Residential Single-Family, combining Agriculture) to the west, and HS-Dc (Highway Service, combining Design Scenic Corridor) to the east and west. As shown on Figure 1 above, the property immediately north of the property is developed with multifamily apartments and the property west of the subject property is developed with single-family dwellings. The property to the east is developed with a commercial center including a bowling alley, four restaurants and two fueling stations. The property to the south of the subject parcel is developed with the Foothills Motel.

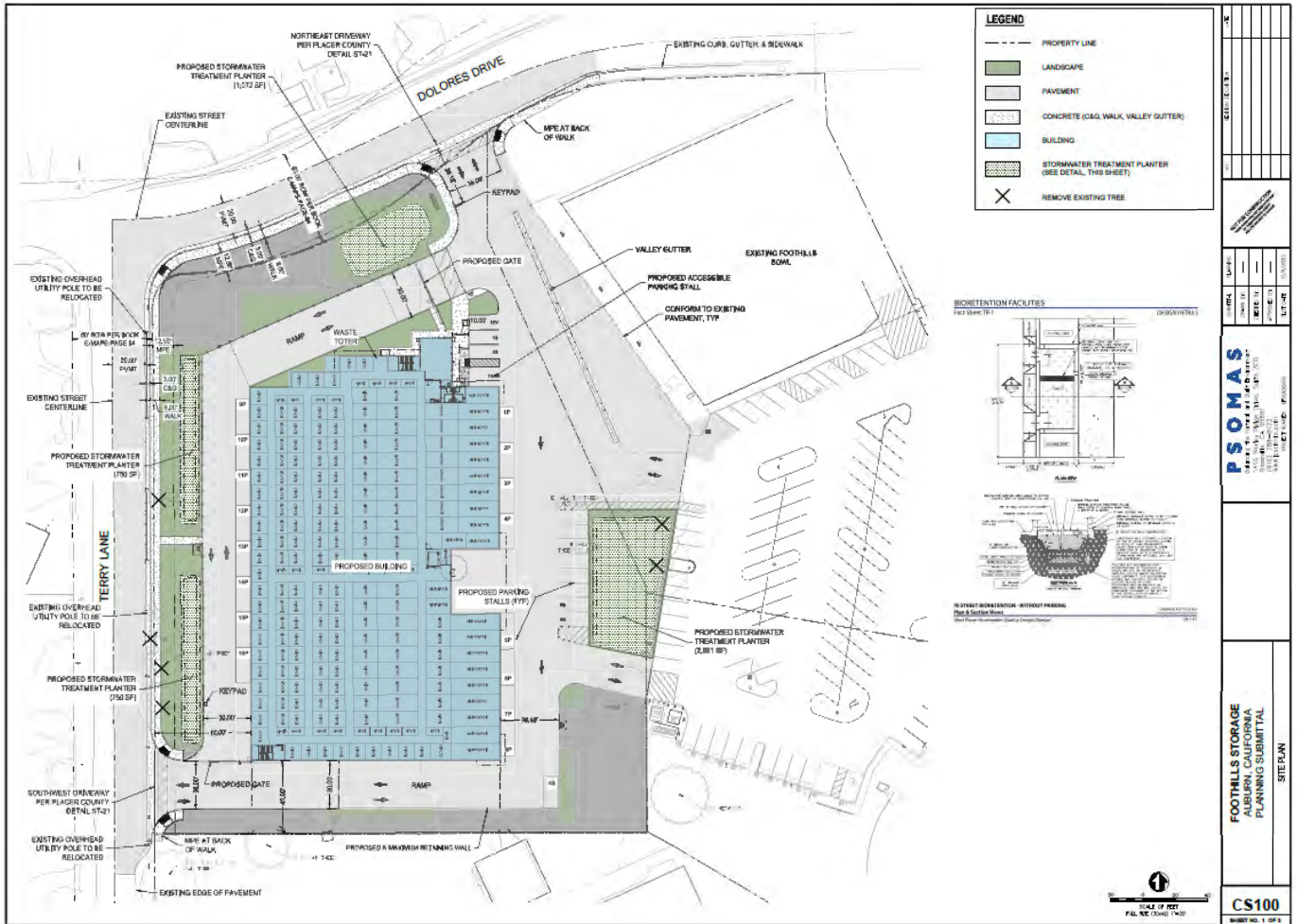


Figure 2. Site Plan

B. Environmental Setting:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	HS-Dc (Highway Service, combining Design Scenic Corridor)	Commercial	Disturbed, undeveloped land
North	RM-Dc (Residential Multi-Family, combining Design Scenic Corridor)	High Density Residential 10 - 15 Du/ac.	Multi-family apartments
South	Same as project site	Commercial	Motel
East	Same as project site	Commercial	Commercial development (bowling alley, restaurants, fueling stations)
West	RS-AG (Residential Single-Family, combining Agriculture)	Low Medium Density Residential 2 - 5 Du/ac.	Single-family residences

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 October 3, 2025, 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
- ➔ Auburn/Bowman 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:

The proposed project is not located within a scenic vista and would not result in damage to scenic resources including trees, rock outcroppings, and historic buildings within a state scenic highway. Access to the subject parcel is achieved off Dolores Drive on the northern property line, Terry Lane on the western property line, and through the existing commercial center on the eastern property line. The proposed project site is zoned HS-Dc (Highway Service, combining Design Scenic Corridor) and is therefore subject to a Design/Site Review. The proposed project shall meet Placer County’s Design Guidelines, the Auburn/Bowman Community Plan Design Guidelines, and the Placer County Landscaping Guidelines through the use of earthtones, split face block and metal panels, and stone veneers. The facility would also incorporate yellow doors on the storage units to complement the yellow accents of the commercial center east of the proposed project site. The storage facility is proposed to be screened from public view through the use of landscaping and painted security fencing. Several 24-inch box trees of varying species will be interspersed among 36-inch box Coast Live Oak trees in order to create a landscape buffer along Terry Lane and Dolores Drive. Although the project proposes to change the visual character in the Terry Lane and Dolores Drive area, private views are not considered a resource under CEQA. The proposed is subject to the approval of a Minor Use Permit and Design/Site Review to insure compliance with the Placer County General Plan, Zoning Ordinance, and the Auburn/Bowman Community Plan. Therefore, there is no impact.

Discussion Item I-4:

The proposed project would develop a vacant and partially disturbed property with a self-storage facility. The proposed project would include the construction of a 110,501 square foot three-story building with associated lighting that would add a new source of light to the subject parcel. Although the proposed project would add a new source of light, the proposed project’s Photometric Plan (dated December 23, 2024) displays an average measurement of 1.08 foot-candles within the proposed project site and an average of near 0 foot-candles beyond the proposed project site; therefore, light would not “spill” onto adjacent parcels. The proposed lighting of the site is not considered excessive and is typical for HS (Highway Service) zoning. The proposed project would be conditioned to require that all lighting be Dark Sky compliant, with downward-facing light fixtures. For these reasons, impacts relating to light and glare would be less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
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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 subject parcel is designated as “Urban and Built-Up land” according to the California Department of Conservation’s California Important Farmland Finder Map. This designation is given to land developed with urban uses such as residential, industrial, and commercial developments. The subject property is zoned HS-Dc (Highway Service, combining Design Scenic Corridor). The surrounding properties are zoned for commercial and residential use. Neither the subject parcel nor any of the adjacent parcels are in a Williamson Act contract nor are they in active agricultural operation; therefore, there is no agricultural buffer requirement for the proposed project site. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (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 a Minor Use Permit and Design/Site Review for the construction and operation of a three-story, 110,501 square-foot, self-storage facility. Construction would include road improvements, grading at current grade, vegetative clearing, and paving. No demolition is proposed.

A project would not conflict with or obstruct the implementation of the regional air quality plan if the proposed 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 proposed 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 proposed project related long-term operational emissions would result from vehicle exhaust, utility usage, and water/wastewater conveyance. Proposed 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 proposed 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 proposed 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. Therefore, no mitigations 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 additional parcel 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 ARB, PCAPCD, and Placer County recognize the public health risk reductions that can be realized by idling limitations for on-road and off-road equipment. The proposed project would be required to comply with the following idling restriction (five minute limitation) requirements from ARB and Placer County Code during construction activity, including the use of both on-road and off-road equipment:

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

Portable equipment and engines (i.e., back-up generators) 50 horsepower (hp) or greater, used during construction activities and operation require either a registration certificate issued by ARB, based on the California Statewide Portable Equipment Registration Program (PERP) or an Authority to Construct (ATC) permit issued by PCAPCD to operate. The proposed project would be conditioned to obtain all necessary permits from the ARB and PCAPCD prior to construction. With compliance 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 proposed 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.

