



COUNTY OF PLACER
Community Development Resource Agency

PLANNING

Michael J. Johnson, AICP
Agency Director

E.J. Ivaldi
Deputy Planning Director

HEARING DATE: March 19, 2015
TIME: 9:00am

TO: Zoning Administrator
FROM: Development Review Committee
DATE: March 10, 2015
SUBJECT: Minor Use Permit and Variance (PLN14-00053) – Divine Transportation Trucking

PLAN AREA: Sunset Industrial Area Plan

GENERAL PLAN DESIGNATION: Industrial Core Area

ZONING: Industrial Park – Design Corridor (INP-Dc)

STAFF PLANNER: Nikki Streegan, Associate Planner

LOCATION: The project is located on Cincinnati Avenue in Rocklin in the Sunset Industrial Area

APPLICANT: Dennis Barksdale, Claybar Engineering, Inc.

OWNER: Nick Yarmolyuk

PROPOSAL:

The applicant requests approval of a Minor Use Permit to construct a commercial trucking terminal and warehouse on Cincinnati Road in the Sunset Industrial Area. The proposal also includes a Variance to the side setback requirement of fifteen feet to allow for ten feet in order to construct a 4,899 square foot overhead canopy along the north property boundary.

CEQA COMPLIANCE:

A Mitigated Negative Declaration (Attachment C) has been prepared and finalized for this project pursuant to Section 15070 of the California Environmental Quality Act Guidelines and Section 18.16.010 of the Placer County Environmental Review Ordinance (Negative Declarations). The Mitigated Negative Declaration was circulated for a 30-day review period beginning January 23, 2015 and ending February 23, 2015. Correspondences were received from the Central Valley Water Quality Control Board (CVWQCB) and California Department of Transportation and have been addressed in this report. The Mitigated Negative Declaration is attached and must be found adequate to satisfy the requirements of CEQA by the Zoning Administrator. Recommended findings for this purpose are included in this report.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site. Other appropriate agencies, public interest groups, and citizens were sent copies of the public hearing notice. Community Development Resource Agency staff and the Departments of Engineering and Surveying, Public Works, and Environmental Health were transmitted copies of the project plans and application for review and comment. Comments received from agency staff have been incorporated into this report.

PROJECT DESCRIPTION:

The applicant is requesting approval of a Minor Use Permit to construct a commercial trucking terminal and associated parking on an undeveloped, five-acre parcel located on Cincinnati Avenue in Rocklin, CA. The terminal would be used to warehouse and transfer dry goods from California Legal long haul trucks for distribution purposes. No hazardous materials will be stored or transported as part of the operation. The proposed development would total 39,772 square feet (sf), located on the western portion of the parcel. The development would include office space (8,403sf), warehousing space (13,471sf), a repair shop (11,737sf), and mechanical parts storage (1,262sf). The total square footage of the building would also incorporate a 4,899 square foot overhead canopy on the northwestern corner of the project site, which would provide a location for personnel to perform safety checks and inspections for trucks entering and exiting the facility. In addition to the Minor Use Permit, the applicant is requesting a Variance for the overhead canopy located along the northern boundary of the parcel, which extends by five feet into the required 15-foot setback.

SITE CHARACTERISTICS:

The project is within the Sunset Industrial Area's Industrial Core Area and is entirely surrounded by parcels in the INP-Dc zone district. The project site was used as a staging area for the Thunder Valley Casino and Hotel project in 2008, subject to a grading permit (DGP4528). Currently the site shows site disturbance from this project, however, is undeveloped with regard to structural improvements. The site contains very little vegetation other than annual grasses and weeds that have become overgrown on the property.

BACKGROUND:

Divine Enterprises, Inc. offers service in all 48 states and currently operates out of the City of Roseville. The company has identified the Sunset Industrial Area as the future location for expansion of their business. The trucking facility would conduct business Monday through Friday between 6AM and 6PM and will operate a maximum of 50 trucks in their fleet. The company operations staff includes 25 office personnel, two mechanics, and three warehouse personnel.

The company anticipates four to six customers will visit the terminal per week. A total of eight trucks will enter and exit the facility daily. The total estimated daily trips to and from the site, including customers and personnel, includes 62 auto trips and eight truck trips.

The site is currently undeveloped but was previously used as a staging area for the Thunder Valley Casino and Hotel project in 2008 (DGP4528). Staff conducted a field review in September 2014 and observed that the project site has been entirely graded and disturbed as part of this previous use. Drainage patterns flow from the northwest and the northeast of the site to catchments on the western and southern edge of the property. Grading from the 2008 project provided for drainage ditches and swales on the north, east, and south sides of the project. The current project is designed to utilize these drainage ditches and swales with some modifications. Wetlands were once present on the site; however, under the previous permit for the staging area, appropriate mitigation fees were assessed and paid. Documentation of this is available in the file for Grading Permit #DGP4528.

ANALYSIS:

As shown in the site plan (Attachment B), the proposal includes an office area, warehousing space, shop area, mechanical parts storage, a covered canopy, and parking. The following analysis has been conducted to ensure the project complies with County requirements.

Parking

On-site parking would be developed for truck parking, personnel autos and visiting customers. Personnel and customer parking is divided into three small lots, and truck parking is proposed on one large lot. The proposed development includes 53 truck spaces and 65 spaces for regular automobiles. At its maximum proposed operation (50 trucks), at least one parking space for every truck is provided onsite. Additionally, in accordance with the Placer County Zoning Ordinance (Section 17.54.060), one space must be provided per 300 square-feet of office space and one space must be provided per 1,500 square-feet of warehousing space. As proposed, the project complies with this standard.

Night Lighting

Night lighting is being proposed in order to promote safety and security within the development. In order to analyze potential light and glare impacts that could result from the project, a photometric survey has been and reviewed by staff. The lighting plan will result in a project that does not create excessive light at property lines, nor glare onto the adjacent roadways. In addition, the project will minimally impact the night sky because no lighting will be directed upward.

Aesthetics

The project site is located at the end of Cincinnati Road before the entrance to the former Formica plant. The proposed building is a typical concrete tilt-up with some amount of fenestration and articulation, therefore creating visual interest. The project is also proposed with a landscaping plan to enhance some of the features of the building, as well as screen less aesthetic features such as the parking lot. The final landscape plan will be reviewed by the Design/Site Review Committee prior to issuance of Improvement Plans for the project.

The project would retain an existing chain link fence on the north and east property lines, and also include chain link fence with green vinyl coating and green slats along the southern boundary in order to screen the truck parking lot from the commercial property to the south. No fencing is proposed along the west side of the property along Cincinnati Avenue, which serves as the front of the building.

Transportation and Traffic

The proposed project creates site-specific impacts on local transportation systems that are less than significant when analyzed against the existing baseline traffic conditions and roadway segment/intersection existing Level of Service; however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program. This project is subject to this code and required to pay traffic impact fees to fund the Capital Improvement Program for area roadway improvements. Placer County received a letter from California Department of Transportation with regard to traffic operations, specifically with concerns for the Level of Service in the area of Sunset Boulevard. The Department of Public Works believes the mitigation fee collected for the County's Capital Improvement Program will adequately address these impacts.

Air Quality

According to the project description and CalEEMod analysis, the project will result in an increase in regional and local emissions from construction and operation of the project. However, these emissions will not exceed the APCD's threshold of significance for construction or operational activities.

General Plan Consistency

The Sunset Industrial Area Plan land use designation for this parcel is Industrial. According to the plan, this designation “provides for all types of manufacturing, assembly, storage and distribution, and research and development activities in settings ranging from industrial parks dominated by light industrial activities to heavy industrial areas which could include power plants, batch plants, outdoor manufacturing and other heavy industrial uses.” The surrounding area currently supports light industrial uses and commercial businesses, which are compatible with the proposed project.

With regard to circulation and access, the Sunset Industrial Area Plan states, “The [Industrial] designation is applied to areas with good access to major truck transportation routes and rail lines.” The proposed use is consistent with this idea because it is in proximity to major highway corridors for the movement and transportation of goods.

