COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, Agency Director

PLANNING SERVICES DIVISION

EJ Ivaldi
Deputy Planning Director

HEARING DATE: September 25, 2014
ITEM NO.: 1
TIME: 10:05 AM

TO: Placer County Planning Commission

FROM: Development Review Committee

DATE: September 18, 2014

SUBJECT: WILLOW CREEK SHOPPING CENTER
PARCEL MAP/CONDITIONAL USE PERMIT/VARIANCE (PCPA 20140057)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 3 (HOLMES)

COMMUNITY PLAN AREA: Auburn/Bowman Community Plan

COMMUNITY PLAN DESIGNATION: Commercial

ZONING: CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor)

ASSESSOR'S PARCEL NUMBERS: 052-041-004, 052-041-005 and 052-041-006

STAFF PLANNER: Gerry Haas, Senior Planner

LOCATION: The project site is located on the northwest corner of State Route (SR) 49 and Willow Creek Drive in the North Auburn area.

APPLICANT: Carl E. Best, on behalf of Best Development Group

PROPOSAL:
The applicant requests approval of a Conditional Use Permit to allow for the construction of a retail shopping center, consisting of five new buildings that would total approximately 65,000 square-feet of floor area on a vacant site (previously developed with an automobile sales and repair facility). The applicant also requests approval of a Parcel Map to reconfigure and divide the three existing parcels into five parcels (one for each proposed structure) and Variance to Section 17.54.180(A)(1)(E) of the Zoning Ordinance to allow for multiple tenant names to appear on two proposed monument signs, as well as Section 17.54.180(A)(2) to increase the maximum aggregate wall sign area for the major anchor tenant to allow for a maximum of 230 square feet of sign area where currently 130 square feet of sign area is allowed.

CEQA COMPLIANCE:
A Mitigated Negative Declaration (Attachment F) has been prepared for this project and finalized pursuant to CEQA. With the incorporation of all mitigation measures, all identified impacts will be reduced to less than significant levels. The Mitigated Negative Declaration must be found adequate to satisfy the requirements of CEQA by the decision-making body. The Planning Commission will be required to make a finding to this effect.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:
Public notices were mailed to property owners of record within 300 feet of the project site. Community Development/Resource Agency staff and the Departments of Public Works, Environmental Health, Air Pollution Control District, the Airport Land Use Commission and the North Auburn Municipal Advisory Council (MAC) were transmitted copies of the project plans and application for review and comment. All County comments have been addressed and conditions have been incorporated into the staff report. As of the date of this staff report, no public comments have been received.

BACKGROUND:
The project site was originally developed as an automobile dealership and repair facility in 1966. The site was later occupied by other dealerships in succession, but continually operated as a vehicle sales and maintenance facility. The most recent dealership (Crossroads) vacated the site at the onset of the 2008 economic downturn. Four years later, the property owner removed the structures to reduce maintenance costs, prevent transient use of the buildings and to facilitate marketing of the site for development. Presently, the site contains only the former building foundations and parking lot paving. An application for the proposed Willow Creek Shopping Center was submitted to the County by the applicant (Best Development Group) on February 25, 2014.

PROJECT DESCRIPTION:
The applicant requests approval of a Conditional Use Permit to construct a retail shopping center at the northwest corner of SR49 and Willow Creek Drive in the North Auburn area. The shopping center would provide approximately 65,000 square feet of floor area for mixed retail and restaurant uses. The developed site would consist of five new retail structures, associated on-site parking, circulation and landscaping (Site Plan, Attachment C). The largest of the structures, proposed at the northwest corner of the site, would accommodate the primary anchor tenant, as yet unspecified, but likely to be some form of retail grocery. The major anchor building would be approximately 27,650 square feet in size and the primary entrance would face to the south and interior of the site. A 12,000 square-foot sporting goods store is proposed immediately adjacent to Willow Creek Drive, at the southwest corner of the site. A 10,300 square-foot retail/shops building (Shops A) would occupy the extreme southeast corner of the site and would accommodate a mix of restaurant and in-line tenant retail shops and services, including a drive-through facility at the east end of the structure. A second retail/shops building (Shops B) would be constructed immediately adjacent to the east face of the major anchor structure. Shops B is proposed to be 10,400 square feet in size, would be adjoined to the major anchor and all of the tenant spaces would face east, toward SR49. The smallest freestanding building would be a 4,365 square-foot drive-through restaurant adjacent to SR49 located mid-way between the major anchor and the Shops B building.

The applicant also requests approval of a Parcel Map to reconfigure and divide the three existing parcels into five parcels, one for each proposed structure. The parcels would range in size from 0.80 acre for the Shops B building site, up to 2.56 acres, for the major anchor building site. The parcels would each meet the minimum parcel standards for the CPD zone district and access easements are identified on the Parcel Map that provide access for each of the sites.

Utilities are currently provided to the site as it has been previously developed with a commercial use. Minor on-site upgrades to most utilities, such as power, sewer and gas, would be necessary. More significant upgrades to storm water treatment and water service would be required. In

particular, an underground storm vault would be constructed beneath the parking lot immediately south of the major anchor building. The piped vault system would capture and detain on-site drainage, sending it to a pump station that would deliver the water through filtered treatment and into the existing storm drain network on the adjacent parcel to the west. Potable water would be delivered to the site through a new 8-inch water connection across Willow Creek Drive, adjacent to the America's Tire building.

Access to the site would be provided at Willow Creek Drive with full turning movements, as well as a two-way internal drive connection to the adjacent parcel to the north. In addition, the existing access at the SR49 frontage would be relocated further north from its present location and would be constructed as a right-in and right-out access only. The project would provide approximately 316 on-site vehicle parking spaces, including 10 handicapped stalls.

As shown on the site plan, the project proposes two freestanding monument signs to advertise businesses and services in the shopping center to motorists along Willow Creek Drive and also along SR49. A Variance to the Sign Ordinance has been requested to allow for multiple tenant names to appear on each of the two proposed monument signs. In addition, the applicant has requested an increase in the maximum sign area allowed for the building signs of the major anchor tenant. These Variance requests are discussed below under "Discussion of Issues". A Master Sign Program is being prepared by the applicant, but is not yet ready for review. The Program will be submitted with the Design/Site Review Application and will be reviewed by the Design/Site Review Committee for consistency with Placer County development standards prior to submittal of Improvement Plans for the project.

SITE CHARACTERISTICS:
The project site is zoned CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor), and consists of three parcels totaling approximately 7.23 acres in size. The parcels form a trapezoidal shape that narrows from its Willow Creek Drive frontage to the common lot line with the adjacent parcel to the north. Presently, the northern half of the site contains only the former building foundations and parking lot paving. Similarly, the southern half of the site bears evidence of the former development, the foundation of a long-vacant structure that was once used for vehicle repair, and the remains of a large asphaltic pavement drive aisle and former overflow parking area. The remainder of the site, the extreme southeast corner (intersection of SR49 and Willow Creek Drive), is the only undeveloped portion of the site and it contains seven large native blue and live oak trees as well as some fragmented annual grassland.

EXISTING LAND USE AND ZONING:

Location	Zoning	Auburn/Bowman Community Plan Land Use Designations	Existing Conditions and Improvements
Site	CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor)	Commercial	Vacant, formerly developed commercial land
North	same as project site	same as project site	Developed Commercial – automobile sales and repair
South	same as project site	same as project site	Developed Commercial – tire shop
East	same as project site	same as project site	Developed Commercial – shopping center
West	same as project site	same as project site	Developed Commercial – home improvement center

DISCUSSION OF ISSUES:

General Plan/Community Plan Consistency

The proposed re-development of the site into a commercial retail shopping center is consistent with the Placer County General Plan and Auburn/Bowman Community Plan (A/BCP) goals and policies in that it promotes development of commercial uses to meet the present and future needs of Placer County residents and visitors, maintaining the economic vitality. The site represents a commercial infill development opportunity that can provide goods and services not currently found in the area. The proposed project is also consistent with the description of Commercial land use as set forth in the Auburn/Bowman Community Plan. Specifically, the Plan envisions projects that could provide "for the continued expansion of...retail development that exists along Highway 49...between the railroad tracks and Bell Road." [Land Use - Description of land use designations on page 39(B)(4)(i)]. The project site lies within this area and is, therefore, best suited for retail commercial land uses.

In addition to the general goals and policies of the A/BCP, the Plan also requires new development along SR49 in North Auburn to install a minimum 30-foot wide landscape strip along any SR49 frontage, complete with a six-foot wide meandering sidewalk. This minimum landscape setback is achieved on the site plan along the entire SR49 frontage, and includes the requisite sidewalk. Landscape and sidewalk continue up Willow Creek Drive, all the way to the existing landscape/sidewalk frontage south of Home Depot. In addition to perimeter landscaping along all site boundaries, the site plan also proposes significant landscaping areas and planter islands within the site.

Zoning Compliance

The subject property is located in the CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor) zone district. As described in the Placer County Zoning Ordinance, the purpose of the CPD district is to "designate areas appropriate for mixed-use community shopping centers, office parks, and other similar developments, where excellence in site planning and building design are important objectives" (ZO Section 17.20.010).

The Design Scenic Corridor is a combining district along SR49 which requires Design/Site Review approval for all new projects. The Design/Site Review process will ensure consistency with the Placer County Design Guidelines. The resulting Design/Site Review Agreement will establish the architectural colors and materials of all structures, site landscaping, signs, exterior lighting, pedestrian and vehicular circulation, and other aesthetic and functional elements of the project, particularly sensitive to the site's proximity to the SR49 public view shed. The project would be subject to Design/Site Review approval prior to the construction of the new buildings.

The buildings are arranged in a campus like fashion, each one adjacent to an individual parking area that is accessible to all other areas of the site. The design of the buildings is consistent with the North Auburn section of the Placer County Design guidelines. Specifically, the buildings utilize preferred materials such as brick and stucco. The contemporary design features significant building interest through both vertical and horizontal articulation. The parapet roofs will effectively screen all rooftop equipment, and the parapets will be topped with prominent cornices of contrasting colors, providing additional interest. Entries are oversized and would be framed with brick borders which produce a welcoming effect. The tallest portion of any of the proposed structures is the primary entrance to the major anchor building. This entrance area would be up to 36 feet in height, while the remainder of the buildings would vary from 20 to 26 feet in overall height. The maximum height established in the CPD zone district is 50 feet, so the structures would all be consistent with this maximum standard.