Naturally occurring asbestos (NOA) was identified as a TAC in 1986 by the ARB. For individuals living in areas of NOA, there are many potential pathways for airborne exposure. Exposure to soil dust containing asbestos can occur under a variety of scenarios, including children playing in the dirt, dust raised from unpaved roads and driveways covered with crushed serpentine rock/soil, grading and earth disturbance associated with construction activity, quarrying, gardening, and other human activities. People exposed to low levels of asbestos may be at elevated risk of lung cancer and mesothelioma.

The proposed project is located within an area mapped as Moderately Likely to contain NOA. A project located in an area mapped as "Moderately Likely" to contain NOA is subject to the requirements of Placer County Air Pollution Control District's Rule 228: Fugitive Dust, as well as the California Air Resources Board (ARB) Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations.

For projects with a disturbed surface area greater than one acre in an area mapped as "Moderately Likely" to contain NOA, an Asbestos Dust Mitigation Plan (ADMP) must be prepared and submitted to the District for review and approval before a grading permit is issued. Once approved, the ADMP must be implemented at the start of construction and maintained throughout the duration of construction activities. This requirement also applies if NOA, ultramafic rock, or serpentine rock is discovered after earth-disturbing activities have begun, in which case an ADMP must be submitted to the District within 14 days of discovery. With implementation of the following mitigation measures, impacts associated with airborne asbestos would be reduced to a less-than-significant level.

Mitigation Measures Item III-3:

MM III.1

Prior to construction activity, the applicant shall submit evidence demonstrating compliance with the following requirements.

- a. The applicant shall submit an Asbestos Dust Mitigation Program (ADMP) to the Placer County Air Pollution Control District (APCD) when the project area to be disturbed is greater than one acre. The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The ADMP can be submitted online via the fill-in form: <http://www.placerair.org/dustcontrolrequirements/dustcontrolform>.
- b. With submittal of the Dust Control Plan, the contractor shall submit to the APCD a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in an aggregate of 40 or more hours. If any new equipment is added after submission of the inventory, the contractor shall notify the APCD before the new equipment being utilized. At least three business days before the use of subject heavy-duty off-road equipment, the project representative shall provide the APCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
- c. With submittal of the equipment inventory, the contractor shall provide a written calculation to the APCD for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-average of 20 percent Nitrogen Oxides (NOx) reduction and 45 percent particulate reduction compared with

the statewide fleet averages. Acceptable options for reducing emissions may include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the APCD as described above: <http://www.airquality.org/businesses/cega-land-use-planning/mitigation> (click on the current "Construction Mitigation Tool" spreadsheet under Step 1)

MM III.2

During construction activity, if NOA, serpentine, or ultramafic rock is discovered by the owner/operator and an ADMP has not been submitted, the following measures shall be implemented. For additional information, visit the PCAPCD's website at <https://www.placer.ca.gov/1621/NOA-Construction-Grading>.

- a. If asbestos is found in concentrations greater than 5 percent, the material shall not be used as surfacing material as stated in state regulation CCR Title 17 Section 93106 ("Asbestos Airborne Toxic Control Measure-Asbestos Containing Serpentine"). The material with naturally-occurring asbestos can be reused at the site for sub-grade material covered by other non-asbestos-containing material
- b. Each subsequent individual lot developer shall prepare an Asbestos Dust Mitigation Plan when the construction area is equal to or greater than one acre.
- c. The project developer and each subsequent lot seller must disclose the presence of this environmental hazard during any subsequent real estate transaction processes. The disclosure must include a copy of the CARB pamphlet entitled ["Asbestos-Containing Rock and Soil –What California Homeowners and Renters Need to Know," or other similar fact sheet, which may be found on the PCAPCD's website \(Placer County Air Pollution Control District 2020c\).](#)

MM III.3

The applicant shall include the following standard notes on Grading/Improvement Plans (PLN-AQ):

- a. Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: <http://www.placerair.org/dustcontrolrequirements/dustcontrolform>.
- b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.
- c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).
- d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)
- e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)
- f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4)
- g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)
- h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)
- i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)
- j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use

- or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.
- k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)
- l. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)
- m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).
- o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).

Discussion Item III-4:

Additional emission impacts such as those caused by fugitive odor would be less than significant as the site is to be used as a self-storage facility. 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 proposed 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				X

established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)				
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		X		
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X
7. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				X
8. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X

Discussion Item IV- 1

The project site is located on the southeast corner of Terry Lane and Dolores Drive, west of an existing commercial center. The property consists of approximately 2.36 acres. Approximately 17,000 square feet of the property along the eastern property line, has been historically used to park trailers, box trucks, and tractor trailers. The remaining portion of the project site is largely disturbed and void of any sensitive habitats. The project proposes to remove seven trees in order to construct the proposed storage facility. The removal of trees within the proposed project site could result in an impact to nesting raptors and other migratory birds. However, with implementation of mitigation measure MM IV.1, potential impacts would be reduced to less than significant.

Mitigation Measures Item IV-1:

MM IV.1

Nesting Birds

A qualified biologist shall conduct a preconstruction nesting bird survey (can be conducted concurrently with raptor surveys, as appropriate) of all areas associated with construction activities, and a 100-foot buffer (as accessible) around these areas, within three days prior to commencement of construction activity during the nesting season (February 1 through August 31). If active nests are found, a 100-foot no disturbance buffer around the nest shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with the California Department of Fish and Wildlife (CDFW). The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.

Nesting Raptors

A qualified biologist shall conduct a preconstruction survey for nesting raptors within the Study Area and a 500-foot buffer (as accessible), within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active raptor nest is located, a 500-foot no disturbance buffer shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with CDFW. The buffer shall be maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. Once the young are independent of the nest, no further measures are necessary.

Notes to this effect shall be included on the Improvement Plans prior to Improvement Plan approval.

Discussion Item IV- 2, 3, 4, 6, 7, 8:

The proposed project site does not contain sensitive riparian habitats or wetlands. The subject property is vacant and partially disturbed and is not considered a sensitive natural community. The proposed project site is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other approved local, regional, or state habitat conservation plan. There are native oaks onsite, but they do not exhibit the density to constitute oak woodland. As such, the proposed project would not have an effect on riparian habitat or other sensitive natural communities, result in a substantial adverse effect on federal or state protected wetlands, nor would it interfere

with movement of native resident fish or wildlife species. In addition, the proposed project would not conflict with an adopted conservation plan, reduce the habitat of fish or wildlife species; or convert oak woodlands. Therefore, there is no impact.

Discussion Item IV-5:

A Tree Inventory and Arborist Report was prepared for the proposed project by Acorn Arboricultural Servies Inc. dated December 2024. The report is based on a site visit and tree inventory survey within the proposed project site. the date collected included tree species, diameter of trees at diameter at breast height (dbh), the protected zone radius (pZR), and tree condition.

A total of seven trees were mapped within the proposed project area. The trees identified include four blue oaks (*Quercus douglasii*) and three interior live oaks (*Quercus wislizeni*). The Arborist Repot rated all trees onsite with a tree health rating of “fair.”

The project proposes the removal of all seven trees identified in the arborist report. Tree removal of protected native tree species is subject to Placer County Code, Article 19.50: Woodland Conservation. The proposed project would be conditioned to obtain a tree permit and comply with the referenced code section. With implementation of MM IV.2 below, potential impacts to oak woodlands and native trees would be less than significant.

Mitigation Measures Item IV-5:

MM IV.2

Prior to Improvement Plan or Grading Plan approval, trees identified for removal shall be mitigated as follows:

A tree replacement mitigation fee of \$125 per diameter inch at breast height for each tree removed or impacted or the current market value of, as established by an Arborist, Forester, or Registered Landscape Architect, of the replacement trees, including costs of installation, shall be paid to the Placer County Tree Preservation Fund. **(PLN)**

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 these 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:

On September 9, 2024 Lyle Innocent, of Foothill Storage, requested the North Central Information Center (NCIC) conduct a complete records search of the California Historic Resources Information System (CHRIS) for cultural resources within a quarter-mile of the proposed project site. The records search determined that the proposed project site and surrounding area is not culturally sensitive and that there is low potential for locating indigenous-period/ethnographic-period cultural resources and historic-period cultural resources. The proposed project would not cause a substantial adverse change in the significance of a historical resource or archaeological resource. Therefore, there is no impact.