Neighborhood Consistency

The proposed use is permitted in this zone district with approval of a Minor Use Permit. Neighboring properties include other industrial and commercial businesses with similar operation hours and intensity of uses.

Fire Department Requirements

In 2012, the Board of Supervisors adopted policy amendments to the Sunset Industrial Area Plan to require the establishment of Community Facilities District 2012-1 in order to provide supplemental revenue sources for operations, training, maintenance, and personnel costs for Fire Station 77, which serves the Sunset Industrial Area.

In accordance with Placer County Resolution number 2012-260, which established Community Facilities District (CFD) No. 2012-1 in the Sunset Industrial Area (SIA), all new discretionary projects within the SIA will be conditioned to annex into CFD No. 2012-1 prior to County approval of a Parcel Map or Final Map, or issuance of Improvement Plans or issuance of a Building Permit for the Project. Upon meeting conditions to annex into CFD No. 2012-1, the maximum special tax will be applied to each parcel and to any existing development already on that parcel. This special tax is specifically for funding fire protection and emergency medical services within the CFD. Currently this tax is the higher of \$794.54 per acre OR .08 cents per square foot of building space. This tax is modified yearly in an amount not to exceed the Consumer Price Index for All Urban Consumers for the San Francisco/Oakland/San Jose Metropolitan area.

Variance to Side Setback

The applicant is asking for a reduction in side setback from the north boundary of the property from fifteen feet to ten feet. The applicant designed the parking lot for STAA trucks, which are larger than California legal trucks. The purpose behind this design was to create added safety for turning and maneuvering movements. This decision impacts the entrance and egress area of the truck parking lot, which is located at the northern boundary of the property, such that the overhead canopy that is proposed for safety checks requires a reduction in side setback requirements.

The Sunset Industrial Area Plan, Policy 8.A.3. in the Economic Development Element states, “The County should encourage flexibility in development standards to accommodate uses that provide substantial economic benefit to the community.” Because the trucking facility will generate economic activity and has potential to support new jobs, this policy supports the proposed Variance for a reduction in side setback from fifteen feet to ten feet.

RECOMMENDATION:

The Development Review Committee recommends that the Zoning Administrator **approve** this Minor Use Permit and Variance (PLN14-00053) based upon the following findings. Recommended conditions of approval are attached.

FINDINGS:CEQA

The Zoning Administrator has considered the proposed Mitigated Negative Declaration, the proposed mitigation measures, the staff report and all comments thereto and hereby adopts the Mitigated Negative Declaration for the project based upon the following findings:

1. The Mitigated Negative Declaration for the Divine Transportation Trucking project has been prepared for this project in compliance with CEQA. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts. Mitigation measures include, but are not limited to: payment of traffic fees for transportation and circulation impacts, air quality impacts, visual impacts and implementation of Best Management Practices and stormwater requirements for water quality impacts.
2. There is no substantial evidence in the record as a whole that the project as revised and mitigated may have a significant effect on the environment.
3. The Mitigated Negative Declaration as adopted for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The mitigation plan/mitigation monitoring program (Attachment E) prepared for the project is approved and adopted.
5. The custodian of records for the project is the Placer County Planning Services Division, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

MINOR USE PERMIT:

Having considered the staff report, supporting documents and public testimony, the Zoning Administrator hereby finds that:

1. The proposed modifications to the project phasing are consistent with all applicable provisions of the Placer County Code, Chapter 17, and any applicable provisions of other chapters of this code.
2. The proposed modifications to the project phasing are consistent with applicable policies and requirements of the Placer County General Plan and the Sunset Industrial Area Plan.
3. The proposed modifications to the project phasing will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, nor will it be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County because the church facilities are designed to be compatible with surrounding land uses, and the project will connect to all necessary public services including surface treated water and public sewer.

4. The proposed modifications to the project phasing will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
5. The proposed modifications to the project phasing will not generate a volume of traffic beyond the design capacity of all roads providing access to the project.
6. The proposed modifications to the project phasing will not have an adverse effect on adjacent or surrounding property owners because the operation of the facility will not generate significant amounts of noise, traffic, odor, dust, vibration, or other disruptions that will be incompatible with nearby residential uses.

VARIANCE:

Having considered the staff report, supporting documents and public testimony, the Zoning Administrator hereby finds that:

1. Because of the safety benefits incorporated into this project and design standards for large trucks, as well as Policy 8.A.3. in the Economic Development Element of the Sunset Industrial Area Plan, the provisions of Chapter 17 would deprive the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.
2. The granting of this Variance does not constitute a grant of special privileges inconsistent with limitations upon other commercial properties in the vicinity and in the zone district.
3. The granting of this Variance does not authorize a use that is not otherwise authorized in the zone district in which the property is located.
4. The granting of this Variance does not, under the circumstances and conditions applied in the particular case, adversely affect public health or safety, is not materially detrimental to the public welfare, or injurious to nearby property or improvements.
5. The Variance is consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan.
6. The Variance, as granted, is the minimum necessary departure from the applicable requirements of Chapter 17 to grant relief to the applicant, consistent with sections 1 and 2 above.

Respectfully submitted,

Nikki Streegan
Associate Planner

ATTACHMENTS:

- Attachment A - Proposed Conditions of Approval
- Attachment B - Project Plans
- Attachment C – Mitigated Negative Declaration
- Attachment D – Mitigation Monitoring Plan

cc: Sarah Gilmore - Engineering and Surveying Department
Laura Rath - Environmental Health Service
Dennis Barksdale - Applicant



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING
SERVICES DIVISION

E.J. Ivaldi, Deputy Director

Recommended Conditions of Approval
Divine Transportation Trucking
(PLN14-00064)

1. This Minor Use Permit authorizes construction and operation of a trucking terminal and warehousing facility on Cincinnati Road in the Sunset Industrial Area on Assessor's Parcel Number 017-200-010-510. The proposed development should total $\pm 39,772$ square feet (sf), and is located on the western portion of the parcel. The development should include office space ($\pm 8,403$ sf), warehousing space ($\pm 13,471$ sf), a repair shop ($\pm 11,737$ sf), and mechanical parts storage ($\pm 1,262$ sf). The total square footage of the building should also incorporate a 4,899 square foot overhead canopy on the northwestern corner of the project site. This use permit includes approval of a Variance to the side setback requirement of fifteen feet to allow for ten feet in order to construct the 4,899 square foot overhead canopy along the north property boundary.
(PLN)

IMPROVEMENT PLANS

2. 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 County for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay any required 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 cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the County in both hard copy and electronic versions
in a format to be approved by the County prior to acceptance by the County of site improvements.

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

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

Prior to the County's final acceptance of the project's improvements, submit to the County two copies of the Record Drawings in digital format (on compact disc or other acceptable media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawings will be the official document of record. **(MM VI.1) (ESD)**

3. The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical). The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination

of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(MM VI.2) (MM VI.4) (ESD)**

4. Prior to Improvement Plan approval, provide the Engineering and Surveying Division with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. A representative's signature from the appropriate fire protection district shall be provided on the Improvement Plans. **(ESD)**
5. The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Construction (temporary) BMPs for the project may include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (TC-1), Wind Erosion Control (WE-1), Velocity Dissipation Devices (EC-10), and revegetation techniques.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection, or other County approved methodology. Post-development (permanent) BMPs for the project include, but are not limited to: water quality grass-lined swales. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the ESD upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. **(MM VI.3) (MM IX.3) ESD**

6. 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) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans. The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management to the extent feasible as required by Section E.12 of the NPDES Phase II Permit. **(MM IX.4) (ESD)**

7. The Improvement Plan submittal shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. **(MM IX.1)(ESD)**
8. The Improvement Plan submittal and Drainage Report shall provide details showing that storm water peak run-off flows and volume shall be reduced to 90% of pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD). The ESD may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees prescribed by County Ordinance. The ESD may consider off-site mitigation through participation in a regional program as an alternative to on-site retention. If the applicant chooses to pursue this alternative, calculations must provide details showing how participation in the regional program adequately mitigates increases in stormwater peak flows and volume to 90% of pre-project levels. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. **(MM IX.2)(ESD)**
9. Staging Areas: 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.. **(ESD)**
10. Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and