On-site parking and circulation was reviewed extensively by staff during project review. Modifications were made to the original site plan, and the resulting proposed site plan reflects those changes, eliminating turning and access conflicts at Willow Creek Drive and internally throughout the parking lot. The drive through restaurant includes dual order aisles to allow for

double stacking of customer vehicles before extending into the drive and parking aisles. There is no County standard for minimum drive through lane length, but the accommodation for up to twelve vehicles in the lane before stacking enters the interior site circulation is considered appropriate by County staff, the applicant and the potential tenant. The remainder of the site provides the minimum drive aisle widths to allow for emergency vehicle access and the smooth, efficient movement of guest vehicles throughout the site was given high priority. The resulting site plan is well laid out and can accommodate the extensive range of visitors expected to be attracted to the mixed uses within the shopping center.

Parking spaces to accommodate the independent major anchor building would be provided at the retail standard rate of one space for every 300 square feet of floor area, and the remainder of the site would be parked at the standard shopping center rate of one space for every 200 square feet of floor area. The resulting overall minimum on-site parking requirement would be 282 spaces. The project would provide approximately 316 on-site vehicle parking spaces, which is more than sufficient for the proposed uses. The parking and circulation as set forth on the proposed site plan meets the design standards established in Sections 17.54.050 through 17.54.070 of the Placer County Zoning Ordinance.

As the project proposes a mixed use shopping center that would be consistent with the strong landscape and architectural standards required by the North Auburn section of the Design Guidelines, and with approval of the Conditional Use Permit, which must further demonstrate project consistency with all applicable development standards, the project would be consistent with the Commercial Planned Development zoning of the site.

Neighborhood Compatibility

The proposed commercial retail use of the site would be compatible with the adjacent parcels containing commercial uses and is within walking distance to single and multi-family residential areas. This project would be an infill development as it lies within a commercial zone and is entirely surrounded by established commercial development. The retail goods and services that would be provided by the project would be consistent with the existing retail uses in the area, and because this commercial zone represents and important resource for residential development that surrounds the commercial zone, the proposed project would be complimentary and compatible with the neighborhood.

Visual Impact

Aesthetically, North Auburn would benefit from the redevelopment of the project site because it exists in a heavily deteriorated state, in contrast to neighboring developed sites. The proposed buildings would be consistent with the modern architecture and materials present in newer, adjacent businesses such as the Rock Creek Shopping Center, directly across SR49 from the site. The proposed buildings would be surrounded by new landscaping and the interior parking lot would provide additional landscape design.

Traffic

The project site has an existing driveway encroachment on SR49 which would be closed and replaced with a new right turn only driveway encroachment located approximately 160 feet to the north. The project proposes to widen southbound SR49 along its frontage to provide a right turn lane at the project access. A full access driveway would be constructed on Willow Creek Drive approximately 320 west of SR49, and would include a right turn pocket. Willow Creek Drive would be widened west of the new driveway consistent with ultimate roadway improvements. The widening would be striped as a right turn lane for the Home Depot site. This widening would also provide for a striped left turn pocket into the shopping center for eastbound traffic. There would be an internal parking lot connection between the proposed shopping center and the existing commercial development to the north.

A Traffic Impact Study was prepared by KD Anderson & Associates, Inc. dated June 2, 2014 to analyze the traffic-related effects of the project. Twenty-two existing intersections and two new project specific intersections were analyzed in order to quantitatively evaluate traffic conditions and compare operating conditions with and without project generated traffic. In addition, ten SR49 roadway segments were analyzed in the study. The Traffic Impact Study concluded that the additional project traffic would not significantly impact existing traffic operations and levels of service at study intersections or roadway segments. Project impacts at study locations were determined to be less than significant, in compliance with the County's traffic impact assessment methodology, with two exceptions. The impact of the addition of the project trips to the intersection of SR49 and Bell Road and the arterial roadway segment of southbound SR49 from Willow Creek Road to Atwood Road under the cumulative plus project condition were found to be significant because the increase of project traffic in these locations would be beyond the allowance in the assessment methodology.

The proposed project is subject to Article 15.28.010 of the Placer County Code, which establishes a road network Capital Improvement Program (CIP), and is therefore required to pay traffic impact fees to fund the CIP for Auburn/Bowman Fee District roadway improvements. The CIP includes feasible improvements to the intersection of SR49 and Bell Road. The two significant impacts identified above would be mitigated with the development of improvements identified in the CIP; therefore, payment of traffic mitigation fees for the ultimate construction of the CIP improvements would mitigate the project's traffic impacts to a less than significant level.

Air Quality

As mentioned above, the project would generate additional local traffic beyond what presently exists. The project would also result in construction time air emissions, as well as operational emissions generated by the usage of public utilities. Regionally, commercial infill development projects can reduce overall vehicle miles travelled by providing goods and services to residents near their home and work locations. This scenario is true for the Willow Creek Shopping Center as the site is completely surrounded by a developed commercial area that is, in turn, surrounded by an established residential community that relies on this commercial area. Nonetheless, the air quality model indicates that, while build out of the project would not result in air emissions that exceed the 82 pounds per day (lbs/day) threshold of significance established by the Placer County Air Pollution Control District (PCAPCD), it would result in an increase in air emissions of concern that would exceed the cumulative threshold of 10 lbs/day. Because the cumulative impacts to air quality are considered potentially significant, several mitigation measures have become recommended Conditions of Approval for this project. Among them are the requirement for an asbestos dust control plan, construction time Best Management Practices and impact fees to offset air emissions of concern. Implementation of these Conditions of Approval will reduce the project air quality impacts to a less than significant level.

Variance to Sign Ordinance

The applicant has submitted a request for a Variance to the Placer County Sign Ordinance to allow for two exceptions specific to the shopping center. The first request would be to allow for multiple tenant names to be placed on the freestanding monument signs, where individual tenant names are currently prohibited on shopping center signs. The second request is for an increase in the maximum sign area allowed for a wall sign within the shopping center.

Multiple Tenant Names

Placer County Zoning Ordinance prohibits individual tenant names to be placed on freestanding monument signs for shopping centers, allowing for only the name of the shopping center as a whole (17.54.180 (A)(1)(e)). Increasingly, requests are being made, and approved, to allow for multiple tenant names on the freestanding signs in the North Auburn area. Notable projects include The Plaza (Luther Road and SR49) and the Rock Creek Shopping Center, directly across SR49 from the Willow Creek Shopping Center project site. What these shopping centers have in common with the proposed project is

that they are developed not in a linear fashion with a long row of tenant spaces parallel to the project frontage and separated from the roadway by a large expanse of open parking lot, but as clustered developments with buildings along all property boundaries and an internal parking lot that is generally screened from the public view. This type of development is recommended in the Placer County Design Guidelines, which encourages all new development to locate parking areas to the side or rear of the primary use and to locate the primary use adjacent to the roadway.

The resulting development provides visibility for tenants along Willow Creek Drive and SR49, but will obscure visibility for the major anchor tenant and whichever tenants are not visible from the travelled way, depending on the direction of travel. This is because the front buildings will screen the buildings at the rear of the site. Allowing multiple tenants to advertise on each of the freestanding signs would ensure that the public is aware of the goods and services offered by some of the shopping center tenants in advance of reaching either of the access points.

Consistent with previous approvals for other shopping centers to allow multiple tenant names on their freestanding signs, staff recommends that, if approved, a maximum of four names should be allowed on each sign face (Attachment E). Four tenant names can easily be processed and identified by an approaching motorist in just a second or two. However, more than four names would take longer for the average motorist to interpret, inviting them to spend more time going through a list of tenants, as opposed to focusing on the road. Because Willow Creek Drive and SR49 are both busy roadways, more than four names could create a safety hazard by distracting motorists.

Increase in the Maximum Aggregate Sign Area for Wall Sign
As explained in the letter accompanying the Variance request, the applicant would like to allow the major anchor tenant, who will occupy the largest building at the northwest corner of the site, to install signage that exceeds the maximum square footage allowed for wall signs. The justification provided is that the anchor tenant would be set back away from the SR49 frontage and that motorists traveling northbound on SR49 would not be able to see the freestanding sign at the SR49 access until they have passed Willow Creek. By that time, they would not be able to turn left into the site, but would instead have to drive further up to Bell Road, turn around, and drive south to the access.

As shown on Attachment E, the wall sign area increase is proposed for multiple signs for the single major anchor and would allow for an aggregate area of approximately 230 square feet, where the Sign Ordinance would allow for 130 square feet in area. Because the south elevation of the major anchor tenant is oriented perpendicular to SR49 (the primary frontage), and because the building is set back so far from Willow Creek Drive and SR49, increasing the maximum allowable wall sign area would not constitute a grant of special privileges to the applicant, but would instead compensate the project for certain development constraints that exist. In particular, the site has been developed consistent with the Design Guidelines, which discourage "strip malls" and other linear retail tenant structures in favor of internalized parking areas, individual peripheral pad tenants and buildings being located closer to the project frontages. This preferred form of shopping center development results in the major anchor tenant being located to the rear of the site, furthest away from the project frontages and angled so that it is not visible from southbound SR49 traffic. Staff has determined that these special circumstances constitute a hardship that would deprive the property owner of privileges enjoyed by other parcels in the vicinity that are located adjacent to the SR49 commercial corridor, but are better able to advertise their services directly to travelers.

Parcel Map

As stated above, the applicant has submitted a Parcel Map (Attachment D) along with the Conditional Use Permit application. The intent of the Parcel Map is to reconfigure the three existing parcels into five parcels to allow each new structure to be built on its own lot, allowing flexibility in financing and potential sales. The proposed five parcels have been reviewed for consistency with the minimum standards for parcels in the CPD zone district. Setbacks in the CPD district are established by the use permit. So in this case, the zero-lot line construction proposed between Parcel 1 and Parcel 2 would be acceptable. All other county and state required design standards are met with the proposed Parcel Map.

NORTH AUBURN MUNICIPAL ADVISORY COUNCIL

The Willow Creek Shopping Center project was presented as an Action Item to the North Auburn MAC on September 9, 2014. The MAC voted 5-0-1 (five in support, one abstention) to recommend that the Planning Commission approve the project, including the Conditional Use Permit, the Parcel Map, and the Variance to allow multiple tenant names on each of the freestanding monument signs. The MAC did not have an opportunity to discuss the requested Variance to allow for an increase in sign area for the major anchor, and so made no recommendation to this effect. No significant concerns were expressed by members of the MAC, during consideration of the requested recommendation.