Discussion Item V-3, 4, 5:

Prior to conducting a cultural survey of the project site, Genesis Society received a response from the Native

American Heritage Commission (NAHC) in response to a request for a records search regarding the presence of sacred lands within the proposed project site (records request letter was sent to the NAHC on March 5, 2024). The NAHC responded on March 8, 2024, with a positive finding of the Sacred Lands Files search. The NAHC recommended contacting the parties listed in their response letter for additional information. Despite the absence of recorded historical or archaeological resources, due to the positive finding of the NAHC Sacred Lands File search, Genesis Society recommended outreach to the culturally affiliated tribe.

The following mitigation measures shall be taken in case of inadvertent discovery of cultural materials, or the discovery of human remains to reduce any potential impacts to a less than significant level.

Mitigation Measures Item V-3, 4, 5:

MM V.1

Implement MM XVIII.1.

VI. ENERGY – Would the project:

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

Discussion Item VI-1:

The main forms of available energy supply are electricity, natural gas, and oil. Energy would be used to construct the proposed project, and once constructed, energy would be used for the lifetime of the self-storage facility. 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 self-storage facility uses, requiring electricity and natural gas for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration, appliances, and security systems. In addition, maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment.

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

Discussion Item VI-2:

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

VII. GEOLOGY & SOILS – Would the project:

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

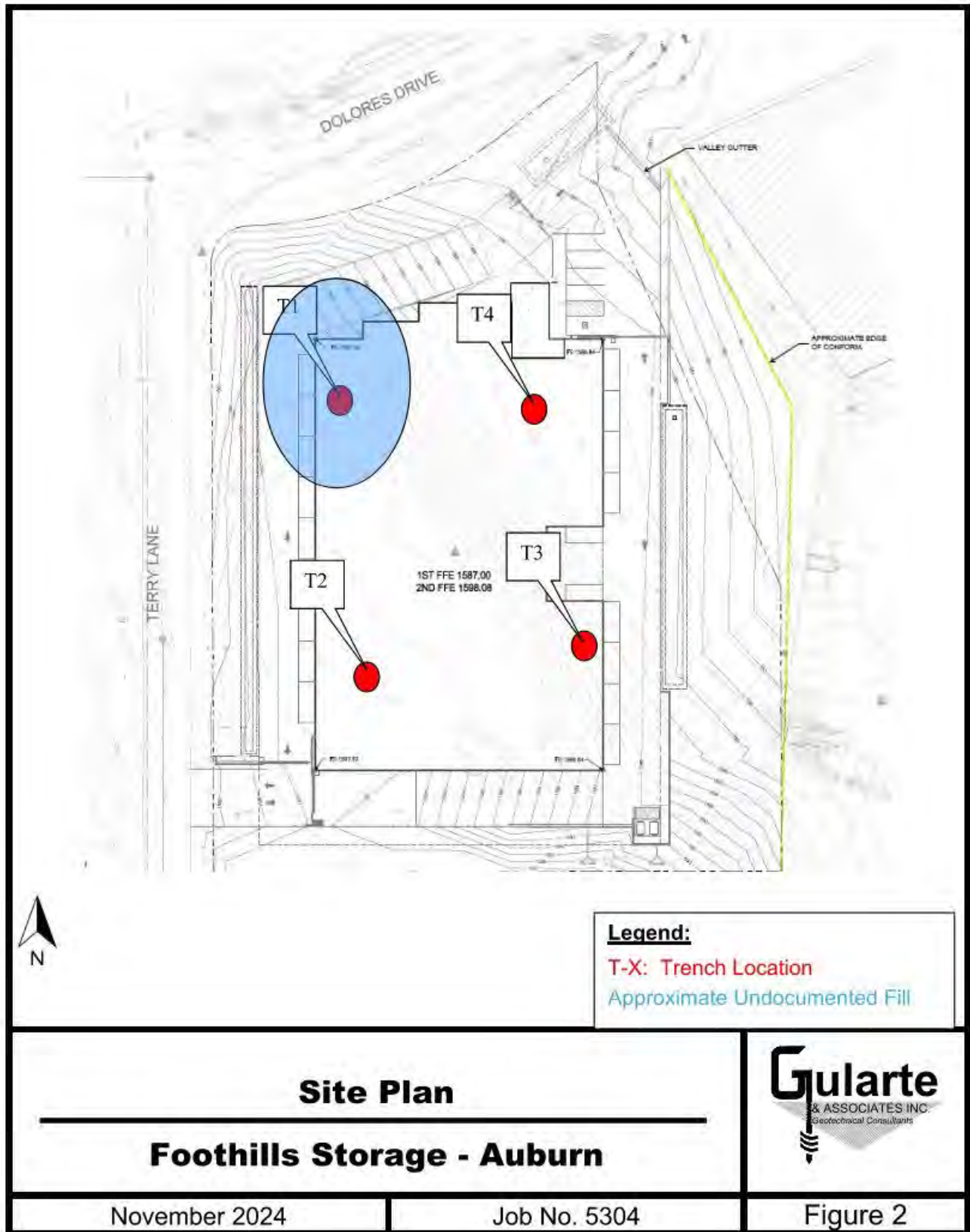
Discussion Item VII-1, 6, 7:

The proposed project site is made up of an approximately 2.36 acre parcel that is currently undeveloped aside from a semi-improved truck parking area located at the east end of the property. The majority of the parcel is gently sloped with an approximate 2:1 slope at the center of the site that drops the existing grade approximately 10 feet from southwest to northeast. The parcel is bordered by commercial development to the south and east (Foothills Motel and Foothills Bowl, respectively), Terry Lane (a County-maintained road) to the west, and Dolores Drive (a County-maintained road) to the north. Beyond Terry Lane is single family residential development and beyond Dolores Drive is multi-family residential development.

A Preliminary Geotechnical Engineering Report was prepared by Gularte & Associates, Inc. dated November 13, 2024. The Report included a site exploration that dug four exploratory trenches at different locations within the site. Gularte & Associates utilized these site exploratory logs to classify the soil to be varied between the different trench locations. Trenches classified as T1 and T2 were dug along the western area of the proposed building location and were fairly consistent, with the exception of trench T1 having approximately 3 feet of undocumented fill. At a depth of 3 feet in T1 and near the surface in T2 brown/tan silty sands with large quantities of weathered bedrock fragments were encountered, with the weathered rock becoming denser and less weathered with depth. Trenches classified as T3 and T4 were dug along the eastern area of the proposed building location and were found to be different from T1 and T2 but similar to each other. These trenches met refusal at a relatively shallow depth. At the surface of both T3 and T4, white, tan decomposed granite was encountered which became less weathered with depth.

Groundwater was not encountered at the proposed project site, however the Report notes that perched groundwater can occur during the wet season.

The following Figures illustrate the locations of the exploratory trenches underlain by the preliminary project site plan at the time of the Report along with a detailed description of the soils encountered within each trench.



Boring	Depth (feet)	Gravel (%)	Coarse Sand (%)	Medium Sand (%)	Fine Sand (%)	Fines (%)
T-1	4.5	67.3	11.3	7.6	4.4	9.4
T-2	3.0	69.5	7.9	6.0	4.6	12.0
T-3	2.0	76.8	3.0	9.3	6.0	4.9
T-4	1.0	65.5	10.5	11.4	5.8	6.8

Table 1 – Sieve Analyses

The project proposal would result in the construction of a new three-story 110,501 square foot self-storage building including frontage and encroachment improvements, paved parking and circulation improvements, and various utilities. To construct the improvements proposed, disruption of soils onsite would occur. The area of disturbance for these improvements per the submitted grading plan is approximated at 136,274 square feet (3.13 acres) which is over 100 percent of the approximate 2.36 acre parcel, as there are improvements and grading located beyond the property lines associated with the proposed project. Any export required from grading would be off-hauled to a previously environmentally approved site.

Additionally, the proposed project has the potential to result in the erosion of soils onsite. Erosion refers to the removal of soil from exposed bedrock surfaces by wind or water. Although naturally occurring, erosion is often accelerated by human activities that disturb soil and vegetation. Buildout of the proposed project would require grading, excavation, and other construction-related activities, which, during the early stages of construction, could cause topsoil to be exposed, potentially resulting in wind erosion or an accelerated rate of erosion during storm events. However, upon development of the site, the amount of exposed soil that may be lost due to wind or stormwater runoff would be minimized.

The following Figure is from the Preliminary Grading and Drainage Plan prepared by Psomas, dated November 18, 2025.