Surveying Division evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees. **(ESD)**

11. Prior to Improvement Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the Engineering and Surveying Division for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. **(ESD)**
12. 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). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners' association is responsible for maintaining the legibility of stamped messages and signs. **(ESD)**
13. The Improvement Plans shall show that all stormwater 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)**
14. The Improvement Plans shall show that materials with the potential to contaminate stormwater that are to be stored outdoors shall be placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system, or protected by secondary containment structures such as berms, dikes, or curbs. The storage area shall be paved to contain leaks and spills and shall have a roof or awning to minimize collection of stormwater within the secondary containment area. **(ESD)**
15. The Improvement Plans shall show that repair/maintenance bays shall be protected (i.e., indoors, covered, etc.) to prevent run-on and/or runoff of stormwater from contacting the process area. All washwater, leaks, and spills shall be captured by a drainage system and drains shall be connected to a sump for collection and disposal. Direct connection of a repair/maintenance bay to the storm drain system is prohibited. The applicant/permittees shall properly connect to a sanitary sewer via an external grease or sand/oil interceptor and contact the Department of Facility Services or other applicable sewer agency to obtain an Industrial Waste Discharge Permit, if required. If so, said permit shall be provided to the Engineering and Surveying Division (ESD) prior to Improvement Plan approval. If connection to sanitary sewer is not available, the method of discharge shall be subject to review and approval by Placer County. **(ESD)**

16. The Improvement Plans shall show that vehicle/equipment wash areas shall be designed to be self-contained and/or covered and equipped with a clarifier or other pretreatment facility. Direct connection of a vehicle/equipment wash area to the storm drain system is prohibited. The applicant/permittees shall properly connect to a sanitary sewer via an external grease or sand/oil interceptor and contact the Department of Facility Services or other applicable sewer agency to obtain an Industrial Waste Discharge Permit, if required. If so, said permit shall be provided to the Engineering and Surveying Division prior to Improvement Plan approval. If connection to sanitary sewer is not available, the method of discharge shall be subject to review and approval by Placer County. **(ESD)**
17. The Improvement Plans shall show that equipment/accessory washing/steam cleaning areas shall be designed to be self-contained and equipped with an external grease or sand/oil interceptor. Outdoor wash areas shall be covered, paved, and provide secondary containment. Direct connection of an equipment/accessory wash area to the storm drain system is prohibited. The applicant/ permittees shall properly connect to a sanitary sewer via an external grease or sand/oil interceptor and contact the Department of Facility Services or other applicable sewer agency to obtain an Industrial Waste Discharge Permit, if required. If so, said permit shall be provided to the Engineering and Surveying Division prior to Improvement Plan approval. If connection to sanitary sewer is not available, the method of discharge shall be subject to review and approval by Placer County. **(ESD)**

ROADS/TRAILS

18. The Improvement Plans shall show the construction of a public road entrance/driveway onto a Plate R-12 Land Development Manual (LMD) standard. The design speed of Cincinnati Ave. shall be 45 miles per hour (mph), unless an alternate design speed is approved by the Department of Public Works (DPW). The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW and the Engineering and Surveying Division (ESD). An Encroachment Permit shall be obtained by the applicant or authorized agent from ESD. The Plate R-12 structural section within the main roadway right-of-way shall be designed for a Traffic Index of 9.0, but said section shall not be less than 3 inches Asphalt Concrete (AC)/8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD. **(ESD)**
19. The Improvement Plans shall show that all on-site parking and circulation areas shall be improved with a minimum asphaltic concrete or Portland cement surface capable of supporting anticipated vehicle loadings.
It is recommended that the pavement structural section be designed in accordance with recommendations of a soils/pavement analysis and should not be less than 2 inch Asphalt Concrete (AC) over 4 inch Class 2 Aggregate Base (AB) or the equivalent. **(ESD)**
20. The Improvement Plans shall show that parking spaces, ramps, frontage improvements (existing and required) and access ways shall meet California Building Code accessibility standards. **(ESD)**

PUBLIC SERVICES

21. Prior to Improvement Plan approval, provide to the Development Review Committee "will-serve" letters from the following public service providers , as required:
- A) PG&E
 - B) Placer County Service Area No. 28 Zone No 2-A3
 - C) PCWA
 - D) Auburn Placer Disposal
- If such "will serve" letters were obtained as a part of the environmental review process, and are still valid, (received within one year) no additional verification shall be required. **(ESD)**

GENERAL DEDICATIONS/EASEMENTS

22. On the Improvement Plans, provide the following easements/dedications to the satisfaction of the Engineering and Surveying Division (ESD) and DRC:
- a. Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). **(ESD)**
 - b. Dedicate 12.5' multi-purpose easements adjacent to all highway easements. **(ESD)**
 - c. Drainage easements as appropriate. **(ESD)**
 - d. Landscape easements as appropriate. **(ESD)**
 - g. Provide private easements for existing or relocated water lines, service/distribution facilities, valves, etc., as appropriate. **(ESD)**

FEES

23. This project will be subject to the payment of traffic impact fees that are in effect in this area (Sunset District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to Building Permit issuance:
- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
 - B) South Placer Regional Transportation Authority (SPRTA Regional)
 - C) Highway 65 Joint Powers Authority (Hwy 65 JPA)
 - D) Placer County / City of Roseville Joint Fee Program (PC/CR Joint Fee)

The total estimated fees are \$176,741.80 (based on 34,774 SF of Light Industrial use).

The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. **(MM XVI.1) (ESD)**

MISCELLANEOUS CONDITIONS

24. During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(ESD)**

PLANNING SERVICES DIVISION

25. A Minor Use Permit shall be considered exercised when a Building Permit has been issued, and construction of a building foundation has been started (see also Article 17.58.160, formerly Chapter 30, Section 20.160 B.2. of the Placer County Code). **(PLN)**
26. The hours of operation for the trucking terminal and warehousing facility shall be 6AM to 6PM, Monday through Friday. **(PLN)**
27. The terminal shall be used to warehouse and transport goods using California Legal long haul trucks only. **(PLN)**
28. The project is subject to review and approval by the County Design/Site Review Committee (D/SRC). Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to: Architectural colors, materials, and textures of all structures; landscaping; irrigation; signs; exterior lighting; and fences and walls. **(PLN)**
29. The exterior pole lights shall not exceed a maximum overall height of 21 feet. **(MM I.1)**
30. All exterior site lighting shall be directed downward, not outward or upward from the source. **(MM I.2)**
31. Prior to approval of Grading or Improvement Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to www.placer.ca.gov/apcd and click on Dust Control Requirements. If the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County.
 - a. Include the following standard note on all building plans approved in association with this project: Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the APCD prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. All on-site stationary equipment requiring a permit shall be classified as "low emission" equipment and shall utilize low sulfur fuel. Developers / contactors should contact the APCD prior to construction for additional information
 - b. Diesel trucks shall be prohibited from idling on site more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show on the submitted building elevations that all truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more

than the allotted time shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel Engine Idling Limited to a Maximum of 5 Minutes" shall be included with the submittal of building plans. Include the following standard notes on the Grading Plans or Improvement Plans:

c. The contractor shall use CARB ultra-low diesel fuel for all diesel-powered equipment.

d. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.

e. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.

f. The contractor shall apply water or use other method 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.

g. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.

h. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.

i. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).

j. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.

k. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.

l. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) 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.

m. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.

n. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.

o. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All 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.

p. The prime contractor shall submit to the District a comprehensive 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 aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

q. Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the District 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% of NOx and 45% of DPM reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. **(MM III.1)**

32. The Improvement Plans shall include the following note: *If any archeological artifacts, exotic rock (non-native) or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a certified archeologist retained to evaluate the deposit in consultation with the Washoe Tribe. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archeological find(s)*