RECOMMENDATION:

The Development Review Committee recommends the Planning Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan, and approve the Conditional Use Permit (PCPA20140057), the Parcel Map and the Variance to allow for multiple tenant names on each of the two freestanding monument signs and to allow for an increase in the maximum aggregate wall sign area from 130 square feet to 230 square feet at the south elevation of the major anchor for the Willow Creek Shopping Center project subject to the following findings and attached recommended conditions of approval.

FINDINGS FOR APPROVAL

CEQA

1. The Mitigated Negative Declaration 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: preconstruction surveys for special status species; air quality mitigation fees; transportation and circulation impacts remediation; implementation of Best Management Practices for construction and stormwater requirements for water quality impacts.

2. There is no substantial evidence in the record as a whole that the project as 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 G) 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.

Conditional Use Permit:

1. The proposed use is consistent with all applicable provisions of Placer County Code, Chapter 17, and any applicable provisions of other chapters in this code. The proposed project is consistent with the standards set forth by the CPD (Commercial Planned Development) zoning district under the provisions of the Section 17.20.010 of the Zoning Ordinance.

2. The proposed use is consistent with applicable policies and requirements of the Placer County General Plan and the Auburn/Bowman Community Plan.

3. The establishment, maintenance or operation of the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the vicinity of the project, nor will it be detrimental or injurious to property or improvements in the vicinity or to the general welfare of the County. The proposed use will be developed in an area that has previously been improved with commercial activity and is therefore unlikely to be the cause of any negative impacts to the surrounding land uses.

4. The proposed uses will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development. Essentially an infill project, the Willow Creek Shopping Center will be consistent with neighboring and adjacent commercial retail development.

5. The proposed uses will not generate a volume of traffic beyond the design capacity of all roads providing access to the parcel.

Variance from Section 17.54.180(A)(1)(e) and Section 17.54.180(A)(2) – to Allow Multiple Tenant Names on Two Freestanding Monument Signs and to Allow for an Increase in Maximum Aggregate Wall Sign Area for the Major Anchor Tenant

1. There are special circumstances applicable to this property, specifically the preferred site design, which internalizes the parking lot and locates the major anchor furthest away from the project frontages, and other tenant spaces further from frontages opposite the parking area from their locations. This preferred site design would make the strict application of Chapter 17.60.100 (D) (Action on a Variance), Placer County Code, result in depriving the property of privileges enjoyed by other properties in the vicinity under identical zoning classification.

2. The variance authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district.

3. The variance does not authorize a use that is not otherwise allowed in the zoning district.

4. The granting of the 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, nor injurious to nearby property or improvements.

5. The variance is consistent with the Placer County General Plan and the Auburn/Bowman Community Plan.

6. The variance is the minimum departure from the requirements of the Ordinance necessary to grant relief to the applicant, consistent with Chapter 17.60.100 (D) (Action on a Variance) Placer County Code.

Parcel Map:

1. The proposed map is consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan. The design and required improvements of the proposed subdivision are also consistent with said plans and applicable County ordinances.

2. The site of the proposed subdivision is physically suitable for the type and proposed density of the development.

3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

4. The design of the subdivision and the type of the improvements are not likely to cause serious health problems.

5. The design of the subdivision and the type of the proposed improvements will not conflict with easements acquired by the public at large for access through, or use of property, within the proposed subdivision.

Respectfully submitted,

Gerry Haas
Senior Planner

GH:KH

ATTACHMENTS:

Attachment A – Recommended Conditions of Approval
Attachment B – Vicinity Map
Attachment C – Site Plan
Attachment D – Parcel Map (four exhibits)
Attachment E – Sign Variance Exhibits
Attachment F – Mitigated Negative Declaration
Attachment G – Mitigation Monitoring and Reporting Program

cc: Carl E. Best – Owner
Terry Johnson, Best Development Group – Applicant
Rebecca Taber – Engineering and Surveying Division
Stephanie Holloway – Department of Public Works
Heather Knutson – Special Districts
Justin Hansen – Environmental Health Services
Andy Fisher – Placer County Parks Division
Angel Green – Air Pollution Control District
Brad Albertazzi – Placer County Fire/CDF
Karin Schwab – County Counsel's Office
Michael Johnson – CDRA Director
EJ Ivaldi – Deputy Planning Director
George Rosasco – Supervising Planner
Subject file

RECOMMENDED CONDITIONS OF APPROVAL
PARCEL/CONDITIONAL USE PERMIT/VARIANCE
(PCPA 20140057)
"WILLOW CREEK SHOPPING CENTER PROJECT"

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

C: Conditional Use Permit condition
P: Parcel Map condition
C/P: Conditional Use Permit and Parcel Map condition
V: Variance condition

1. C This Conditional Use Permit is approved to allow for the construction and operation of a mixed use retail shopping center to consist of five structures that collectively include approximately 65,000 square-feet of floor area. Any combination of retail, service and restaurant uses may occupy the Shops A, Shops B and the independent drive-through restaurant buildings. The major anchor is approved to be constructed at approximately 27,000 square-feet in floor area and the sporting goods store is approved to be approximately 12,000 square feet in floor area. The major anchor and sporting goods buildings shall be limited to retail sales, grocery, or any other shopping center use with the same, or less intensive parking requirement, unless sufficient on-site parking can be demonstrated to the Development Review Committee.

2. V The Variance is approved to allow for multiple (up to four) individual tenant names to be placed on each of the freestanding monument signs. The Variance is also approved to allow for an increase in the maximum aggregate wall sign area from 130 square feet to 230 square feet at the south elevation of the major anchor for the Willow Creek Shopping Center project. The final sign approval at the south elevation shall be consistent with the individual wall sign locations and sizes depicted on Attachment E (Sign Variance Exhibits) of the staff report for this request.

3. P The Parcel Map, or "No Building Site" Parcel Map is approved to allow for the reconfiguration of the three existing parcels (052-041-004, -005 and -006) into five new parcels, one for each of the approved new structures.

4. C As shown on the site plan approved with this application, and consistent with the Auburn/Bowman Community Plan Land Development Element, the applicant shall construct the minimum SR49 improvements with respect to landscaping and six-foot wide meandering sidewalk along the entire SR49 frontage. The sidewalk and landscaping shall be reviewed and approved by the Development Review Committee during Improvement Plan review. (PLN)

5. C The project is subject to review and approval by the 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; pedestrian and vehicular circulation; walls; tree impacts, tree removal, draft Landscape Maintenance Agreements for projects with improvements within any State right of way, etc. (PLN)

6. P Prior to the "No Building Site" Parcel Map recordation, the applicant shall submit Improvement Plans for initial plan check for all improvements as required by these conditions of approval. Prior to Parcel Map recordation, initial plan submittal shall be reviewed by the County to determine if substantially complete for no further changes to the Parcel Map. In addition, the applicant shall obtain approval from the Environmental Engineering Division of the Department of Facility Services that public sewer has been designed correctly with public sewer easements of adequate width shown on the Parcel Map.

Any Building Permits associated with this project shall not be issued until, at a minimum, both the on-site and off-site Improvement Plans are approved by the Engineering and Surveying Division.

Prior to Certificate of Occupancy for the first Building Permit, all improvements required by these conditions of approval shall be constructed and accepted as complete by the County and a Certificate of Compliance (COC) shall be obtained for the parcel. The "Nonbuilding Site" Parcel Map shall state that the parcels do not comply with current County requirements for building sites until the site improvements required by PCPA 20140057 are constructed and accepted as complete by Placer County. Each parcel shall obtain a COC prior to Certificate of Occupancy of any Building Permit. (ESD)

7. C If the Parcel Map is not recorded prior to Improvement Plan approval, a Minor Boundary Line Adjustment (MBLA) shall be recorded prior to Building Permit issuance for the drive-through restaurant building so that the existing parcel line does not cross through the proposed building. (ESD)

8. P Following Tentative Parcel Map approval and within 5 days from the date of the public hearing, but before submittal of Improvement Plans, the applicant shall provide the Planning Services Division with five full-size prints of the approved Tentative Parcel Map for distribution to other County departments, if the approval of the project requires changes to the map. (PD)

IMPROVEMENT PLANS

9. C The applicant shall prepare and submit Improvement Plans, specifications and cost estimates for the project (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees 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. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD 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 Engineering and Surveying Division 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)

10. C 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) (ESD)

11. C The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer for Engineering and

Surveying Division (ESD) review and approval. The report shall address and make recommendations on the following:

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

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. (MM VI.3) (ESD)

12. C Include the following standard note on the Improvement Plans: In the event of blasting, a plan shall be submitted to the County for approval not less than 10 days prior to the scheduled blasting. A blasting permit must be obtained from the Placer County Sheriff's Department for all blasting to be done in Placer County. Additionally, the County must be notified and give approval for all blasting done within County right-of-way. If utility companies are in the vicinity where blasting is to occur, the appropriate utility companies must be notified to determine possible damage prevention measures. If blasting is required, the blasting schedule shall be approved by the County and any other utility companies with facilities in the area prior to the commencement of work. (MM VI.4) (ESD)

13. C 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, to the Engineering and Surveying Division for review and approval. 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, pre- and post- project watershed maps, increases in downstream flows, proposed on- and off-site improvements, ponding evaluation, analysis and design of proposed stormwater pumping station, and drainage easements to accommodate flows from this project. Caltrans' concerns regards impacts to Highway 49 during stormwater system failure, specifically the requirement that runoff may not encroach into the travelled way further than ½ of the outer lane, shall be addressed in the Final Drainage Report. Backflow prevention devices shall be included in the project final design where necessary. 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)

14. C Improvement Plan submittal and Final Drainage Report shall provide details showing that storm water runoff shall be reduced to pre-project conditions for the 10- and 100-year storm events through the installation of detention facilities. 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 Division (ESD) and shall be shown on the Improvement Plans. Maintenance of detention facilities and the stormwater pumping station by the property owner's association, property owner, or entity responsible for project maintenance shall be

required. The stormwater pumping station shall include redundancy in the event that a pump or other critical system component fails. Emergency overflow provisions shall be provided in case of a blockage or a storm that exceeds the 100-year storm event. The Final Drainage Report shall confirm that overland release shall not cause damage to people or structures. The detention facility shall be designed to completely draw down within 72 hours to the satisfaction of the ESD and Flood Control District. No 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)

15. C Prior to Improvement Plan approval, the Final Drainage Report shall evaluate the following off-site drainage facilities for condition and capacity relative to this project and the applicant shall be responsible to restore to full capacity by cleaning and/or maintenance, or as specified by the Engineering and Surveying Division:

A) 30-inch storm drain and pipe connecting to junction box at the southeast corner of the Heritage Oak Technical Center parcel 051-300-032 (MM IX.3) (ESD)

16. C 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 and Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Silt Fence, Stabilized Construction Entrance (LDM Plate C-4), Vehicle and Equipment Maintenance (NS-10), Wind Erosion Control (WE-1), Material Delivery and Storage (WM-1), sediment traps, revegetation techniques, dust control measures, concrete truck washout areas, weekly street sweeping, and limiting the soil disturbance.