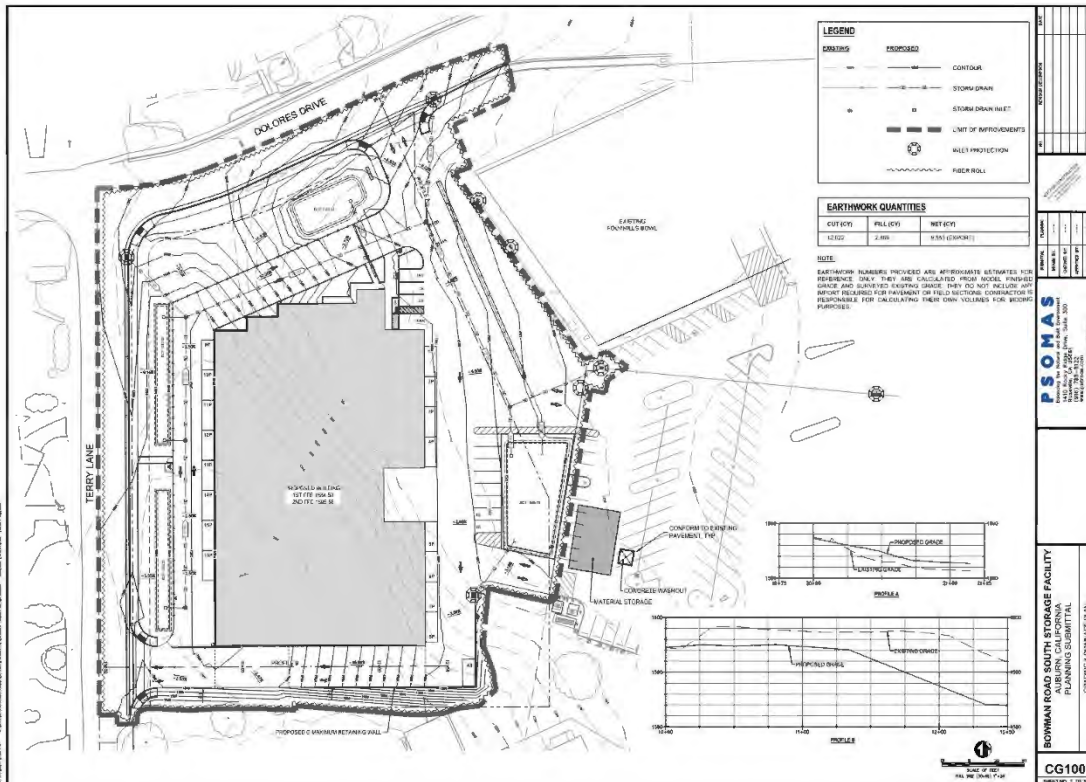


Figure 4: Preliminary Grading and Drainage Plan

The proposed 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 Items 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 applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). If the Design/Site Review process is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.

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 along with one blackline hardcopy (black print on bond paper) and one PDF copy. **(ESD)**

MM VII.2

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.

The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. 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.

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. 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. **(ESD)**

MM VII.3

Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit. **(ESD)**

Discussion Item VII-2, 3, 8:

The proposed project is not located in a sensitive geologic area or in an area that typically experiences soil instability. The Preliminary Geotechnical Engineering Report prepared by Gularte & Associates, Inc., dated November 13, 2024 generally concluded that from an earthwork, pavement, and foundations viewpoint, the soils onsite are considered suitable for support of the anticipated loads. Risk of lateral spreading from landslides and liquefaction is considered low and liquifiable soils (defined as loose, wet, poorly graded sand) were not encountered during the onsite exploration. The Report also concluded that onsite soil is considered suitable for use as engineered fill material.

The proposed project would comply with the Placer County construction and improvement standards to reduce impacts related to soils, including on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse.

The Report also stated that the site has a low seismic risk, and that any ground shaking at the site would be a relatively low level. While lower-intensity earthquakes could potentially occur at the site, the design of proposed project structures would be required to adhere to the California Building Code which contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geological hazards.

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

Discussion Item VII-4:

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

Discussion Item VII-5:

A paleontological resources record search was requested by Lyle Innocent, of Foothill Storage, through the University of California Museum of Paleontology (UCMP) for the property and the surrounding area and no record of prior finds were found within a 10-mile radius. There is no record of any unique paleontological resource or unique geologic feature within the proposed project site. Therefore, there is no impact.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion Item VIII-1, 2:

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

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

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

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

PCAPCD CEQA THRESHOLDS FOR GHG EMISSIONS

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

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

Buildout of the proposed project would not exceed the PCAPCD’s screening criteria and therefore would not exceed the PCAPCD’s Bright-line threshold, or De Minimis level and therefore would not substantially hinder the State’s ability to attain the goals identified in SB 32. Thus, the construction and operation of the proposed project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

IX. HAZARDS & HAZARDOUS MATERIALS – Would the project:

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

Discussion Item IX-1:

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

Discussion Item IX-2:

The “Phase 1 Environmental Site Assessment” dated October 15, 2025, and the “Limited Phase II Environmental Site Assessment” dated December 1, 2025 both by Gularte & Associates Inc., evaluated the subject property for past and present land uses which could present environmental conditions. The property was identified as a historic orchard and therefore shallow soils sampling for lead, arsenic and organochlorine pesticides was conducted. Soils testing results were below published screening levels and therefore no additional investigation was necessary. Impacts are less than significant. No mitigation measures are required.

Discussion Item VIII-3:

There are no existing or proposed school sites within one-quarter mile of the proposed 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. Therefore, there is no impact.

Discussion Item IX-4:

The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, there is no impact.

Discussion Item IX-5:

The proposed project is not located within an area covered by an airport land use plan, or within two miles of a public or private airport. Therefore, there is no impact.

Discussion Item IX-6:

The proposed project’s design and layout would not impair or physically interfere with the street system emergency evacuation route or impede an emergency evacuation plan; therefore, a less than significant impact on emergency routes/plans would be anticipated. No mitigation measures are required.

Discussion Item IX-7:

The new structures on the property would be required by California Building Code to include interior fire suppression sprinkler systems. The proposed project site and adjacent properties are located within an existing developed paved area and are not heavily vegetated areas nor within a high or very high fire severity zone. The proposed project was reviewed by the Placer County Fire Department on February 10, 2025, and has been designed with adequate emergency vehicle access and hydrants for use by the Department to reduce the risk of loss, injury or death involving wildland fires to a less than significant level. No mitigation measures are required.

X. HYDROLOGY & WATER QUALITY – Would the project:

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

death involving flooding c) risk release of pollutants due to project inundation? (ESD)				
6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (EH)				X

Discussion Item X-1:

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

Discussion Item X-2:

The proposed project would rely on treated water from Placer County Water Agency whose source is primarily surface water. This proposed project would not utilize groundwater and is not located in an area where soils are conducive to groundwater recharge. The proposed project would not substantially deplete groundwater supplies or interfere with groundwater recharge. Therefore, there is no impact.

Discussion Item X-3:

A Preliminary Drainage Technical Memorandum was prepared by Psomas, dated June 5, 2025. The parcel is undeveloped aside from a semi-improved truck parking area at the east end of the property, and generally slopes from southwest to northeast, with an approximate 2:1 slope attributing to an approximate 10 foot elevation drop near the middle of the site. There are no storm drains located onsite or along the proposed project frontages, and the majority of runoff is collected within the existing storm drain system of the adjacent eastern Foothills Bowl development. This system routes flows east to connect to the existing public storm drain system in Bowman Road. The Technical Memo analyzed two drainage sheds, an onsite shed consisting of 2.47 acres and an “offsite” shed (which includes the run-on from the Dolores Drive and Terry Lane area) consisting of 0.7 acre. The “offsite” shed is assumed to have the same flows for both the existing and proposed conditions as the shed areas and impervious surfaces would not change.

The proposed project would include the construction of a new three-story 110,501 square foot self-storage building including frontage and encroachment improvements, paved parking and circulation improvements, and various utilities. The proposed improvements would maintain a similar drainage pattern as the existing site and would not significantly modify the existing runoff patterns, as the drainage would be conveyed to the Foothills Bowl storm drain system as is existing.

The existing onsite analyzed area has approximately 32,243 square feet (0.74 acre) of impervious area. The proposed project would create approximately 56,449 square feet (1.30 acres) of impervious surface resulting in a total of approximately 88,692 square feet (2.04 acres) of impervious surface in the developed condition, 82.4% of the entire onsite analyzed proposed project area (2.47 acres), potentially increasing the stormwater runoff peak flows and volume. The potential for increases in stormwater peak flows and volume has the potential to result in downstream impacts such as the exceedance of existing or planned stormwater drainage systems or flooding on- or off-site. A Preliminary Drainage Technical Memorandum was prepared for the proposed project which analyzed a drainage system that would convey runoff from the proposed project site by way of storm drains and above ground bioretention facilities. The drainage analysis concluded that the proposed development would increase flows for the 10-year and 100-year storm as compared to the existing conditions. As such, the proposed project would utilize the above ground bioretention basins to attenuate flows back to pre-developed levels.