If the discovery consists of human remains, the Placer County Corner, Native American Heritage Commission and the Washoe Tribe must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. A note to this effect shall be provided on the Improvement/Grading Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements, which provide protection of the site, and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.
(MM V.1)

33. Prior to approval of a Building Permit for implementation of this project, the applicant shall be required to execute a ballot and waiver to annex into the Community Facilities District. Completion of this requirement would ensure that the project is consistent with Implementation Program Policies 3.15, 3.16, and 3.17 of the Sunset Industrial Area Plan to require the establishment of CFD 2012-1, which has already been formed, and to require annexation into the CFD of all discretionary land development applications. **(MM XIV.1)**

34. The applicant shall defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the Divine Transportation Trucking (PLN14-00053). The applicant shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. **(PLN)**
35. This Minor Use Permit (PLN14-00053) shall expire on March 19, 2017 unless previously exercised with approval of a building permit and final inspection. **(PLN)**

ENVIRONMENTAL HEALTH

36. Provide a will serve letter from Placer County Water Agency indicating that they will serve the project with treated water. The project shall connect to treated water.
37. The project shall connect to public sewer through Placer County.
38. The project shall comply with all waste tire regulations as written in Title 14 of the California Code of Regulations. The project shall acquire a Tire Program Identification Number.
39. Hazardous" materials as defined in Health and Safety Code Division 20, Chapter 6.95, Articles 1 & 2 shall not be allowed on any premises in regulated quantities without notification to Environmental Health Services. Prior to final occupancy/tenant improvement approval, the property owner/ occupant shall submit required fees and submit a business plan to Environmental Health Services Hazardous Materials Section, for review and approval.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

**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: Divine Transportation Trucking Facility (PLN14-00053)

PROJECT DESCRIPTION: The applicant is requesting approval of a Minor Use Permit to construct a commercial trucking terminal and associated parking on an undeveloped, five-acre parcel located on Cincinnati Avenue in the Sunset Industrial Area.

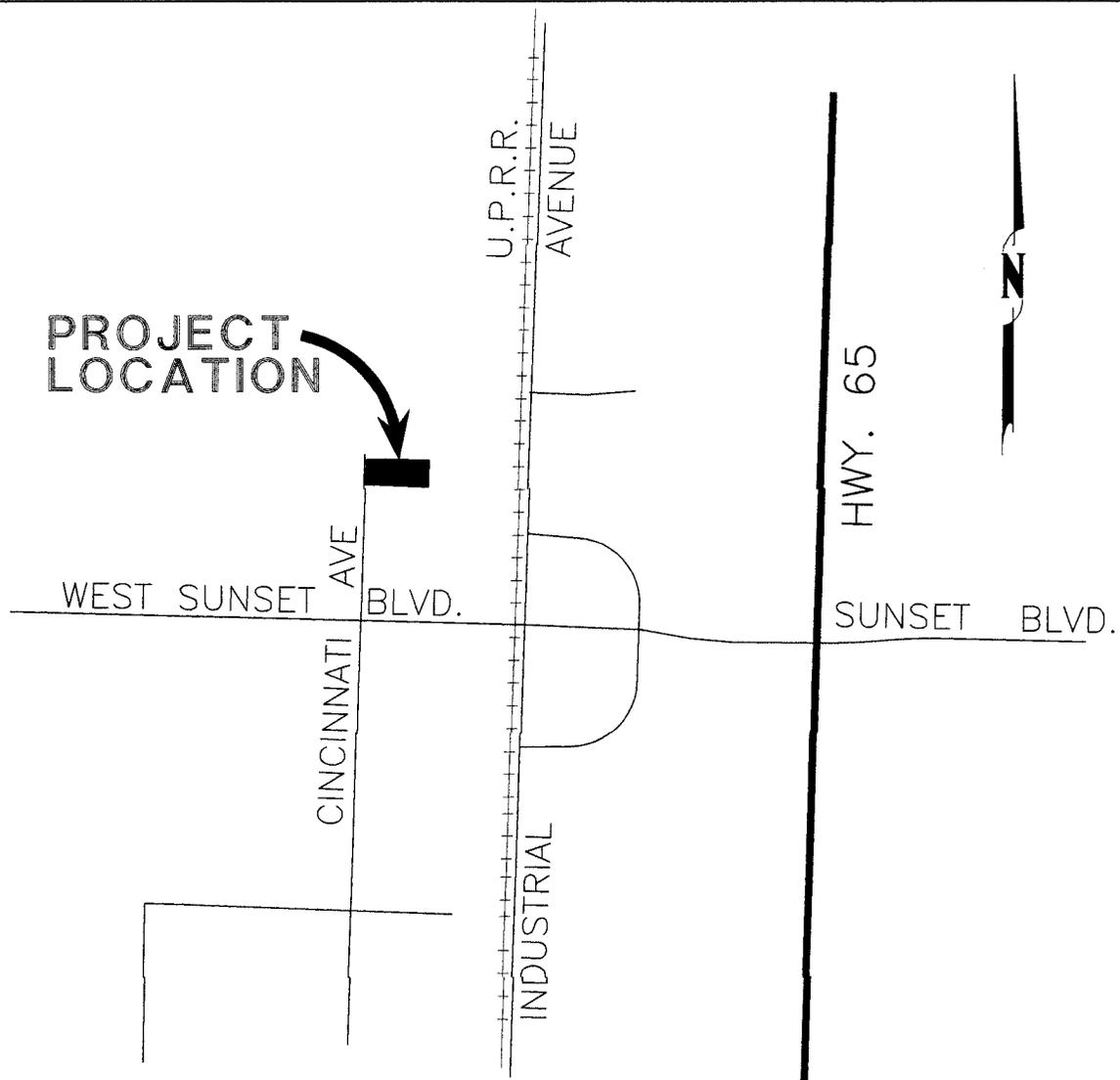
PROJECT LOCATION: Cincinnati Avenue, Rocklin, Placer County

OWNER: Nick Yarmolyuk, 300 Harding Blvd., Suite 211, Roseville, CA 95678

APPLICANT: Claybar Engineering Inc., 9354 Elk Grove Florin Road, Elk Grove, CA 95624

The comment period for this document closes on **February 23, 2015**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/NegDec.aspx> Community Development Resource Agency public counter, and at the Rocklin Public Library. For Tahoe area projects, please visit our Tahoe Office, 775 North Lake Blvd., in Tahoe City. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Decision Makers. 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.

Published in Sacramento Bee, Friday, January 23, 2015



DIVINE TRANSPORTATION TRUCK FACILITY
CINCINNATI AVENUE

A.P.N. 017-200-010-510

VICINITY MAP

N.T.S.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

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: Divine Transportation Trucking Facility	Project # PLN14-00053
Description: The applicant is requesting approval of a Minor Use Permit to construct a commercial trucking terminal and associated parking on an undeveloped, five-acre parcel located on Cincinnati Avenue in the Sunset Industrial Area.	
Location: Cincinnati Avenue, Rocklin, Placer County	
Project Owner: Nick Yarmolyuk, 300 Harding Blvd., Suite 211, Roseville, CA 95678	
Project Applicant: Claybar Engineering Inc., 9354 Elk Grove Florin Road, Elk Grove, CA 95624	
County Contact Person: Nikki Streegan	530-745-3577

PUBLIC NOTICE

The comment period for this document closes on **February 23, 2015**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>), Community Development Resource Agency public counter, and at the Rocklin Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Decision Makers. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

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.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3080 • www.placer.ca.gov

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 C) and site-specific studies (see Section I) 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 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: Divine Transportation Trucking Facility	Project #: PLN14-00053
Entitlement(s): Minor Use Permit and Variance	
Site Area: 5 acres / 39,722 square feet	APN: 017-200-010-510
Location: Cincinnati Avenue, Rocklin, Placer County	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of a Minor Use Permit to construct a commercial trucking terminal and associated parking on an undeveloped, five-acre parcel located on Cincinnati Avenue in the Sunset Industrial Area. The terminal would be used to warehouse and transfer dry goods from California legal long haul trucks for distribution purposes. No hazardous materials will be stored or transported as part of the operation.