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: underground water quality treatment vault. 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 VI.5, MM IX.4) (ESD)

17. C 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. (MM VI.6) (ESD)

18. C 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.5) (ESD)

19. C Prior to Improvement Plan approval, provide the Engineering and Surveying Division with a letter from the appropriate fire protection agency 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)

20. C The Improvement Plans shall be approved by the water supply entity for water service, supply, and maintenance. The water supply entity shall submit to the Department of Environmental Health Services and the Engineering and Surveying Division a "will-serve" letter or a "letter of availability" from the water district indicating that the agency has the ability and system capacity to provide the project's domestic and fire protection water quantity needs. (ESD/EHS)

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

22. C 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)

23. C 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)

24. C The Improvement Plans shall show that loading dock areas shall be covered and run-on and/or runoff of stormwater to the dock area shall be minimized. Direct connections to storm drains or sanitary sewers from depressed loading docks (truck wells or sumps) are prohibited. (ESD)

25. C 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)

26. C The Improvement Plans shall include a construction signing plan, a striping and signing plan, and all on- and off-site traffic control devices to be reviewed by the County Traffic Engineer. The applicant shall coordinate with the appropriate agencies in the preparation and implementation of a construction traffic management plan. (ESD)

ROADS/TRAILS

27. C The Improvement Plans shall show the pavement widening, construction of an eastbound left turn lane into the main project entrance on Willow Creek Drive, and reconstruction of the westbound right turn lane to APN 051-120-067 (Home Depot) where the project fronts Willow Creek Drive, as shown on the Exhibit C-5 Offsite Street "Project Condition" dated June 5, 2014, and as directed by the Engineering and Surveying Division (ESD) and the Department of Public Works (DPW). Additional widening and/or reconstruction may be required to improve existing structural deficiencies, accommodate auxiliary lanes, intersection geometrics, signalization, bike lanes, or for conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 9, but said section shall not be less than 3 inches Asphalt Concrete (AC) over 8 inches Class 2 Aggregate Base (AB) unless otherwise approved by the ESD and DPW. (ESD)

28. C The Improvement Plans shall show the construction of an eastbound left-turn lane at the project entrance at Willow Creek Drive. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans Highway Design Manual for a design speed of 35 miles per hour (mph), unless an alternative is approved by the Department of Public Works. (ESD)

29. C The Improvement Plans shall show the construction of a public road entrance/driveway onto Willow Creek Drive to a Plate R-13 Land Development Manual standard. (ESD)

30. C Prior to Improvement Plan approval, obtain an Encroachment Permit from Caltrans to construct the right turn lane proposed at the right-in / right-out access along Highway 49 and for any work proposed within the State Highway right-of-way. A copy of said Permit shall be provided to the Engineering and Surveying Division prior to the approval of the Improvement Plans. Provide right-of-way dedications to the State, as required, to accommodate existing and future highway improvements.

Caltrans will not issue an Encroachment Permit for work within their right-of-way for improvements (other than signals, road widening, striping and signing) without first entering into a Landscape Maintenance Agreement with the County. This agreement allows for private installation and maintenance of concrete curb/gutters, sidewalks, trails, landscaping and irrigation within Caltrans' right-of-way. A similar agreement between the County and the applicant is required prior to the County entering into the agreement with Caltrans. If applicable, both of these maintenance agreements shall be executed prior to approval of the Improvement Plans. (ESD/PD)

31. C The Improvement Plans shall show the reconstruction and delineation of a Class II bike lane along the project's frontage on Willow Creek Drive pursuant to the Placer County Bikeways Master Plan. The location, width, alignment, and surfacing of the bikeway shall be subject to the Department of Public Works/Development Review Committee review and approval. (ESD)

32. C The Improvement Plans shall show that parking spaces, ramps, sidewalks, frontage improvements (existing and required) and access ways shall meet California Building Code accessibility standards. (ESD)

33. C Prior to Improvement Plan approval, final approval of on-site and off-site waterline, sewer line, storm drain routes, and road locations must be obtained from the Development Review Committee. (ESD/PD)

34. C An Encroachment Permit shall be obtained from the Department of Public Works prior to Improvement Plan approvals for any landscaping within public road rights-of-way. (ESD/DPW)

35. C Construction vehicle access during construction of this project shall be limited to the following locations: Willow Creek Drive and Highway 49. (ESD)

36. C 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)

37. C The Improvement Plans and landscape plans shall show reconstruction of the southeast corner of APN 051-120-067 (Home Depot) to be reconstructed in kind after construction of the required westbound right-turn lane along the Willow Creek Shopping Center frontage to replace landscaping, curb, gutter, sidewalk, drainage, fencing, signage, and lighting as required by the County. (ESD)

38. C/P Prior to Improvement Plan approval and recordation of the Parcel Map, provide to the Development Review Committee "will-serve" letters from the following public service providers, as required:

A) Placer County SMD 1 (see Will Serve Requirements letter dated June 11, 2014)
B) Nevada Irrigation District
C) PG&E
D) Refuse Collection Company
E) Placer County Sheriff's Office
F) AT&T

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

39. P Show all record easements on the Parcel Map. (ESD)

40. P Provide proof of minimum off-site right-of-way access in accordance with Placer County Minor Subdivision Ordinance Section 16.20.160 (3) (E). Right-of-way shall be of sufficient width to accommodate the required road improvements with their cut, fill and drainage facilities. Submit evidence of title report in the form of a "Parcel Map Guarantee" from a Title Company. A current Title Report (not older than 90 days) shall be submitted with the Parcel Map when it submitted for checking. (ESD)

41. C/P On the Improvement Plans and Parcel Map, provide the following easements/dedications to the satisfaction of the Engineering and Surveying Division (ESD) and the Development Review Committee (DRC):

a. Dedicate to Placer County a highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts upon Willow Creek Drive to a width sufficient to incorporate the main site entrance westbound right turn lane and reconstructed westbound right turn lane improvement for the Home Depot site as shown on Exhibit C-5 Offsite Street "Project Condition" dated June 5, 2014 and as approved by the Transportation Division of DPW and the Engineering and Surveying Division (ESD). Easement documents shall be signed by all persons having any record title interest in the property, including the Trustee or Beneficiary of any Trust Deeds. (ESD)

b. Provide public sanitary sewer easements and public utility easements as required by the serving utilities. The minimum width of a public sanitary sewer easement where sanitary sewer is not within a highway and public utility easement is 20 feet. Provide all parcels with access to public sewer pipelines and manholes. (DFS/ESD)

c. Submit proof of easements for construction or transmission of water from its source to the property. Create sufficient easements to transport water to all parcels being served by public water source. (ESD)

d. Drainage easements as appropriate. (ESD)

e. An Irrevocable Offer of Dedication for easements as required for access to, and protection and maintenance of, post-construction water quality enhancement facilities/Best Management Practices (BMPs). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication. (ESD)

f. Easements as required for installation, access, and maintenance of stormwater detention facilities by the property owners' association. (ESD)

g. Dedicate to Placer County a minimum 15 foot-wide public multi-use trail easement through Parcels 2, 3, and 4 along Highway 49, as shown on the Tentative Parcel Map. The meandering sidewalk is to be maintained by the property owner's association. (DFS/ESD)

h. Landscape easements as appropriate. (PD)

i. Dedicate a minimum 12.5 foot wide multi-purpose easement adjacent to all highway easements. (ESD)

j. Provide private easements for existing or relocated water lines, service/distribution facilities, valves, etc., as appropriate. (ESD)

k. Provide a Reciprocal Easement Agreement containing provisions for legal access to each parcel, to be recorded with the Parcel Map. The Reciprocal Easement Agreement shall create blanket easements for shared operation and maintenance of drainage (including stormwater pumping station), detention, water quality facilities, pedestrian access, vehicle access, emergency vehicle access, public support, parking, private utilities, sidewalks, landscaping, and any other shared facilities over Parcels 1, 2, 3, 4, and 5, or as otherwise determined by the ESD. The blanket easement shall exclude the building footprints. The Reciprocal Easement Agreement cannot be modified without written permission from Placer County. (ESD)

l. Provide an offer of dedication of right of way to Caltrans as needed along the project's frontage on Highway 49 and at the Highway 49 / Willow Creek Drive intersection for the future relocation of curb, gutter, sidewalk, signal poles, and associated equipment pursuant to Caltrans' requirements. (ESD)

BIOLOGICAL RESOURCES

42. C To avoid take of active nests, it is recommended that trees be removed outside of the nesting season (April through August). If trees cannot be removed outside the nesting season, a qualified biologist shall conduct a nesting survey be completed no earlier than seven days and no more than 30 days prior to tree removal in the Study Area to search for active loggerhead shrike and white-tailed kite nests. Survey results shall then be submitted to the Placer County Planning Services Division and the California Department of Fish and Wildlife (CDFW). If active raptor nests are found on or immediately adjacent to the site, consultation should be initiated by CDFW to determine appropriate

avoidance measures. If no nesting is found to occur, necessary tree removal could then proceed. (MM IV.1) (PLN)

43. C The applicant shall provide mitigation for the loss of the on-site, native trees protected under the Placer County Tree Ordinance. The applicant has proposed to provide mitigation in the form of off-site conservation. To achieve a replacement value for the impacted trees, the applicant shall pay $100.00 per diameter inch at breast height (DBH) for all impacted trees. Two of the trees identified a #89 and #142 are in poor health and represent a safety hazard, so mitigation for their impact is not required. The remaining five trees include a total of 126 DBH, and the mitigation fee would be $12,600.00. If any of these trees can be preserved on-site after construction of the shopping center, the mitigation fee will be reduced by $100.00 for each DBH that is not impacted. The total mitigation amount shall be deposited into the Placer County Tree Preservation Fund prior to approval of the Improvement Plans. (MM IV.2) (PLN)

CULTURAL RESOURCES

44. C The Improvement Plans shall include a note stating that: "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 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) (PLN)

FEES

45. C/P Pursuant to Section 21089(b) of the California Public Resources Code and Section 711.4 et.seq. of the Fish and Wildlife Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The established fees required are $2,231.25 for the Mitigated Negative Declaration. Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk.