The following Figures are a post-development condition drainage map and a summary of pre- and post-project flow rates from the Preliminary Drainage Technical Memorandum prepared by Psomas.

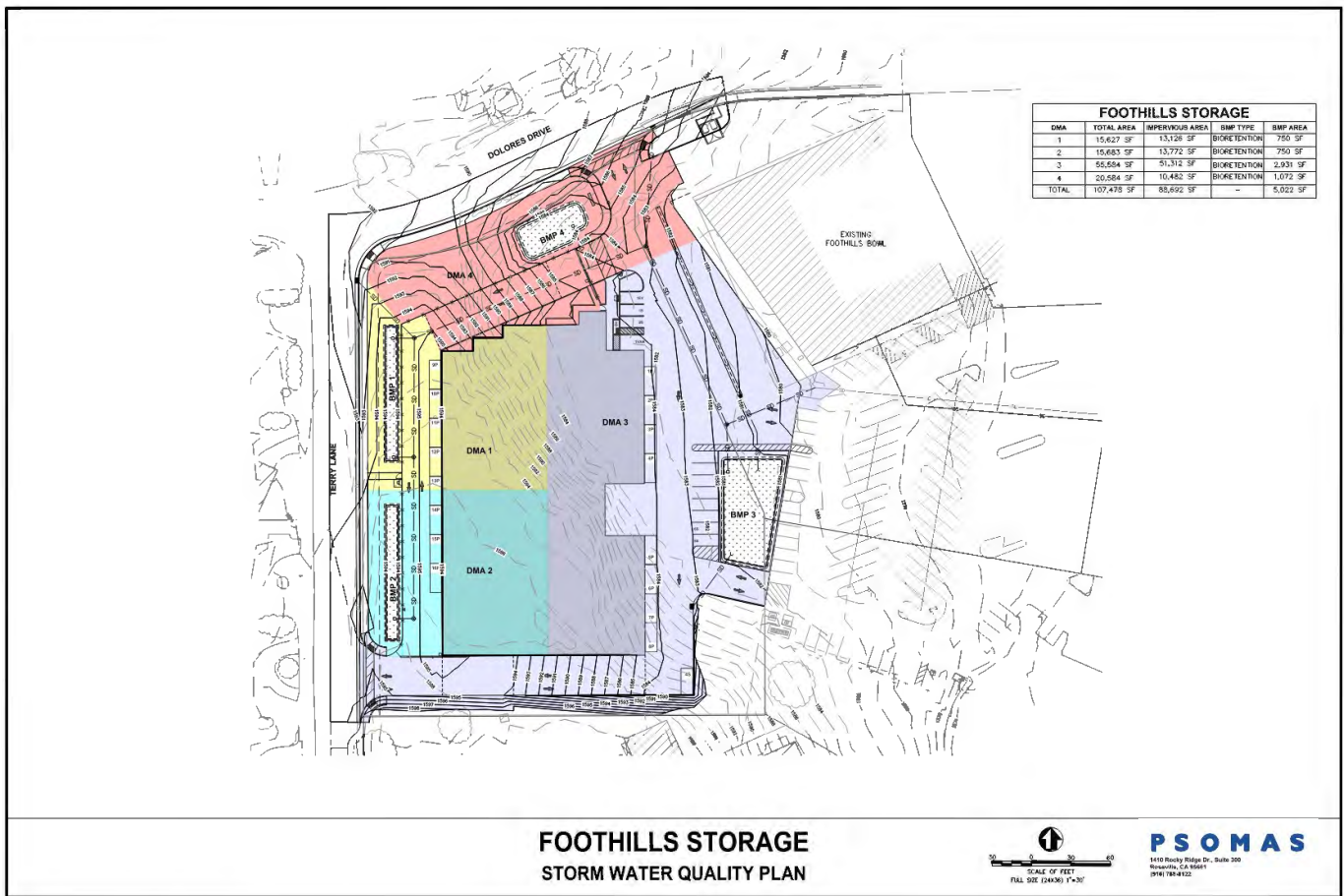


Table 1-1: Onsite Hydrologic Summary - Existing

Watershed ID	Area (ac)	Peak Discharge (cfs)		
		10-yr	25-yr	100-yr
Project Site	2.47	4.79	6.14	8.37

Table 1-2: Onsite Hydrologic Summary - Developed

Watershed ID	Area (ac)	Peak Discharge (cfs)		
		10-yr	25-yr	100-yr
Project Site	2.47	6.32	8.42	11.76

The increase in peak discharge will be mitigated by the proposed biotreatment planters proposed with the onsite improvements.

A final drainage report would be prepared and submitted with the site improvement plans for County review and approval in order to monitor the Preliminary Drainage Technical Memorandum calculations and results. The proposed project's impacts to substantially altering the existing drainage pattern of the site, substantially increasing the surface runoff, and 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 X.1

Implement mitigation measures MM VII.1 and MM VII.2.

MM X.2

Drainage Report: As part of the Improvement Plan submittal process, the preliminary Drainage Technical Memorandum provided during environmental review shall be submitted in final format in conformance with the requirements of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of submittal. 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. **(ESD)**

MM X.3

The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows shall be reduced to obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow less 10% of the difference between the pre-project and unmitigated post-project peak flows through the installation of detention facilities. Maintenance of detention facilities by the property owner's association, property owner, or entity responsible for proposed project maintenance shall be required. No detention facility construction shall be permitted within any identified wetlands area, floodplain, right-of-way, or Multi-Purpose Easement, except as authorized by proposed project approvals.

Discussion Item X-4:

Approximately 3.13 acres would be disturbed during construction activities. This includes improvements within the proposed project property and along the proposed project frontages and is over 100 percent of the 2.36 acre parcel. Construction would require grading, excavation, and other construction-related activities that could cause soil erosion at an accelerated rate during storm events. All such activities have the potential to affect water quality and contribute to localized violations of water quality standards if stormwater runoff from construction activities enters receiving waters. Spills or leaks from heavy equipment and machinery, staging areas, or building sites also have the potential to enter runoff. Impacts from construction-related activities would generally be short-term and of limited duration. Because the proposed project would require construction activities that would result in a land disturbance greater than one acre, the proposed project applicant would be required by the State to comply with the most current NPDES Construction General Permit requirements. As such, a SWPPP would be prepared for the proposed project, which would include BMPs and a monitoring and reporting framework for implementation of BMPs, as necessary. 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.

After construction, an estimated 82.4% of the onsite analyzed area would be covered with new/replaced impervious surfaces including road improvements, driveways, structures, and associated utilities. Such new development could result in new stormwater pollutants being introduced to the proposed project area during operation such as nutrients, oil and grease, metals, organics, pesticides, bacteria, sediment, trash, and other debris. Additionally, the increase in impervious surface could increase the rate and volume of runoff resulting in erosion impacts. Development could also increase polluted non-stormwater runoff such as car wash water or landscape irrigation runoff. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants.

A Preliminary Stormwater Quality Plan dated May 9, 2025 was prepared by Psomas for the proposed project which analyzed the proposed project's site design measures, source control measures, and compliance with Placer County's Low Impact Development (LID) and hydromodification requirements. The drainage analysis concluded that the proposed project's design would meet all of the County's storm water quality standards.

Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. The proposed project's impacts associated with storm water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item X-4:

MM X.4

Implement mitigation measures MM VII.1, MM VII.2, MM VII.3, and MM X.2.

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 and Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management. Water quality measures shall be designed for pollutant generating activities or sources consistent with recommendations from the West Placer Storm Water Quality Design Manual, and shall be shown on the Improvement Plans.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed facilities, as approved by the Engineering and Surveying Division (ESD). 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. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program is required. 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.

Per the State of California NPDES Phase II MS4 Permit, this project creates and/or replaces 2,500 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. **(ESD)**

MM X.6

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

MM X.7

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

Discussion Item X-5:

Proposed project improvements are not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The ultimate proposed 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 proposed project would utilize treated water from Placer County Water Agency which relies mostly on surface water sources. There should be no conflicts with existing groundwater quality control or management plans. Therefore, there is no impact.