The proposed development would total 39,722 square feet, located on the western portion of the parcel. The development would include office space, warehousing space, a repair shop, and mechanical parts storage. The total square footage of the building would also incorporate a 4,899-square-foot overhead canopy on the northwestern corner of the project site, which would provide a location for personnel to perform safety checks and inspections for trucks entering and exiting the facility. In addition to the Minor Use Permit, the applicant is requesting a Variance for the overhead canopy, which extends by five feet into the required 15-foot setback.

The trucking company will operate Monday through Friday between 6AM and 6PM. The company will operate a maximum of 50 trucks in their fleet. A total of eight trucks will enter and exit the facility daily. The total estimated daily trips to and from the site, including customers and personnel, includes 62 auto trips and eight truck trips.

Parking would be developed for truck parking, personnel autos and visiting customers. Personnel and customer parking is divided into three small lots, and truck parking is proposed on one large lot. The site is proposed to be developed with 53 truck spaces and 65 spaces for regular automobiles. At its maximum proposed operation (50 trucks), at least one parking space for every truck is provided onsite. Additionally, in accordance with the Placer County Zoning Ordinance, one space must be provided per 300 square-feet of office space and one space must be provided per 1,500 square feet of warehousing space the development complies with this standard.

The project would retain an existing chain link fence on the north and east property lines, and also include chain link fence with green vinyl coating and green slats along the southern boundary in order to screen the truck parking lot from the commercial property to the south. No fencing is proposed along the west side of the property along Cincinnati Avenue, which serves as the front of the building.

Project Site:

The project site is surrounded by industrial uses. The current zoning designation for the property is Industrial Design Corridor (IN-Dc). The site is currently undeveloped; however, the site was previously used as a staging area for the Thunder Valley Casino and Hotel project in 2008. The project site has been entirely graded with the exception of a small earthen mound located at the northwestern corner and the vast majority of the site is covered with Class II aggregate base. Additionally, annual grasses and weeds have become overgrown on the property.

Drainage patterns flow from the northwest and the northeast of the site to catchments on the western and southern edge of the property. Grading from the 2008 project provided for drainage ditches and swales on the north, east, and south sides of the project. The current project is designed to utilize these drainage ditches and swales. No wetlands are present on the site.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	Industrial – Design Corridor (IN-Dc)	Sunset Industrial Area/ Industrial Core Area	Undeveloped
North	Same as project site	Same as project site	Industrial
South	Same as project site	Same as project site	Commercial/Industrial
East	Same as project site	Same as project site	Commercial/Industrial
West	Same as project site	Same as project site	Commercial/Industrial

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable 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
- ➔ Sunset Industrial Area Plan EIR

Section 15183 states that “projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site.” Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly

applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. 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 – 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. Substantially degrade the existing visual character or quality of the site and its surroundings? (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- Items I-1,2:

The site will not impact a scenic vista nor damage scenic resources within a state scenic highway. Therefore, there is no impact.

Discussion- Item I-3:

The project site shows previous disturbance under a Minor Use and Grading Permit from 2008 when the site was used as a laydown area for the construction of Thunder Valley Casino and Hotel. As noted in the project description, the project site has been entirely graded with the exception of a small earthen mound located at the northwestern corner. As a result of this, the vast majority of the site is covered with Class II aggregate base in addition to annual grasses that are overgrown on the property.

The project site is located in an Industrial-Design Corridor (Ind-Dc) zoning designation; therefore the site requires a separate Design Review process for all new development projects. Prior to approval of the plans, the project will be subject to review and approval of the Design/Site Review Committee to address the physical conversion of the site. Design review will include, but not be limited to, a review of onsite landscaping, exterior lighting, parking, circulation and signage and will ensure that the proposed development of the project site is consistent with the Character of the area. No mitigation measures are required.

Discussion- Item I-4:

To analyze potential light and glare impacts that could result from the project, a photometric survey has been submitted and reviewed by staff. The lighting plan will result in a project that does not create excessive light at property lines, nor glare onto the adjacent roadways. In addition, the project will minimally impact the night sky because no lighting will be directed upward. The final design of the proposed light fixtures will be reviewed and approved by the Design/Site Review Committee prior to issuance of Improvement Plans for the project. To ensure consistency with the Placer County Design Guidelines with respect to exterior lighting, the following mitigation measures are proposed to reduce potential light and glare impacts to a less than significant level.

Mitigation Measures- Item I-4:

MM I.1 The exterior pole lights shall not exceed a maximum overall height of 21 feet.

MM I.2 All exterior site lighting shall be directed downward, not outward or upward from the source.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local 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 General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. 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
5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X

Discussion- All Items:

The current and surrounding land uses are industrial, therefore, the development of the site is not considered to be a conversion of farmland. There is currently no agricultural activity on the project site or on adjacent parcels. The proposed project will not conflict with County policies regarding land use buffers for agricultural operations. 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? (PLN, Air Quality)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)		X		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

Discussion- Item III-1:

The 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 (APCD). An air quality analysis was conducted by an

environmental consulting firm (SESPE Consulting, Inc.) in December of 2014, utilizing the California Emissions Estimator Model (CalEEMod). Although the SVAB is designated as nonattainment for federal and state ozone (O₃) standards, nonattainment for the federal particulate matter standard (PM_{2.5}) and state particulate matter standard (PM₁₀), the analysis indicated that the project will not contribute a significant impact to the Region given that the project related emissions are below the District's thresholds of significance. Therefore the project will not result in a significant obstruction to the Sacramento Regional Air Quality Plan. No mitigation measures are required.

Discussion- Items III-2,3:

As stated above, the SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), nonattainment for the federal particulate matter standard (PM_{2.5}) and non-attainment for the state particulate matter standard (PM₁₀).

According to the project description and CalEEMod analysis, the project will result in an increase in regional and local emissions from construction and operation of the project. However, these emissions will not exceed the APCD's threshold of significance of 82 pounds per day (lbs/day) of ROG, NO_x, or PM₁₀ for construction or operational activities. The project's related short-term construction air pollutant emissions will result primarily from site grading activities, diesel-powered construction equipment, trucks hauling building supplies, worker vehicle exhaust, and building painting activities. In order to reduce construction related air emissions, associated grading/improvement plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the Placer County Air Pollution Control District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of the following mitigation measures, impacts related to construction activities will be reduced to a less than significant level.

Further, the project's long-term operational emissions would chiefly result from truck and vehicle exhaust, utility usage, and water/wastewater usage. Although the project's operational emissions would not exceed the District's cumulative threshold of 10 lbs/day, the project will contribute incremental emissions of ROG, NO_x, and CO₂ to the cumulative impacts in Placer County. The implementation of the following mitigation measures would result in further reduction of the ROG, NO_x and CO₂ emissions and ensure the project's related cumulative impacts to be less than significant.

Mitigation Measures- Items III-2,3:

MM III.1

1. Prior to approval of Grading or Improvement Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to www.placer.ca.gov/apcd and click on Dust Control Requirements. If the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County.
2. Include the following standard note on all building plans approved in association with this project: Stationary sources or processes (i.e. certain types of engines, boilers, heaters, etc.) associated with this project shall be required to obtain an Authority to Construct (ATC) permit from the APCD prior to the construction of these sources. In general, the following types of sources shall be required to obtain a permit: 1). Any engine greater than 50 brake horsepower, 2). Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharge 2 pounds per day or more of pollutants. All on-site stationary equipment requiring a permit shall be classified as "low emission" equipment and shall utilize low sulfur fuel. Developers / contactors should contact the APCD prior to construction for additional information.
3. Diesel trucks shall be prohibited from idling on site more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show on the submitted building elevations that all truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than the allotted time shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel Engine Idling Limited to a Maximum of 5 Minutes" shall be included with the submittal of building plans.