Note: The above fee shall be submitted to the Planning Services Division within five (5) working days after the action of the hearing body (final project approval).

46. C This project will be subject to the payment of traffic impact fees that are in effect in this area (Auburn/Bowman) 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 issuance of any Building Permits for the project:

County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current total combined estimated fee is $592,102; however, a credit will be applied for the previous use of Auto Dealership (27.36 KSF), for a calculated estimated fee of $466,407. 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.

27.65 KSF of Market = $230,434
4.365 KSF of Fast Food Restaurant = $119,659
32.7 KSF of Retail = $242,009
Total Project = $592,102

A credit will be applied for the previous use of Auto Dealership.
27.36 KSF of Auto Dealership = $125,695

Therefore, the currently estimated fees (project – credit) are $466,407. (MM XVI.1) (DPW)

ENVIRONMENTAL HEALTH

47. C Prior to the approval of the Improvement Plans, submit to EHS a "will-serve" letter from Placer County Facility Services, Sewer Maintenance District 1 indicating that the district can and will provide sewerage service to the project. Connection of this project to sanitary sewers is required. (EHS)

48. C Prior to the approval of the Improvement Plans, submit to EHS, for review and approval, a "will-serve" letter from the Nevada Irrigation District for domestic water service. The applicant shall connect the project to this treated domestic water supply. (EHS)

49. C Prior to the approval of the Improvement Plans, submit to EHS a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service. The owner or occupant of each lot shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. (EHS)

50. C If at any time during the course of executing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered; the applicant shall immediately stop the project and contact Environmental Health Services Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Environmental Health Services and to the Central Valley Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable. (EHS)

51. C The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainage ways on or adjacent to, the site is prohibited. (EHS)

52. C If Best Management Practices are required by the DPW for control of urban runoff pollutants, then any hazardous materials collected shall be disposed of in accordance with all applicable hazardous materials laws and regulations. (EHS)

53. C Prior to Building Permit issuance for any food facility, contact Environmental Health Services (EHS), pay required fees, and apply for a plan check. Submit to EHS for review and approval complete construction plans and specifications as specified by EHS. The actual fees paid will be those in effect at the time payment occurs. (EHS)

54. C Prior to opening for business, the applicant/operator shall contact Environmental Health Services, pay required fees, and obtain a permit to operate a food facility. All food handling operations shall comply with the requirements of Placer County Code and the California Retail Food Code. The actual fees paid will be those in effect at the time payment occurs. (EHS)

55. C Prior to final occupancy approval, the property owner or occupant shall submit a Hazardous Materials Project/Business Activities Screening Form to Environmental Health Services for review and approval. Please note that "Hazardous" materials, as defined in California 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 EHS. (EHS)

HAZARDS

56. C A deed notice (a buyer's awareness disclosure) shall be recorded prior to approval of the Improvement/Building Plans. (MMVIII.1) (PLN)

AIR QUALITY

57. C Prior to approval of Improvement Plans, 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. (MM III.1) (PLN-AQ)

58. C 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. (MM III.1) (PLN-AQ)

59. C Include the following standard notes on the Improvement Plans:

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

b. 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.

c. 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.

d. 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.

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

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

g. 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).

h. 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.

i. 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. (Based on APCD Rule 202)

j. 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.

k. 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.

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

m. 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.

60. C Prior to issuance of building permits, the project applicant shall pay an off-site mitigation fee sufficient to reduce the project's ROG and NOx operational emissions to ten (10) pounds per day (estimated to be approximately $74,127), for the review and approval of the PCPACD and Placer County Planning Services Division. (MM III.2) (PLN-AQ)

61. C The applicant shall prepare an Asbestos Dust Mitigation Plan pursuant to CCR Title 17 Section 93105 ("Asbestos Airborne Toxic Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations") and obtain approval by the Placer County APCD. The Plan shall include all measures required by the State of California and the Placer County APCD. (MM III.3) (PLN-AQ)

62. C If asbestos is found in concentrations greater than 5 percent, the material shall not be used as surfacing material as stated in state regulation CCR Title 17 Section 93106 ("Asbestos Airborne Toxic Control Measure-Asbestos Containing Serpentine"). The material with naturally-occurring asbestos can be reused at the site for subgrade material covered by other non-asbestos-containing material. (MM III.3) (PLN-AQ)

63. C The project developer must disclose the presence of this environmental hazard during any subsequent real estate transaction processes. The disclosure must include a copy of the CARB pamphlet entitled "Asbestos-Containing Rock and Soil – What California Homeowners and Renters Need to Know," or other similar fact sheet. (MM III.3) (PLN-AQ)

MISCELLANEOUS

64. C The exterior pole lights shall not exceed a maximum overall height of 14 feet. (MM I.1) (PLN)

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

66. C The applicant shall, upon written request of the County, 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 attorney's fees awarded by a certain development project known as the Willow Creek Shopping Center Project (PCPA20140057). The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, 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 request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition. (CC)

67. C The Improvement Plans shall include a note stating that: During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. (ESD)

68. P Submit evidence that there are no delinquent taxes and that any existing assessments have been split. (ESD)

CONDITIONS, COVENANTS, & RESTRICTIONS

69. P Prior to recordation of the Parcel Map, Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted for review and approval by the Engineering and Surveying Division, County Counsel, and other appropriate County Departments. CC&Rs shall be recorded concurrently with the filing of the Parcel Map and shall contain provisions/notifications for:

a. The applicants shall create a Property Owners' association with certain specified duties/responsibilities including the enforcement of all of the following notifications.

b. A note shall be included that states that: Maintenance of all water quality Best Management Practices (BMPs) shall be the responsibility of the Property Owners' association. Inspection of these BMPs shall be conducted at least annually. Maintenance records and proof of inspections shall be retained on site, and shall be available for County review upon request.

c. A note shall be included that states that: Property Owners' association is required to maintain stormwater detention facilities.

d. A note shall be included that states that: Maintenance of on-site private driveways, parking areas, drainage, stormwater pumping station, water quality features, and easements is the responsibility of the Property Owners' association.

e. A note shall be included that states that: All restrictions not monitored by Placer County shall be monitored and enforced by the Property Owners' association.

f. A note shall be included that states that all parcels shall be subject to a Reciprocal Easement Agreement that creates blanket easements for operation and maintenance of shared drainage (including stormwater pumping station), detention, water quality facilities, pedestrian access, vehicle access, emergency vehicle access, public support, parking, private utilities, sidewalks, landscaping, and any other shared facilities over Parcels 1, 2, 3, 4, and 5, excluding building footprints.

g. A note shall be included which states that: None of the provisions required by the Conditions of Approval shall be altered without the prior written consent of Placer County. (PD/ESD/EHS/APCD)

70. P Covenants, Conditions and Restrictions (CC&Rs) in draft form shall be submitted to the Engineering and Surveying Division for review pursuant to Section 16.28.060 together with an index identifying the specific CC&R section that corresponds with each applicable condition of approval. The

CC&Rs shall contain provisions to satisfy all applicable conditions of approval imposed on the conditionally approved Tentative Parcel Map and County Code including the identification of an entity or entities that will be empowered to levy assessments and perform all the work needed for the upkeep of subdivision improvements. Where condominium units are approved for creation, the CC&Rs may designate the property owner as the entity responsible to maintain all improvements required as a condition of the Tentative Parcel Map until such time that an Association is formed to perform such maintenance. The CC&Rs shall reference any Annexation to a previously established set of CC&Rs may satisfy this requirement. The executed and approved CC&Rs shall record concurrently with the final map and each document shall reference the recording information of the other. (ESD)

NOTIFICATION TO FUTURE BUYERS

71. C Applicant or Property Owners' association shall distribute printed educational materials highlighting information regarding the stormwater facilities/Best Management Practices (BMPs), recommended maintenance, and inspection requirements, as well as conventional water conservation practices and surface water quality protection, to future buyers. (ESD/EHS)

72. C Notification to future owners of Parcel 1 that has permanent water quality Best Management Practices (BMPs) installed on the lot, of the annual maintenance requirements and that BMPs shall not be removed unless to replace with a more efficient BMP. (ESD)

73. C Notification to future owners that inspections of stormwater facilities/Best Management Practices (BMPs) shall be conducted by the Property Owners' association at least annually. Maintenance records and proof of inspections shall be retained and provided to Engineering and Surveying Division upon request. (ESD)

EXERCISE OF PERMIT

74. P The applicant shall prepare and submit to the Engineering and Surveying Division (ESD), a Parcel Map which is in substantial conformance to the approved Tentative Parcel Map in accordance with Chapter 16 of the Placer County Code; pay all current map check and filing fees. (ESD)

75. P Prior to the County's recordation of the Parcel Map, submit to the Engineering and Surveying Division the map 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. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The recorded map filed at the Placer County Recorder's Office will be the official document of record. (ESD)

76. C The effective date of approval is September 25, 2014. The applicant shall have thirty-six (36) months to exercise this Conditional Use Permit through approval of Improvement Plans and initiation of construction. Unless exercised, this approval shall expire on October 6, 2017.