XI. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the				X

purpose of avoiding or mitigating an environmental effect? (EH, ESD, PLN)				
3. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
4. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

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

The proposed project would allow for the construction and operation of a three-story self-storage facility. The proposed project would not divide an established community or create incompatible uses or land use conflicts as the proposed project is consistent with the existing zoning and is proposed just west of an existing commercial center. The proposed land use is a permitted use at the property through a Minor Use Permit. The proposed 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 project proposes to revitalize a currently vacant lot. 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 subject parcel is in Mineral Resource Zone 4 (MRZ-4) of the Department of Conservation’s California Geological Survey Mineral Land Classification Map of Concrete Aggregate in the Greater Sacramento Area Production-Consumption Region. The MRZ-4 designation is given to areas where there is inadequate geological information to assign any other mineral zone category. This proposed project would not result in the loss of availability of a known mineral resource of value to the region nor the loss of availability of a locally-important mineral resource recovery site.

There is no historical evidence that the site holds any mineral resources of value for the region. Therefore, there is no impact.

XIII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (PLN)		X		
2. Generation of excessive groundborne vibration or groundborne noise levels? (PLN)		X		

3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
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Discussion Item XIII-1, 2:

The proposed use of the site is a relatively quiet operational use. There may be limited noise generated by vehicles accessing the site, but this would be intermittent and limited in nature, and would not exceed noise levels associated with existing roadway use. The proposed project would not create a substantial permanent increase in ambient noise levels in the proposed project vicinity. The construction of the proposed project would create a temporary increase in ambient noise levels associated with construction activities including the potential for generation of ground borne vibration or ground borne noise levels that could exceed noise ordinance thresholds, which could adversely affect adjacent residents. The construction of the proposed storage facility will follow standard construction practices and would not require high vibration construction methods such as pile driving or bedrock removal. Any impacts associated with temporary construction noise and ground borne vibration would be reduced to less than significant with the incorporation of the following mitigation measure, which is consistent with the County’s Noise Ordinance.

Mitigation Measures Item XIII-1, 2:

MM XIII.1

Construction noise generated from any construction activities for which a grading or building permit is required is prohibited on Sundays and Federal Holidays and shall only occur under the following circumstances:

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

This note shall be placed on the Improvement and/or Grading Plans.

Discussion Item XIII-3:

The proposed project is not located within an airport land use plan or within two miles of a public airport and would not expose people residing or working in the proposed project area to excessive noise levels. In addition, the proposed project is not located within the vicinity of a private air strip. 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 self-storage facility use would not directly or indirectly induce any form of population growth on the site or in the surrounding area. The proposed project site is zoned HS-Dc (Highway Service, combining Design Scenic Corridor) which does not permit the construction of residences. The proposed use would also not be displacing any existing people or housing as the site was vacant prior to this application. 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 servicing fire district has reviewed and commented on the proposed project. The proposed project does not generate the need for new, significant, fire protection facilities as a part of this proposed project. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XV-2:

The proposed project does not generate the need for new sheriff protection facilities as a part of this proposed project. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XV-3:

The proposed project does not generate the need for the construction of a new school facility as a part of this proposed project. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XV-4:

The proposed use would not add residential uses and would not add increased burden to any regional parks or parks related facilities. Therefore, there is no impact.

Discussion Item XV-5:

The proposed project is not expected to significantly impact any other governmental services. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion Item XV-6:

The proposed project would not generate any more impacts on the maintenance of public roads than was anticipated with the assignment of the Zoning of the parcel. Therefore, this impact is less than significant. No mitigation measures are required.

XVI. RECREATION:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)				X

2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X
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Discussion Item XVI-1, 2:

The proposed use is a commercial use intended for self-storage and would not be adding to the population of the region. The use of any nearby recreational facilities would be incidental. Customers using the site may use nearby parks or other recreational facilities due to the proximity of the site to those facilities. The proposed project also does not include or require the construction of recreational facilities. Therefore, there are no impacts.

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 bus turnouts, bicycle racks, planned roadway, bicycle, or pedestrian facilities, etc.

The Placer County General Plan includes a fully funded Capital Improvement Program (CIP) that requires payment of traffic fees for the ultimate construction of the CIP improvements. A Condition of Approval on the proposed project would be included requiring the payment of traffic fees (estimated to be \$68,709.85 based on 110.501 KSF of self-storage in the Auburn/Bowman Traffic Fee Area) to the Placer County Department of Public Works. The traffic fees represent the proposed project’s fair share towards cumulative roadway improvement projects.

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

Discussion Item XVII-2:

The proposed project would not include any new sharp curves or dangerous intersections and would not be located in the vicinity of such roadway features. The proposed project would include frontage improvements and two improved encroachments, one connecting to Dolores Drive and one connecting to Terry Lane. Additional circulation improvements include an on-site parking lot with drive aisles and a paved connection to the east adjacent commercial parking lot. The improvements would be constructed to the County standard and would decrease hazards to vehicle safety.

Therefore, the impacts of/to 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:

The project proposes the construction of a 110,501-square foot three-story storage facility including 855 square feet of office space. Placer County Zoning Ordinance Section 17.54.60(B) dictates the number of parking spaces required based on land use. For a project proposing approximately 86,718 square-feet of storage space and 855 square-feet of office space 61 parking spaces are typically required. The project proposes 23 standard parking stalls and a loading area for four large trucks with additional parking provided by the neighboring commercial center. The Zoning Ordinance establishes required parking for a self-storage facility at one parking space for every 1,500 square-feet of use area. The standard in Zoning Ordinance Section 17.54.060 for Warehousing/Self Storage Facilities is not applicable for a multi-story facility. The Placer County Planning Services Division has determined that the proposed parking, based on the use and anticipated frequency of customer visits, is sufficient and therefore no mitigation measures are required.

Discussion Item XVII-5:

The proposed project would not generate more than the 110 daily trips to and from the site. The site would only be accessed occasionally to drop off and pick up stored items.

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.

Because the project will generate fewer than 110 daily trips it meets the Placer County screening criteria in Placer County’s Transportation Study Guidelines, and impacts to VMT would be 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 proposed 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:

The identification of Tribal Cultural Resources (TCR) for this proposed 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 composed 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.

Following THRIS database review, the UAIC determined the project area is not culturally sensitive and declined consultation under AB 52. The UAIC requested the standard Mitigation Measure for Inadvertent Discoveries to be included for this proposed project.

The possibility for discovery of previously unknown/unidentified TCRs could occur from ground disturbance including grading associated with future development of the proposed site. The proposed project could have the potential to impact a TCR. However, potential impacts to TCRs would be reduced to a less than significant level with implementation of the following mitigation measures.

Mitigation Measures Item XVIII-1, 2:

MM XVIII.1

If any suspected TCRs or resources of cultural significance to UAIC, including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist.

A Tribal Representative and the Placer County Community Development Resource Agency shall be immediately notified, and the Tribal Representative in coordination with the Placer County Community Development Resource Agency shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.

Treatment and Documentation:

The culturally affiliated Tribe shall consult with the Placer County Community Development Resource Agency to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or (3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe.

The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored.

The construction contractor(s) and Placer County shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request.

Any discoveries shall be documented on a Department of Parks and Recreation (DPR) 523 form within 2 weeks of the discovery and submitted to the appropriate CHRIS center in a timely manner. The DPR 523 forms shall be completed and submitted to the CHRIS center by the project archaeologist. If the project does not require an archaeologist, the DPR forms shall be completed and submitted to the CHRIS by the UAIC. If completed by the project archaeologist, the UAIC shall have an opportunity to review the completed forms.

Work at the TCR discovery location shall not resume until authorization is granted by Placer County in coordination with the culturally affiliated Tribe.

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

XIX. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (EH, ESD, PLN)			X	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (EH)			X	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (EH, ESD)			X	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (EH)			X	
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (EH)			X	

Discussion Item XIX-1, 3:

A Preliminary Drainage Technical Memorandum was prepared for the proposed project which analyzed a drainage system that would convey runoff from the proposed project site by way of storm drains and above ground bioretention facilities before discharging into an existing underground storm drain system off-site. The drainage analysis concluded that the project's proposed construction of bioretention basins would attenuate peak flows and as such would reduce impacts to downstream facilities. No downstream drainage facility or property owner would be significantly impacted by any surface runoff. No new significant storm water drainage facilities or expansion of existing facilities is required.

The proposed project is within the Placer County Sewer Maintenance District (SMD) 1 boundary. Placer County Environmental Engineering has reviewed the proposed project and has not identified any significant environmental impacts. Placer County Water Agency has provided comments and has no significant concerns with the proposed project. Therefore, there would be no significant increase in new or expanded wastewater systems/treatment or water systems.