Include the following standard notes on the Grading Plans or Improvement Plans:

4. The contractor shall use CARB ultra-low diesel fuel for all diesel-powered equipment.
5. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry,

- mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.
6. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.
 7. The contractor shall apply water or use other method 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.
 8. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
 9. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
 10. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).
 11. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.
 12. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
 13. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) 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.
 14. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
 15. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
 16. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All 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.
 17. The prime contractor shall submit to the District a comprehensive 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 aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
 18. Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the District 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% of NOx and 45% of DPM reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

Discussion- Item III-4:

The project includes grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel particulate matter (DPM) emissions from the use of off-road diesel equipment required for site grading. Additionally, DPM would result from occasional delivery equipment during the operations of the facility as well as the daily trips generated from the trucking facility. Because of the dispersive properties of DPM and the temporary nature of the mobilized equipment use, short-term construction and operationally-generated Toxic Air Contaminant emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

Discussion- Item III-5:

The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, diesel-powered truck transportation and vehicle exhaust from traffic that could create odors. However, the long-term operational emissions (truck and vehicle traffic) from this project alone will not exceed the District's significant thresholds. Therefore, potential impacts from odors will be less than significant. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)			X	
2. 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	
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)				X
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (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
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)			X	
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)				X
8. 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

Discussion- Items IV-1,2,6:

A biological assessment for the site was performed. The 2014 biological assessment included field reconnaissance, review of previous literature research, and cross-checking findings with a database report from the California Natural Diversity Database maintained by the California Department of Fish and Wildlife.

Current conditions on the site suggest that disturbance from plowing, disking, spraying, and mowing from the previous land uses has left only disturbed annual grassland and weedy plant communities. The majority of the land has been previously cleared, leveled, and compacted so that approximately one acre of grass vegetation that could

provide any suitable foraging habitat for the Swainson’s Hawk still exists around the periphery of the site. Therefore, in accordance with the five-acre minimum noted by California Department of Fish and Wildlife, the parcel provides under the five-acre minimum required to provide sufficient foraging habitat for the State threatened Swainson’s Hawk. Similarly, the site does not contain suitable habitat to support reproduction by the California Burrowing Owl and no owl burrows were observed during the field survey. No special status plant or animal species were observed on the property, nor is there suitable habitat to support any special status species. No mitigation measures are required.

Discussion- Item IV-3:

The project will not result in the removal of oak trees and will not result in the conversion of oak woodlands. Therefore, there is no impact.

Discussion- Items IV-4,5:

There are no wetland resources on the site. Therefore, there is no impact.

Discussion- Items IV-7,8:

The project will not conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance, nor the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)		X		
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)		X		
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (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
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)		X		

Discussion- Items V-1,2:

A Cultural Resource Assessment was prepared for the project site through the North Central Information Center on July 16, 2014. The Assessment found that, although several cultural resource sites have been recorded within 0.25 mile of the proposed project, there is low potential for prehistoric-period cultural resources to exist on the project site itself. The following mitigation measure is required:

Mitigation Measures- Items V-1,2:

MM V.1 The Improvement Plans shall include the following note:

If any archeological artifacts, exotic rock (non-native) or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a certified archeologist retained to evaluate the deposit in consultation with the Washoe Tribe. The Placer County Planning Services Division and Department of Museums must also be contacted for review of the archeological find(s).

If the discovery consists of human remains, the Placer County Coroner, Native American Heritage Commission and the Washoe Tribe must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Services Division. A note to this effect shall be provided on the Improvement/Grading Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements, which provide protection of the site, and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

Discussion- Item V-3:

The records search did not identify any paleontological resources or site or geologic features on the subject property. Therefore, there is no impact.

Discussion- Item V-4:

Development of the project site would not cause a physical change that would affect unique ethnic cultural values because no resources that would result in such an affect are located on or around the subject property. Therefore, there is no impact.

Discussion- Item V-5:

There are no know religious or sacred activities on or around the subject property and as such, the development of the proposed project will not impact such areas. Therefore, there is no impact.

Discussion- Item V-6:

There are no known human remains on the subject property. However, human remains could be discovered as a result of site disturbance. Although no known resources were identified on the project site, there may be undiscovered resources on the site that could be unearthed during development activities. The following standard condition of approval will be required as part of the project permit and a note added to the Improvement Plans:

Mitigation Measures- Item V-6:

Refer to text in MM V.1 in Discussion V-1,2.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)			X	
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (PLN, ESD)			X	

8. Be located on a geological 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	
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)			X	

Discussion- Items VI-1,9:

According to The Soil Survey of Placer County (United States Dept. of Agriculture Soil Conservation Service in cooperation with University of California Agriculture Experiment Station) this site is comprised of Fiddyment-Kaseberg loam, which has a slight to moderate erosion hazard. The limitations identified for the soils include very low permeability of the subsoil, moderate depth to the hardpan, and limited ability of the soil to support a load. The soils survey does not identify any unique geologic or physical features for the existing soil types. No known unique geologic or physical features exist on the site that will be destroyed or modified. The site is not known to be located on a geological unit or soil that is unstable or that will become unstable as a result of the project. The project does not include the construction of any buildings or habitable structures, only pavement for parking and circulation areas and drainage/water quality features. Construction of the project will not: create any significant unstable earth conditions, or change any significant geologic substructure resulting in unstable earth. Therefore, these impacts are less than significant. No mitigation measures are required.

Discussion- Items VI-2,3:

This project proposal will result in the construction of a 39,722 square foot truck terminal on a five-acre parcel. To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the parking improvements and drainage facilities. Approximately 90% of the site will be disturbed by grading activities. Approximately 5,500 cubic yards of material will be moved on site with approximately 500 cubic yards of cut exported. In addition, there are potential impacts that may occur from the proposed changes to the existing topography. The project proposes maximum soil cuts of up to approximately 6 feet and soil fills of up to approximately four feet as shown on the preliminary grading plan and in the project description. The slopes of the graded areas are proposed to be a maximum of approximately two to one. The project’s site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-2,3:

MM VI.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 County for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay any required 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 cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the County in both hard copy and electronic versions in a format to be approved by the County prior to acceptance by the County of site improvements.

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

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

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the County. All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the County concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical)

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

The applicant shall submit to the County a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the County for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the County to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Discussion- Item VI-4:

No unique geologic or physical features at this previously disturbed site were observed or identified that could be destroyed, covered or modified. Therefore, there is no impact.

Discussion- Items VI-5,6:

The disruption of the soil discussed in Items 2 and 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify the existing on site drainage ways by transporting erosion from the disturbed area into local drainage ways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily grading for the parking and circulation areas that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:

Refer to text in MM VI.1, MM VI.2

MM VI.3 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the County such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions.

Construction (temporary) BMPs for the project may include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (TC-1), Wind Erosion Control (WE-1), Velocity Dissipation Devices (EC-10), and revegetation techniques.

Discussion- Items VI-7,8:

The site is located within Seismic Zone 3. Because structures will be constructed according to the current edition of the California Building Code, which contains seismic standards, the likelihood of severe damage due to ground shaking should be minimal. There is no landsliding or slope instability related to the project site. No avalanches, mud slides or other geologic or geomorphological hazards have been observed at or near this project site. Therefore, these impacts are considered to be less than significant. No mitigation measures are required.

VII. 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 and/or cumulative 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- All Items:

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 truck trips, vehicle trips generated by workers, as well as on-site fuel combustion for landscape maintenance equipment.

The project would result in grading, subsequent paving and the construction of approximately 39,722 square feet of new buildings, along with associated parking areas. The project would consist of office space, warehouse space, a truck repair shop, and mechanical parts storage area, as well as an overhead canopy area for safety checks for trucks. The CalEEMod analysis conducted for the proposed project included an analysis for Greenhouse Gases. The GHG emissions resulting from the project were well below APCD’s accepted threshold of 1,100 metric tons of CO₂ equivalent (MT CO₂e), and therefore would not substantially hinder the State’s ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, the impact of the proposed project with respect to GHG emissions is less than significant, and no mitigation measures are required.