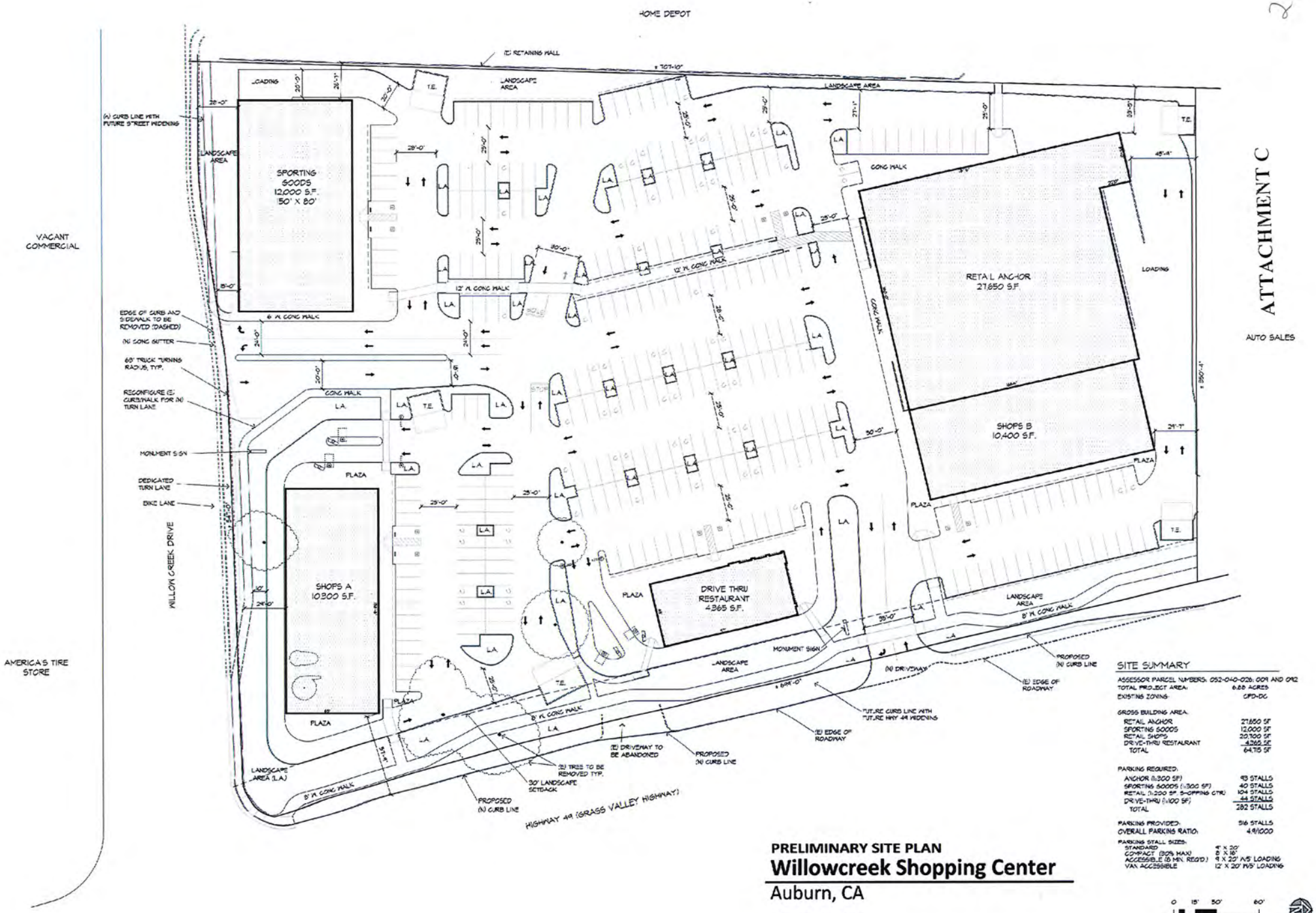
052-041-004-000, 052-041-005-000, 052-041-006-000 Vicinity Map

L:\REQUESTS\PLN_KHeckert\VicinityMap_140918\ARCMAP\VicinityMap_140918.mxd 9/18/2014

ATTACHMENT B

28

ATTACHMENT C



SITE SUMMARY

ASSESSOR PARCEL NUMBERS:	052-040-026, 009 AND 012
TOTAL PROJECT AREA:	6.88 ACRES
EXISTING ZONING:	CFD-DC
GROSS BUILDING AREA:	
RETAIL ANCHOR	27,650 SF
SPORTING GOODS	12,000 SF
RETAIL SHOPS	20,700 SF
DRIVE-THRU RESTAURANT	4,365 SF
TOTAL	64,715 SF
PARKING REQUIRED:	
ANCHOR (1:300 SF)	93 STALLS
SPORTING GOODS (1:300 SF)	40 STALLS
RETAIL (1:200 SF, SHOPPING CTR)	104 STALLS
DRIVE-THRU (1:100 SF)	44 STALLS
TOTAL	282 STALLS
PARKING PROVIDED:	316 STALLS
OVERALL PARKING RATIO:	4.9/1000
PARKING STALL SIZES:	
STANDARD	9' X 20'
COMPACT (30% MAX)	8' X 16'
ACCESSIBLE (6 MIN. REQ'D.)	9 X 20' W/5' LOADING
VAN ACCESSIBLE	12' X 20' W/5' LOADING

PRELIMINARY SITE PLAN

Willowcreek Shopping Center

Auburn, CA

September 9, 2014

0 15' 30' 60'

NORTH

TENTATIVE PARCEL MAP
WILLOW CREEK RETAIL
PLACER COUNTY, CALIFORNIA
BEST PROPERTIES

TENTATIVE PARCEL MAP SHEET INDEX

T-1 TENTATIVE PARCEL MAP
T-2 EXISTING CONDITIONS PLAN
T-3 PRELIMIANRY GRADING PLAN
T-4 PRELIMINARY UTILITY PLAN

COUNTY OF PLACER DATUM
BENCHMARK:
PLACER COUNTY DATUM

FLOOD ZONE

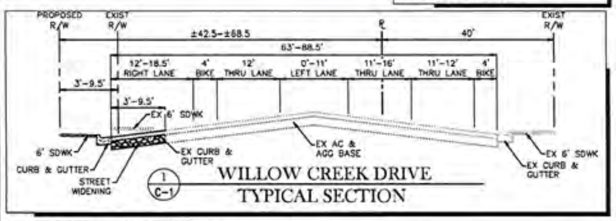
PROJECT IS LOCATED WITHIN FLOOD ZONE DESIGNATED AS X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN PER FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 06061C0400 DATED NOVEMBER 21 2001

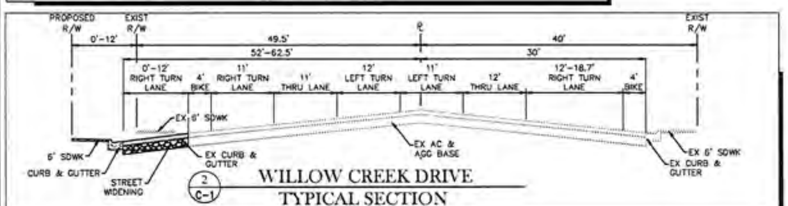
NOTE:

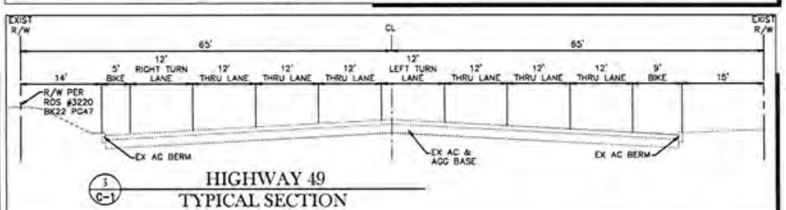
1. AS PART OF CC&R'S AND/OR RECIPROCAL EASEMENT AGREEMENT ALL SUBJECT PARCELS SHALL HAVE BLANKET EASEMENTS FOR DRAINAGE, PEDESTRIAN ACCESS, VEHICLE ACCESS, PARKING, & PRIVATE UTILITY EASEMENT. THIS BLANKET EASEMENT SHALL EXCLUDE THE BUILDING FOOTPRINTS.

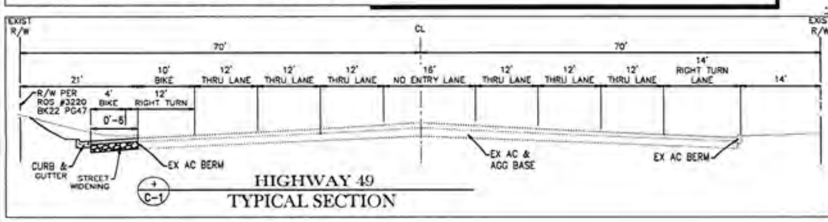
2. ALL PUBLIC UTILITIES (AS CONDITIONED AS PART OF APPROVAL) SHALL BE LOCATED IN PUBLIC ESMT – MEETING THE LOCAL JURISDICTION REQUIREMENTS.

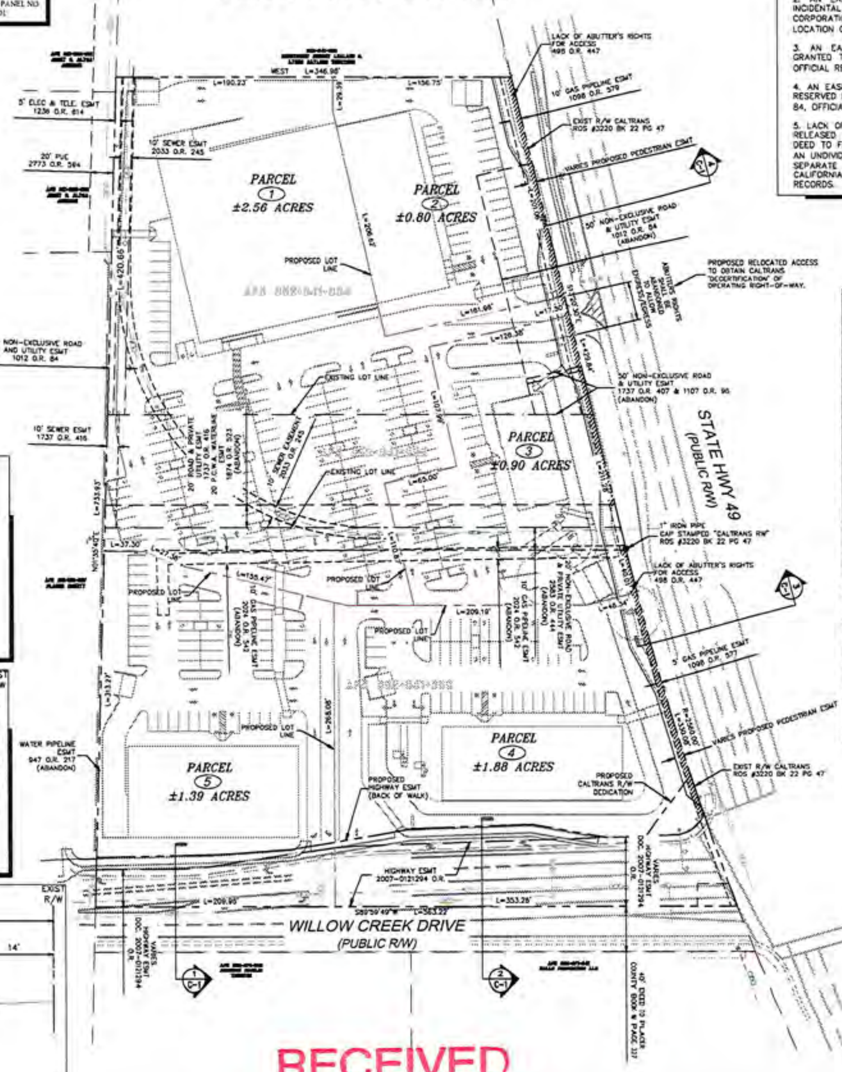
3. INTERNAL LOT LINES MAY BE MODIFIED BASED ON BUILDING CODE AND TENANT REQUIREMENTS. LOT LINES THAT DIFFER FROM WHAT IS SHOWN ON THIS TENATIVE PARCEL MAP SHALL BE REVIEWED & APPROVED BY PLACER COUNTY FOR SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE PARCEL MAP.