The proposed 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:

Placer County Water Agency has indicated their availability to provide water service to the proposed project. The proposed project would not result in the construction of any new or expanded water treatment plants and therefore the impacts are considered to be less than significant. No mitigation measures are required.

Discussion Item XIX-4, 5:

The proposed project is located in an area of the County that is served by the local franchised refuse hauler (Recology) by which solid waste is brought to a landfill with sufficient permitted capacity. The office and self-storage use are not expected to generate excess solid waste. The impacts are less than significant. No mitigation measures are required.

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

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

Discussion Item XX-1:

Placer County adopted a Community Wildfire Protection Plan (CWPP) in 2013 in order to provide guidance to reduce the threat of wildfire-related damages to people, property, ecological elements, and other important values identified by residents. The proposed project would be required to adhere to California Public Resources Code (PRC) 4290 and 4291 regulations which are aligned with the Goals and Objectives of the Placer County CWPP. The proposed project would not impair implementation or operation of an adopted emergency response plan or emergency evacuation plan. Therefore, there is no impact.

Discussion Item XX-2, 3, 4:

The proposed project is not within a State Responsibility Area Fire Severity Zone. PRC 4290, 4291, Title 14 Fire Safe Regulations, and Chapter 7A of the California Building Code create minimum fire safety standards for structures and buildings and these standards include, but are not limited to, defensible space, fire access, fuel breaks, and building standards. With full compliance with these regulations, the impact would be less than significant.

The proposed project would not expose people or structures to significant risks of flooding, mudslides or landslides as a result of runoff or post-fire instability. Therefore, these impacts would be less than significant. No mitigation measures are required.

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?		
2. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

<input type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input checked="" type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corps of Engineers
<input checked="" type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input checked="" type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____


H. DETERMINATION – The Environmental Review Committee finds that:

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<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.
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	The proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
<input type="checkbox"/>	Other _____

I. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Martin Romero, Chairperson
 Planning Services Division-Air Quality, Martin Romero
 Engineering and Surveying Division, Michael Wilson, 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 3/24/2026
 Leigh Chavez, Environmental Coordinator

J. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/>	
Trustee Agency Documents	<input checked="" type="checkbox"/> Department of Toxic Substances Control	
Site-Specific Studies	Planning Services Division	<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/>
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> West or East Placer Storm Water Quality Design Manual
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
<input checked="" type="checkbox"/> Utility Plan		

		<input type="checkbox"/> Tentative Map
		<input type="checkbox"/>
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input checked="" type="checkbox"/> Phase II Environmental Site Assessment
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>

Exhibit A: Mitigation Monitoring Plan

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule
I. AESTHETICS					
No Mitigation Measures					
II. AGRICULTURAL & FOREST RESOURCES					
No Mitigation Measures					
III. AIR QUALITY					
III-3	MM III.1	9	<p>Prior to construction activity, the applicant shall submit evidence demonstrating compliance with the following requirements.</p> <p>a. The applicant shall submit an Asbestos Dust Mitigation Program (ADMP) to the Placer County Air Pollution Control District (APCD) when the project area to be disturbed is greater than one acre. The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The ADMP can be submitted online via the fill-in form: http://www.placerair.org/dustcontrolrequirements/dustcontrolform.</p> <p>b. With submittal of the Dust Control Plan, the contractor shall submit to the APCD a comprehensive equipment inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in an aggregate of 40 or more hours. If any new equipment is added after submission of the inventory, the contractor shall notify the APCD before the new equipment being utilized. At least three business days before the use of subject heavy-duty off-road equipment, the project representative shall provide the APCD with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.</p> <p>c. With submittal of the equipment inventory, the contractor shall provide a written calculation to the APCD for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project-wide fleet-average of 20 percent Nitrogen Oxides (NOx) reduction and 45 percent particulate reduction compared with the statewide fleet averages. Acceptable options for reducing emissions may include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and other options as they become available. The following link shall be used to calculate compliance with this condition and shall be submitted to the APCD as described above: http://www.airquality.org/businesses/ceqa-land-use-planning/mitigation (click on the current "Construction Mitigation Tool" spreadsheet under Step 1)</p>	Placer County Air Quality Control District, Placer County Planning Services Division	Prior to Construction Activity
III-3	MM III.2	10	<p>During construction activity, if NOA, serpentine, or ultramafic rock is discovered by the owner/operator and an ADMP has not been submitted, the following measures shall be implemented. For additional information, visit the PCAPCD's website at https://www.placer.ca.gov/1621/NOA-Construction-Grading.</p> <p>a. If asbestos is found in concentrations greater than 5 percent, the material shall not be used as surfacing material as stated in state regulation CCR Title 17 Section 93106 ("Asbestos Airborne Toxic Control Measure-Asbestos Containing Serpentine"). The material with naturally-occurring asbestos can be reused at the site for sub-grade material covered by other non-asbestos-containing material</p> <p>b. Each subsequent individual lot developer shall prepare an Asbestos Dust Mitigation Plan when the construction area is equal to or greater than one acre.</p> <p>c. The project developer and each subsequent lot seller must disclose the presence of this environmental hazard during any subsequent real estate transaction processes. The disclosure must include a copy of the CARB pamphlet entitled "Asbestos-Containing Rock and Soil –What California Homeowners and Renters Need to Know," or other similar fact sheet, which may be found on the PCAPCD's website (Placer County Air Pollution Control District 2020c).</p>	Placer County Air Quality Control District	During construction

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule
III-3	MM III.3 (a-g)	10	<p>The applicant shall include the following standard notes on Grading/Improvement Plans (PLN-AQ):</p> <p>a. Prior to construction activity, a Dust Control Plan or Asbestos Dust Mitigation Plan shall be submitted to the Placer County Air Pollution Control District (APCD). The Dust Control Plan shall be submitted to the APCD a minimum of 21 days before construction activity is scheduled to commence. The Dust Control Plan can be submitted online via the fill-in form: http://www.placerair.org/dustcontrolrequirements/dustcontrolform.</p> <p>b. Construction equipment exhaust emissions shall not exceed the APCD Rule 202 Visible Emissions limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by the APCD to cease operations, and the equipment must be repaired within 72 hours.</p> <p>c. Dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out to mitigate visible emissions. (Based on APCD Rule 228 / Section 301).</p> <p>d. The contractor shall apply water or use methods to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. (Based on APCD Rule 228 / section 304)</p> <p>e. During construction activity, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less unless the road surface and surrounding area is sufficiently stabilized to prevent vehicles and equipment traveling more than 15 miles per hour from emitting dust or visible emissions from crossing the project boundary line. (Based on APCD Rule 228 / section 401.2)</p> <p>f. The contractor shall suspend all grading operations when fugitive dust exceeds the APCD Rule 228 (Fugitive Dust) limitations. Visible emissions of fugitive dust shall not exceed 40% opacity, nor go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed APCD Rule 228 limitations. (Based on APCD Rule 228 / section 302 & 401.4)</p> <p>g. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean by keeping dust, silt, mud, dirt, and debris from being released or tracked offsite. Wet broom or other methods can be deployed as control and as approved by the individual jurisdiction. (Based on APCD Rule 228 / section 401.5)</p>	Placer County Air Quality Control District, Placer County Planning Services Division	Prior to Improvement Plan approval
III-3	MM III.3 (h-k)	10	<p>h. The contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures. (Based on APCD Rule 228 / section 401.6)</p> <p>i. To minimize wind-driven dust during construction, the prime contractor shall apply methods such as surface stabilization, the establishment of a vegetative cover, paving (or use of another method to control dust as approved by Placer County). (Based on APCD Rule 228 / section 402)</p> <p>j. The contractor shall not discharge into the atmosphere volatile organic compounds caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance unless such manufacture or use complies with the provisions of Rule 217 Cutback and Emulsified Asphalt Paving Materials.</p> <p>k. During construction, open burning of removed vegetation is only allowed under APCD Rule 304 Land Development Smoke Management. A Placer County Air Pollution Control District permit could be issued for land development burning, if the vegetation removed is for residential development purposes from the property of a single or two-family dwelling or when the applicant has provided a demonstration as per Section 400 of the Rule that there is no practical alternative to burning and that the Air Pollution Control Officer (APCO) has determined that the demonstration has been made. The APCO may weigh the relative impacts of burning on air quality in requiring a more persuasive demonstration for more densely populated regions for a large proposed burn versus a smaller one. In some cases, all of the removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site. (Based on APCD Rule 304)</p>	Placer County Air Quality Control District, Placer County Planning Services Division	Prior to Improvement Plan approval