VIII. 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 handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			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? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)			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? (EHS)				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 for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- Items VIII-1,2:

The project will involve the routine use and storage of hazardous materials. All materials will be used, stored and disposed of in accordance with the applicable federal, state and local laws including Cal-OSHA requirements and manufacturer’s instruction. Since hazardous materials will be store onsite, in regulated quantities, a condition of approval for the project will require that a hazardous materials business plan be submitted to Environmental Health Services and permits associated with the regulated quantities will be obtained. Accordingly, impacts related to handling, use, disposal or release of hazardous materials is considered to be less than significant therefore no mitigations measures are required.

Discussion- Item VIII-3:

There are no known existing or proposed schools within one-quarter mile of the proposed project. Therefore, there would be a less than significant impact, and no mitigation measures are required.

Discussion- Item VIII-4:

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

Discussion- Items VIII-5,6:

The proposed project will not be located within an airport land use plan or within the vicinity of a private airstrip. Therefore, there is no impact.

Discussion- Items VIII-7:

The proposed project will be located on land mapped as unclassified on the Placer County Fire Safe Regulations Map, and is not considered to be an area at risk for wildland fire. Therefore, there is no impact.

Discussion- Items VIII-8,9:

The project will not create a health hazard, potential health hazard or expose people to existing sources of potential health hazards. Therefore, there is no impact.

IX. 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 federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater			X	

supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)				X

Discussion- Item IX-1:

The project will not violate any potable water quality standards as it will utilize a publicly treated potable water supply from PCWA. Therefore, there is no impact.

Discussion- Item IX-2:

This project will not substantially deplete groundwater supplies; interfere substantially with groundwater recharge as the project is utilizing a public water supply for its domestic water supply. Thus, there is a less than significant impact. No mitigation measures are required.

Discussion- Item IX-3:

The project site was previously disturbed and graded as part of the Thunder Valley casino and hotel project. The entire site was graded and the majority of the site surfaced with base rock and used as a "lay-down" area for accepting and storing materials. A preliminary drainage report was prepared by Claybar Engineering Inc. dated November 24, 2014. This drainage report, along with the preliminary Grading & Drainage Plan, shows that the project will collect storm water runoff onsite and ultimately will discharge storm water into the existing storm drain system. The proposed changes will not significantly alter the existing drainage pattern, as the receiving storm drain system will remain the same. Therefore, the project's impacts due to substantial alteration in drainage patterns are considered to be less than significant. No mitigation measures are required.

Discussion- Item IX-4:

This project will create new impervious surfaces on a property that is currently undeveloped and thus potentially increase the rate and amount of surface runoff from the site. According to the preliminary drainage report was prepared by Claybar Engineering Inc. dated November 24, 2014, the project will collect storm water runoff onsite, convey it by water quality swales and grass lined swales, and retain it in an on-site in an underground or surface storage. Both retention alternatives will be sized to provide the storage volume required to reduce the actual volume of water leaving the site to at least 10% of the pre-development volume for storm events.

Additionally, the drainage analysis and project proposal concluded that after construction of the project, there would be a decrease in post development peak flow from pre development levels at the discharge points from the site. The decrease in peak flow is attributed to the implementation of a drainage design that increases time of concentration and includes on site retention/detention.

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

Mitigation Measures- Item IX-4:

Refer to text in MM VI.1, MM VI.2 and see Items VI-2,3 for the text of these mitigation measures as well as the following:

MM IX.1 The Improvement Plan submittal shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM IX.2 The Improvement Plan submittal and Drainage Report shall provide details showing that storm water runoff shall be reduced to 90% of pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD). The ESD may, after review of the project drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees prescribed by County Ordinance. The ESD may consider off-site mitigation through participation in a regional program as an alternative to on-site retention. If the applicant chooses to pursue this alternative, calculations must provide details showing how participation in the regional program adequately mitigates increases in stormwater peak flows and volume to 90% of pre-project levels. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

Discussion- Items IX-5,6:

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5,6:

Refer to text in MM VI.1, MM VI.2, MM VI.3, and MM IX.1 and see Items VI-2,3 and IX-4 for the text of these mitigation measures as well as the following:

MM IX.3 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and

Surveying Division (ESD). BMPs shall be designed in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection, or other County approved methodology. Post-development (permanent) BMPs for the project include, but are not limited to: water quality grass-lined swales. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees.

MM IX.4 This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

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

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management to the extent feasible as required by Section E.12 of the NPDES Phase II Permit.

Discussion- Item IX-7:

The project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) will be used and as such, the potential for this project to violate any water quality standards is considered to be less than significant. No mitigation measures are required.

Discussion- Items IX-8,9,10:

The project development area is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be redirected after construction of the improvements. The project development area is not located within any levee or dam failure inundation area. The proposed project does not include any permanent housing product. There is no impact.

Discussion- Item IX-11:

The project will not utilize groundwater; therefore it will not alter the direction or rate of flow of groundwater. Therefore, there is no impact

Discussion- Item IX-12:

The project is not located in proximity to any important surface water resources, and will not impact the watershed of important surface water resources. Therefore, there is no impact

X. 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. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X

3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. 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- Items X-1,6:

The proposed project will result in infill development and will not physically divide an established community (including a low-income or minority community). Therefore, there is no impact.

Discussion- Items IX-2,3:

The proposed project will not conflict with an existing community plan, County policies, regulations, or a conservation plan. Therefore, there is no impact.

Discussion- Item IX-4:

The proposed project will result in the development of a facility compatible with the surrounding industrial uses and does not create any land use conflicts. Therefore, there is no impact.

Discussion- Item IX-5:

The property does not contain any timber resources. Construction of this project will not affect agricultural and timber resources. Therefore, there is no impact.

Discussion- Item IX-7:

The proposed project will result in the development of a facility on property zoned for industrial land uses. This will not result in an alteration of the present or planned land use of the area. Therefore, there is no impact.

Discussion- Item IX-8:

The proposed project will result in the development of a facility, which may result in improved economic opportunities in the area. This will not cause economic or social changes that will result in an adverse physical change to the environment. Therefore, there is no impact.

XI. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. 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. 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- All Items:

No known mineral resources occur on this site or in the immediate project vicinity. Excavated material will not be exported from this site nor will it be used in such a manner as to make any discovered mineral resource unavailable. In addition, it will not result in the loss of availability of a locally-important resource recovery site. Therefore, there is no impact.

XII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. 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 expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Items XII-1,2,3:

Construction of the project, through build-out, will increase ambient noise levels,; however, the project lies in an industrial area and as such, it is unlikely that there will be exposure of persons to the generation of noise levels in excess of those established in the Sunset Industrial Community Plan. This impact is considered to be less than significant. No mitigation measures are required.

Discussion- Item XII-4:

The project is not located within an airport land use plan. Therefore, there is no impact.

Discussion- Item XII-5:

The project is not located within the vicinity of a private airstrip. Therefore, there is no impact.

XIII. 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 population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion- Item XIII-1:

The proposed project will result in the construction of industrial warehouse and office space, which could increase local business and job opportunities. The creation of new economic opportunities could result in a need for new housing if people move to the area for economic opportunities. The number of housing units needed to serve any population growth that will result from construction of this project will be negligible. No mitigation measure is required. Therefore, there is no impact.

Discussion- Item XIII-2:

The proposed project will be located on a vacant piece of property zoned for industrial development and will not displace housing. Therefore, there is no impact.

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or 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. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)				X

Discussion- Item XIV-1:

In 2012, the Board of Supervisors adopted policy amendments to the Sunset Industrial Area Plan to require the establishment of Community Facilities District 2012-1 in order to provide supplemental revenue sources for operations, training, maintenance, and personnel costs for Fire Station 77, which serves the Sunset Industrial Area.