TENTATIVE MAP STATEMENT

"I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY STEWART TITLE OF CALIFORNIA, INC ORDER NO. 34-245607 DATED MARCH 28, 2012. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES

[signature] LS 7375 — SIGN

JULY 21, 2014 — DATE

NOTE:

FOLLOWING EASEMENTS COULD NOT BE LOCATED FROM RECORDED INFORMATION:

1. WATER PIPELINE EASEMENT 947 O.R. 217 – ALONG WESTERN ℞ NO WIDTH GIVEN

2. AN EASEMENT OVER SAID LAND FOR ELECTRICAL TRANSMISSION FACILITIES AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION, IN DEED RECORDED IN BOOK 402, PAGE 151, OFFICIAL RECORDS (EXACT LOCATION CANNOT BE DETERMINED PER RECORD).

3. AN EASEMENT OVER SAID LAND FOR PIPELINE AND INCIDENTAL PURPOSES AS GRANTED TO LOUIS F. KLUMPP, ET UX, IN DEED RECORDED IN BOOK 437, PAGE 300, OFFICIAL RECORDS (EXACT LOCATION CANNOT BE DETERMINED PER RECORD).

4. AN EASEMENT OVER SAID LAND FOR SEWER PIPELINE AND INCIDENTAL PURPOSES AS RESERVED BY LAWRENCE A. COPPOTELLI, ET AL, IN DEED RECORDED IN BOOK 1012, PAGE 84, OFFICIAL RECORDS (EXACT LOCATION CANNOT BE DETERMINED PER RECORD).

5. LACK OF RIGHTS OF ACCESS TO AND FROM THE HIGHWAY, SAID RIGHTS HAVING BEEN RELEASED AND RELINQUISHED, EXCEPT AT A LOCATION SPECIFICALLY DESIGNATED IN DEED TO FRED G LEMMON AND MARIE W. LEMMON, HIS WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/2 INTEREST AND GARRETT W. LEMMON, A MARRIED MAN, DEALING IN HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/2 INTEREST FROM THE STATE OF CALIFORNIA, RECORDED DECEMBER 18, 1968, IN BOOK 1226, PAGE 697, OFFICIAL RECORDS.

[signature]

THIS TENTATIVE PARCEL MAP CONFORMS TO SECTION 16.12.040 OF THE LAND DEVELOPMENT MANUAL

PROJECT SUMMARY

ASSESSORS PARCEL NO'S
052-041-004 -005 -006

OWNER
JOHN L. SULLIVAN FAMILY LP
700 AUTOMALL DRIVE
ROSEVILLE, CA 95661

DEVELOPER
BEST PROPERTIES
2500 SIERRA BLVD, SUITE E
SACRAMENTO, CA 95825

PLANNER/ENGINEER
TSD ENGINEERING, INC.
31 NATOMA STREET SUITE #160
FOLSOM, CA 95630
ATTN: CHRIS SCHULZE

AREA
6.88± ACRES

NUMBER OF LOTS
3 LOTS (EXISTING)
5 LOTS (PROPOSED)
MINIMUM LOT AREA-34,848 SQ. FT
MAXIMUM LOT AREA-111,514 SQ. FT
AVERAGE LOT AREA-65,601 SQ. FT

PROPOSED USE
COMMERCIAL/RETAIL

EXISTING ZONING
CPD-DC (COMMERCIAL PLANNED DEVELOPMENT)

PROPOSED ZONING
CPD-DC (COMMERCIAL PLANNED DEVELOPMENT)

EXISTING BUILDING SETBACKS
BY USE PERMIT OR DESIGN REVIEW

UTILITY PROVIDERS

PARK DISTRICT
FACILITY SERVICES

SCHOOL DISTRICT
PLACER COUNTY OFFICE OF EDUCATION
AUBURN UNION - AUBURN ELEMENTARY
PLACER UNION HIGH - PLACER HIGH SCHOOL

WATER
NEVADA IRRIGATION DISTRICT

SANITARY SEWER
SPECIAL MAINTENANCE DISTRICT #1

STORM DRAIN
PRIVATE - MAINTAINED BY PROPERTY OWNER'S ENTITY

ELECTRIC/GAS
PG&E

TELEPHONE
AT&T

CABLE
COMCAST

FIRE
CAL-FIRE

N W E S

scale: 1"=50'

50 0 25 50 100

TENTATIVE PARCEL MAP
JUNE 5, 2014
REVISED JULY 21, 2014

TSD ENGINEERING, INC.
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

T-1

RECEIVED
AUG 1 8 2014
CDRA

~~PLN14-00089~~
P CPN 20140057

ATTACHMENT D

PCPA 2014 ~~PLN14-00089~~

RECEIVED
AUG 1 8 2014
CDRA

PCPA 20140057

TENTATIVE PARCEL MAP
EXISTING CONDITIONS PLAN
WILLOW CREEK RETAIL
PLACER COUNTY, CA

BEST PROPERTIES

TITLE REPORT NOTES:

THE SURVEY, EASEMENTS, LEGAL DESCRIPTIONS, AND OTHER RIGHTS AND LIABILITIES SHOWN HEREON ARE BASED UPON PRELIMINARY TITLE REPORTS PREPARED BY STEWART TITLE OF CALIFORNIA, INC. ORDER NO 24-245607, DATED MARCH 28, 2012.

NOTE: THE FOLLOWING SYMBOLS SHALL APPLY FOR THE TITLE REPORT EXCEPTIONS SHOWN HEREON.

(#) THE LOCATION OF THIS TITLE REPORT EXCEPTION IS SHOWN ON THIS MAP.

* NON-PLOTTABLE EASEMENT

EASEMENTS FROM SCHEDULE B

* 1. AN EASEMENT OVER SAID LAND FOR ELECTRICAL TRANSMISSION FACILITIES AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION, IN DEED RECORDED IN BOOK 402, PAGE 151, OFFICIAL RECORDS (EXACT LOCATION CANNOT BE DETERMINED PER RECORD).

* 2. AN EASEMENT OVER SAID LAND FOR PIPELINE AND INCIDENTAL PURPOSES AS GRANTED TO LOUIS F. KLUMPP, ET UX, IN DEED RECORDED IN BOOK 437, PAGE 560, OFFICIAL RECORDS (EXACT LOCATION CANNOT BE DETERMINED PER RECORD).

(3) LACK OF ABUTTERS RIGHTS IN AND TO THE HIGHWAY ADJACENT TO SAID PROPERTY, SAID RIGHTS HAVING BEEN RELEASED AND RELINQUISHED BY DEED TO THE STATE OF CALIFORNIA, RECORDED JULY 3, 1947, BOOK 498, PAGE 447, OFFICIAL RECORDS.

(6) AN EASEMENT OVER SAID LAND FOR WATER PIPELINE AND INCIDENTAL PURPOSES AS GRANTED TO JOHN WARD, ET UX, IN DEED RECORDED IN BOOK 947, PAGE 217, OFFICIAL RECORDS.

(7) A NON-EXCLUSIVE EASEMENT OVER SAID LAND FOR ROAD AND UTILITY PURPOSES AND INCIDENTAL PURPOSES AS RESERVED IN A DOCUMENT RECORDED IN BOOK 1012, PAGE 84, OFFICIAL RECORDS.

* 8. AN EASEMENT OVER SAID LAND FOR SEWER PIPELINE AND INCIDENTAL PURPOSES AS RESERVED BY LAWRENCE A. COPPOTELLI, ET AL, IN DEED RECORDED IN BOOK 1012, PAGE 84, OFFICIAL RECORDS (EXACT LOCATION CANNOT BE DETERMINED PER RECORD).

(9) AN EASEMENT OVER SAID LAND FOR GAS MAIN OR PIPELINE AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, IN DEED RECORDED IN BOOK 1098, PAGE 577, OFFICIAL RECORDS.

(12) AN EASEMENT OVER SAID LAND FOR GAS PIPELINES AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION, BY DEED RECORDED IN BOOK 1098, PAGE 579, OFFICIAL RECORDS.

(13) AN EASEMENT OVER SAID LAND FOR ROAD AND UTILITY PURPOSES AND INCIDENTAL PURPOSES AS GRANTED TO LAWRENCE A. COPPOTELLI, ET AL, IN DEED RECORDED IN BOOK 1107, PAGE 95, OFFICIAL RECORDS.

* 12. LACK OF RIGHTS OF ACCESS TO AND FROM THE HIGHWAY, SAID RIGHTS HAVING BEEN RELEASED AND RELINQUISHED, EXCEPT AT A LOCATION SPECIFICALLY DESIGNATED IN DEED TO FRED Q LEMMON AND MARIE W. LEMMON, HIS WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/2 INTEREST AND GARRETT W. LEMMON, A MARRIED MAN, DEALING IN HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/2 INTEREST FROM THE STATE OF CALIFORNIA, RECORDED DECEMBER 18, 1968, IN BOOK 1226, PAGE 697, OFFICIAL RECORDS.

(13) AN EASEMENT OVER SAID LAND FOR ELECTRICAL AND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC GAS AN ELECTRIC COMPANY, A CALIFORNIA CORPORATION, IN DEED RECORDED IN BOOK 1236, PAGE 614, OFFICIAL RECORDS.

(14) AN EASEMENT OVER SAID LAND FOR ROAD PURPOSES AND INCIDENTAL PURPOSES AS GRANTED TO GORDON A. FOX, ET UX, IN DEED RECORDED IN BOOK 1737, PAGE 403, OFFICIAL RECORDS.

(15) AN EASEMENT OVER SAID LAND FOR UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, IN DEED RECORDED IN BOOK 1795, PAGE 58, OFFICIAL RECORDS.

(16) AN EASEMENT OVER SAID LAND FOR WATER CONVEYANCE FACILITIES AND INCIDENTAL PURPOSES AS GRANTED TO PLACER COUNTY WATER AGENCY, IN DEED RECORDED IN BOOK 1874, PAGE 523, OFFICIAL RECORDS.