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule
III-3	MM III.3 (I-o)	11	<p>l. Any device or process that discharges 2 pounds per day or more of air contaminants into the atmosphere, as defined by Health and Safety Code Section 39013, may require an APCD permit. Developers/contractors should contact the APCD before construction and obtain any necessary permits before the issuance of a Building Permit. (APCD Rule 501)</p> <p>m. The contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.</p> <p>n. The contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. (Placer County Code Chapter 10, Article 10.14).</p> <p>o. Idling of construction-related equipment and construction-related vehicles shall be minimized within 1,000 feet of any sensitive receptor (i.e., house, hospital, or school).</p>	Placer County Air Quality Control District, Placer County Planning Services Division	Prior to Improvement Plan approval
IV. BIOLOGICAL RESOURCES					
IV-1	MM IV.1	12	<p>Nesting Birds A qualified biologist shall conduct a preconstruction nesting bird survey (can be conducted concurrently with raptor surveys, as appropriate) of all areas associated with construction activities, and a 100-foot buffer (as accessible) around these areas, within three days prior to commencement of construction activity during the nesting season (February 1 through August 31). If active nests are found, a 100-foot no disturbance buffer around the nest shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with the California Department of Fish and Wildlife (CDFW). The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary.</p> <p>Nesting Raptors A qualified biologist shall conduct a preconstruction survey for nesting raptors within the Study Area and a 500-foot buffer (as accessible), within three days of commencement of project activities (can be conducted concurrently with nesting bird surveys, as appropriate). If an active raptor nest is located, a 500-foot no disturbance buffer shall be established. If there is biological justification for a reduction in the buffer (e.g., intervening topography, intervening vegetation, species-specific characteristics or nesting information, etc.) the buffer distance may be modified by recommendation of a qualified biologist in consultation with CDFW. The buffer shall be maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. Once the young are independent of the nest, no further measures are necessary.</p> <p>Notes to this effect shall be included on the Improvement Plans prior to Improvement Plan approval.</p>	Placer County Planning Services Division	Prior to Construction Activity
IV-5	MM IV.2	13	<p>Prior to Improvement Plan or Grading Plan approval, trees identified for removal shall be mitigated as follows:</p> <p>A tree replacement mitigation fee of \$125 per diameter inch at breast height for each tree removed or impacted or the current market value of, as established by an Arborist, Forester, or Registered Landscape Architect, of the replacement trees, including costs of installation, shall be paid to the Placer County Tree Preservation Fund.</p>	Placer County Planning Services Division	Prior to Improvement Plan or Grading Plan approval
V. CULTURAL RESOURCES					
V-3, 4, 5	MM V.1	14	Implement MM XVIII.1.	Placer County Planning Services Division	Reference, see Mitigation Measure for details
VI. ENERGY					
No Mitigation Measures			VII. GEOLOGY & SOILS		

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule
VII-1, 6, 7	MM VII.1	18	<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 applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). If the Design/Site Review process is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans.</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 along with one blackline hardcopy (black print on bond paper) and one PDF copy.</p>	Placer County Engineering and Surveying Department	Prior to Improvement Plan approval
VII-1, 6, 7	MM VII.2	18	<p>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.</p> <p>The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. 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.</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. 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.</p>	Placer County Engineering and Surveying Department	Prior to Improvement Plan approval
VII-1, 6, 7	MM VII.3	18	<p>Prior to any construction commencing, the applicant shall provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit.</p>	Placer County Engineering and Surveying Department	Prior to any construction commencing
VIII. GREENHOUSE GAS EMISSIONS					
No Mitigation Measures					
IX. HAZARDS & HAZARDOUS MATERIALS					
No Mitigation Measures					
X. HYDROLOGY & WATER QUALITY					
X-3	MM X.1	23	Implement mitigation measures MM VII.1 and MM VII.2.	Placer County Engineering and Surveying Department	Reference, see Mitigation Measure for details
X-3	MM X.2	24	Drainage Report: As part of the Improvement Plan submittal process, the preliminary Drainage Technical Memorandum provided during environmental review shall be submitted in final format in conformance with the requirements of the Land Development Manual and the Placer County Stormwater Management Manual that are in effect at the time of submittal. 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.	Placer County Engineering and Surveying Department	In conjunction with Improvement Plan submittal

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule
X-3	MM X.3	24	The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows shall be reduced to obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow less 10% of the difference between the pre-project and unmitigated post-project peak flows through the installation of detention facilities. Maintenance of detention facilities by the property owner's association, property owner, or entity responsible for proposed project maintenance shall be required. No detention facility construction shall be permitted within any identified wetlands area, floodplain, right-of-way, or Multi-Purpose Easement, except as authorized by proposed project approvals.	Placer County Engineering and Surveying Department	Prior to Improvement Plan and Final Drainage Report approval
X-4	MM X.4	24	Implement mitigation measures MM VII.1, MM VII.2, MM VII.3, and MM X.2.	Placer County Engineering and Surveying Department	Reference, see Mitigation Measure for details
X-4	MM X.5	24	<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. The project shall implement permanent and operational source control measures and Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management. Water quality measures shall be designed for pollutant generating activities or sources consistent with recommendations from the West Placer Storm Water Quality Design Manual, and shall be shown on the Improvement Plans.</p> <p>Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed facilities, as approved by the Engineering and Surveying Division (ESD). 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. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPW Stormwater Coordinator. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program is required. 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.</p> <p>Per the State of California NPDES Phase II MS4 Permit, this project creates and/or replaces 2,500 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.</p>	Placer County Engineering and Surveying Department	Prior to Improvement Plan approval
X-4	MM X.6	25	The Improvement Plans shall include the message details, placement, and locations showing that all storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek." or other language /graphical icons to discourage illegal dumping as approved by the Engineering and Surveying Division (ESD). The Property Owner is responsible for maintaining the legibility of stamped messages and signs.	Placer County Engineering and Surveying Department	Prior to Improvement Plan approval
X-4	MM X.7	25	The Improvement Plans shall show that all storm water runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.	Placer County Engineering and Surveying Department	Prior to Improvement Plan approval
No Mitigation Measures			XI. LAND USE & PLANNING		
No Mitigation Measures			XII. MINERAL RESOURCES		
			XIII. NOISE		

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule
XIII-1, 2	MM XIII.1	27	<p>Construction noise generated from any construction activities for which a grading or building permit is required is prohibited on Sundays and Federal Holidays and shall only occur under the following circumstances:</p> <ul style="list-style-type: none"> a. Monday through Friday, 6:00 a.m. to 8:00 p.m. (during daylight savings) b. Monday through Friday, 7:00 a.m. to 8:00 p.m. (during standard time) c. Saturdays, 8:00 a.m. to 6:00 p.m. <p>This note shall be placed on the Improvement and/or Grading Plans.</p>	Placer County Planning Services Division	During construction
XIV. POPULATION & HOUSING					
No Mitigation Measures					
XV. PUBLIC SERVICES					
No Mitigation Measures					
XVI. RECREATION					
No Mitigation Measures					
XVII. TRANSPORTATION					
No Mitigation Measures					
XVIII. TRIBAL CULTURAL RESOURCES					
XVIII-1, 2	MM XVIII.1	31	<p>If any suspected TCRs or resources of cultural significance to UAIC, including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist.</p> <p>A Tribal Representative and the Placer County Community Development Resource Agency shall be immediately notified, and the Tribal Representative in coordination with the Placer County Community Development Resource Agency shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.</p> <p>Treatment and Documentation: The culturally affiliated Tribe shall consult with the Placer County Community Development Resource Agency to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe.</p> <p>The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored.</p> <p>The construction contractor(s) and Placer County shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request.</p> <p>Any discoveries shall be documented on a Department of Parks and Recreation (DPR) 523 form within 2 weeks of the discovery and submitted to the appropriate CHRIS center in a timely manner. The DPR 523 forms shall be completed and submitted to the CHRIS center by the project archaeologist. If the project does not require an archaeologist, the DPR forms shall be completed and submitted to the CHRIS by the UAIC. If completed by the project</p>	Placer County Planning Services Division	During construction
XIX. UTILITIES AND SERVICE SYSTEMS					

Impact	MM Number	EIR/MND Page Number	Mitigation Measure	Monitoring/Reporting Agency	Implementation Schedule
No Mitigation Measures					
			XX. WILDFIRE		
No Mitigation Measures					