In accordance with Placer County Resolution number 2012-260, which established Community Facilities District (CFD) No. 2012-1 in the Sunset Industrial Area (SIA), all new discretionary projects within the SIA will be conditioned to annex into CFD No. 2012-1 prior to County approval of a Parcel Map or Final Map, or issuance of Improvement Plans or issuance of a Building Permit for the Project. Upon meeting conditions to annex into CFD No. 2012-1, the maximum special tax will be applied to each parcel and to any existing development already on that parcel. This special tax is specifically for funding fire protection and emergency medical services within the CFD. Currently this tax is the higher of \$794.54 per acre OR .08 cents per square foot of building space. This tax is modified yearly in an amount not to exceed the Consumer Price Index for All Urban Consumers for the San Francisco/Oakland/San Jose Metropolitan area. Therefore, impacts associated with the provision of new or physically altered fire protection services are considered less than significant with the following mitigation.

Mitigation Measures- Item XIV-1:

MM XIV.1 Prior to approval of a Building Permit for implementation of this project, the applicant shall be required to execute a ballot and waiver to annex into the Community Facilities District. Completion of this requirement would ensure that the project is consistent with Implementation Program Policies 3.15, 3.16, and 3.17 of the Sunset Industrial Area Plan to require the establishment of CFD 2012-1, which has already been formed, and to require annexation into the CFD of all discretionary land development applications.

Discussion- Item XIV-2:

The proposed project will result in the construction of an industrial warehouse and office space, which could result in an increased need for sheriff protection services for the site. The increase in the amount of sheriff's services needed to service this site will not result in a significant demand for the construction of new sheriff's facilities, nor will it significantly impact service ratios, response times, or other performance objectives. No mitigation measures are required.

Discussion- Item XIV-3:

The proposed project will result in the construction of an industrial warehouse and office space, which could increase local business and job opportunities. The creation of new economic opportunities could result in a need for new housing if people move to the area, which could result in a small increase in demand for new school facilities. An increased need for school facilities will be negligible and will be a less than significant impact. No mitigation measures are required.

Discussion- Item XIV-4:

The proposed project will result in the construction of a new commercial trucking terminal and parking facility accessed from a County maintained roadway. However, the project does not generate the need for more maintenance of public facilities than what was expected with the build out of the Sunset Industrial Area Plan. Therefore, this is a less than significant impact.

Discussion- Item XIV-5:

The proposed project will not result in increased demand for other governmental services. Therefore, there is no impact.

XV. RECREATION – Would the project result in:

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

Discussion- All Items:

Implementation of the proposed project will not increase the use of any existing neighborhood or regional parks. The construction and operation of this industrial development will have no effect on existing recreational facilities in the area and no new facilities will need to be constructed as a result of the development of this project. Therefore, there is no impact.

XVI. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)			X	
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic?			X	

(ESD)				
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				X
4. Inadequate emergency access or access to nearby uses? (ESD)				X
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion- Items XVI-1,2:

This project proposal will result in the construction of a 39,722 square foot truck terminal. The proposed project creates site-specific impacts on local transportation systems that are less than significant when analyzed against the existing baseline traffic conditions and roadway segment/intersection existing Level of Service; however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program. This project is subject to this code and, therefore, required to pay traffic impact fees to fund the Capital Improvement Program for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the Capital Improvement Program improvements, the project's traffic impacts are less than significant. Therefore, the project's impacts associated with traffic related impacts can be mitigated to a less than significant level by implementing the following mitigation measure:

Mitigation Measures - Items XVI-1,2:

MM XVI.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Sunset District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to Building Permit issuance:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA Regional)
- C) Highway 65 Joint Powers Authority (Hwy 65 JPA)
- D) Placer County / City of Roseville Joint Fee Program (PC/CR Joint Fee)

The total estimated fees are \$176,741.80 (based on 34,774 SF of Light Industrial use). The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XVI-3:

The proposed commercial trucking terminal and parking facility project will not create increased impacts to vehicle safety due to roadway design features or incompatible uses. There is no impact.

Discussion- Item XVI-4:

The proposed commercial trucking terminal and parking facility project will not create inadequate emergency access or access to nearby uses. There is no impact.

Discussion- Item XVI-5:

The proposed project will result in the construction of 26,360 square feet of industrial warehouse and approximately 8,400 square feet of office space. Parking would be developed for truck parking, personnel autos, and customer autos. Personnel and customer parking is divided into three small lots, and truck parking is proposed on one large

lot. The site is proposed to be developed with 53 truck spaces and 65 spaces for regular automobiles. At its maximum proposed operation (50 trucks), at least one parking space for every truck is provided by the development. Additionally, in accordance with the Placer County Zoning Ordinance, one space must be provided per 300 square-feet of office space and one space must be provided per 1,500 square-feet of warehousing space. The development meets this standard with 60% dedicated for office space and 40% of the parking dedicated for warehouse space. There is no impact.

Discussion- Item XVI-6:

The proposed project will be constructing site improvements that do not create any significant hazards or barriers for pedestrians or bicyclists. There is no impact.

Discussion- Item XVI-7:

The project will not conflict with any adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities. There is no impact.

Discussion- Item XVI-8:

The project will not change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				X
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)			X	

Discussion- Item XVI-1:

The above referenced property is within the Placer Counter Service Area No. 28 Zone No 2-A3. The CSA's sanitary sewer collection system currently has adequate capacity to accept sewage flow from this project. The treatment facility is capable of handling and treating this additional volume of wastewater without overwhelming the existing system. There is no impact.

Discussion- Item XVII-2:

Treated water will be provided by PCWA and will not require or result in the construction of new water delivery, collection or treatment facilities or expansion of existing facilities. Therefore, impacts related to the construction of

new water delivery, collection or treatment facilities or expansion of existing facilities are considered to be less than significant. No mitigation measures are required.

Discussion- Item XVII-3:

The project will not result in the construction of new on-site sewage systems. Therefore, there is no impact.

Discussion- Item XVII-4:

The project proposes additional storm drainage collection and conveyance facilities to connect to the existing storm drain system at the southern boundary of the property. The applicant has demonstrated through a preliminary drainage report prepared by Claybar Engineering dated November 24, 2014 that the existing storm drain facilities are adequate to handle this project's flows and the construction of the on-site stormwater conveyance system is not expected to cause significant environmental effects. There is no impact.

Discussion- Item XVII-5:

Treated water will be provided by PCWA. A water availability letter has been provided from PCWA and the requirements for connection to treated water are routine in nature. No mitigation measures are required.

Discussion- Item XVII-6:

The agency charged with providing sewer services, Placer County, has indicated their requirements to serve the project and these requirements are routine in nature and do not represent significant impacts. No mitigation measures are required.

Discussion- Item XVII-7:

The project will be served by the Western Regional Materials Recovery Facility. This facility has sufficient permitted capacity to accommodate the project's solid waste disposal needs. A will serve letter has been received from Recology, the solid waste franchise holder, stating that they can serve the project. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
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.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

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

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

<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____
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G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

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

- Planning Services Division, Nikki Streegan, Chairperson
- Planning Services Division, Air Quality, Lisa Carnahan
- Engineering and Surveying Division, Sarah Gillmore
- Environmental Engineering Division, Heather Knutson
- Department of Public Works, Transportation
- Environmental Health Services, Laura Rath
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Andy Fisher
- CALFire, Mike DiMaggio


 Signature _____ Date January 15, 2015
 Crystal Jacobsen, Environmental Coordinator

I. 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 type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> _____	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
<input type="checkbox"/> Acoustical Analysis		

	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> _____
		<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input 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 _____	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
	Planning Services 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 checked="" 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"/> _____		

**Mitigation Monitoring Program
Mitigated Negative Declaration PLN14-00053
for Divine Transportation Trucking**

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

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

Standard Mitigation Monitoring Program (pre project implementation):

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

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

Mitigation Measures #'s: MM I.1; MM I.2; MM III.1; MM V.1; MM VI.1; MM VI.2; MM VI.3; MM IX.1; MM IX.2; MM IX.3; MM IX.4; MM XIV.1; MM XVI.1