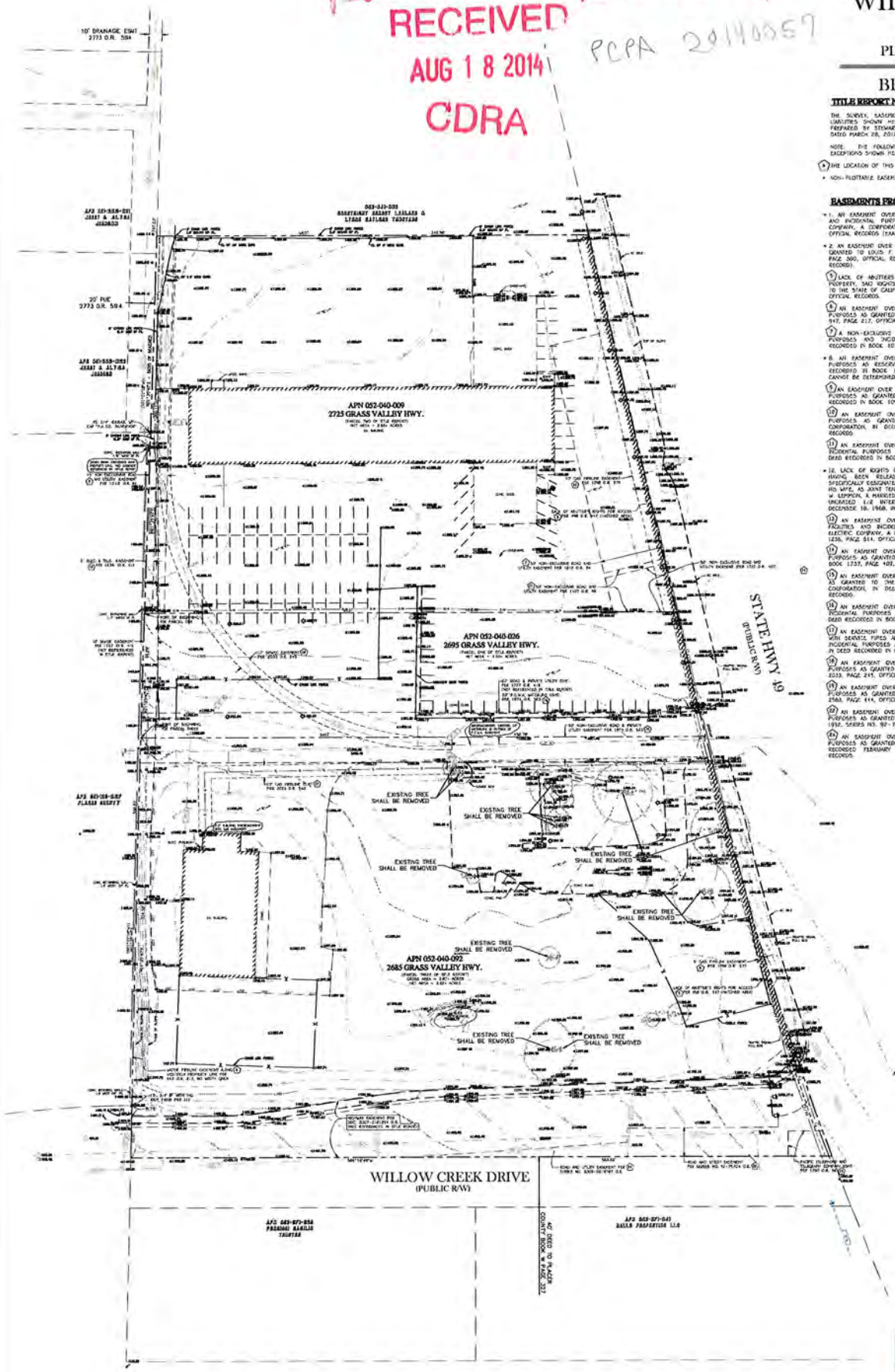
(17) AN EASEMENT OVER SAID LAND FOR ONE OR MORE UNDERGROUND PIPES WITH SERVICE PIPES AND CONNECTIONS FOR THE CONVEYANCE OF GAS AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, IN DEED RECORDED IN BOOK 2024, PAGE 542, OFFICIAL RECORDS.

(18) AN EASEMENT OVER SAID LAND FOR SEWER PIPELINE AND INCIDENTAL PURPOSES AS GRANTED TO COUNTY OF PLACER, IN DEED RECORDED IN BOOK 2033, PAGE 245, OFFICIAL RECORDS.

(19) AN EASEMENT OVER SAID LAND FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO JOHN W. ANDOK, IN DEED RECORDED IN BOOK 2560, PAGE 111, OFFICIAL RECORDS.

(22) AN EASEMENT OVER SAID LAND FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES AS GRANTED TO PLACER COUNTY, IN DEED RECORDED OCTOBER 5, 1992, SERIES NO. 92-75704, OFFICIAL RECORDS.

(24) AN EASEMENT OVER SAID LAND FOR ROAD, UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO JOHN L. SULLIVAN, AN UNMARRIED MAN, IN DEED RECORDED FEBRUARY 24, 2006, SERIES NO. 2006-0019781, OFFICIAL RECORDS.



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scale: 1"=40'
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EXISTING CONDITIONS PLAN
JUNE 5, 2014
REVISED JULY 21, 2014

TSD ENGINEERING, INC.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

T-2

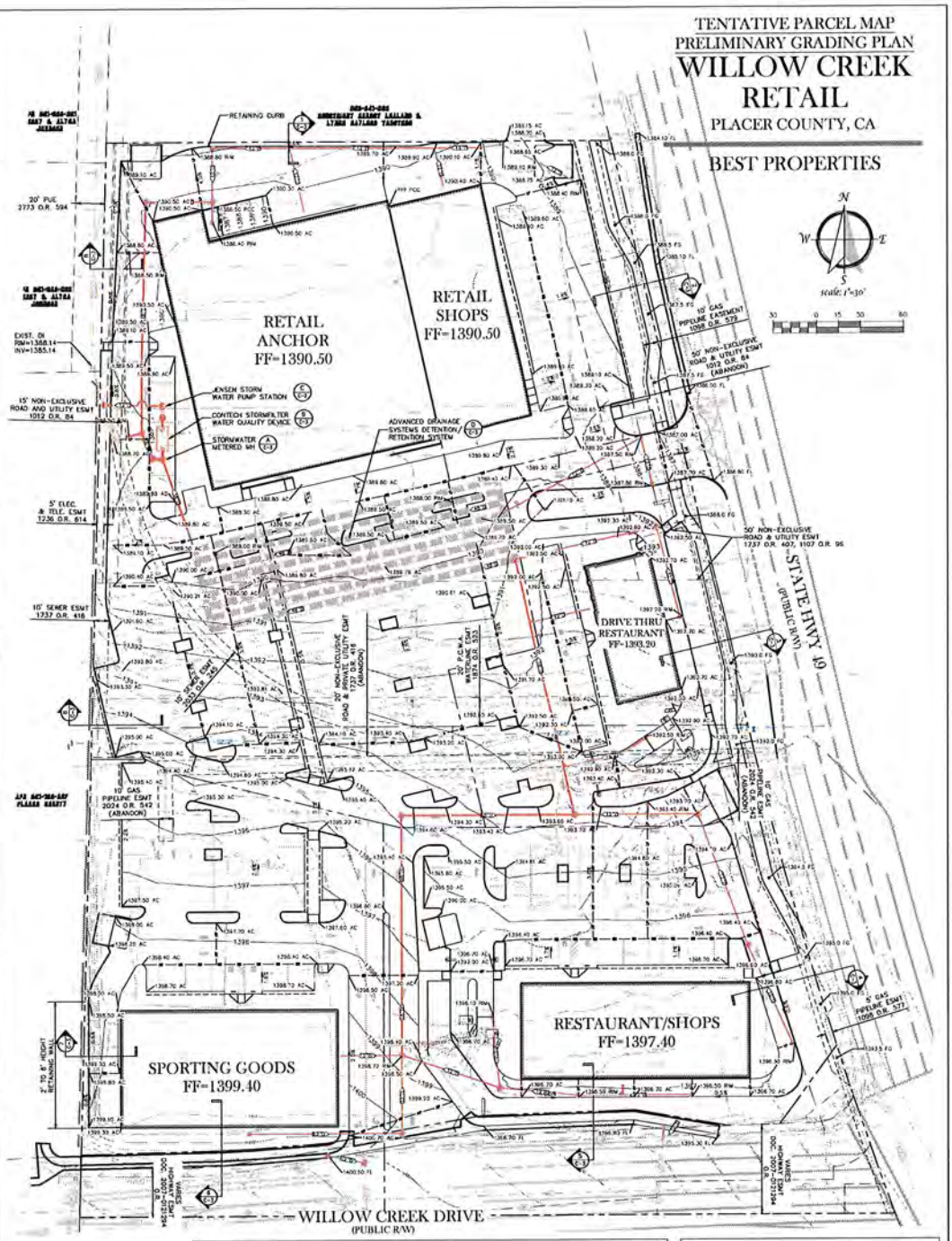
3/

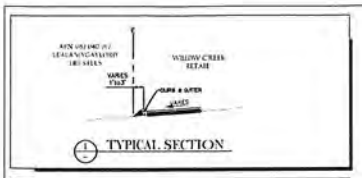
TENTATIVE PARCEL MAP
PRELIMINARY GRADING PLAN

WILLOW CREEK RETAIL

PLACER COUNTY, CA

BEST PROPERTIES





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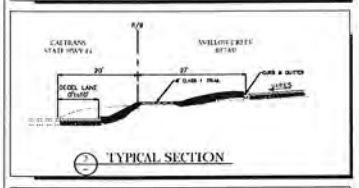

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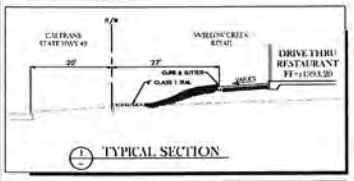

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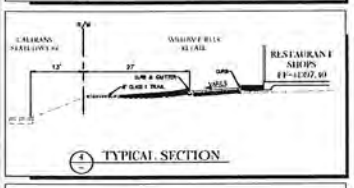
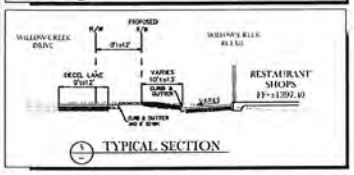
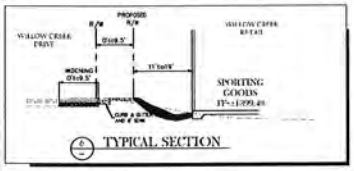


4 TYPICAL SECTION



5 TYPICAL SECTION



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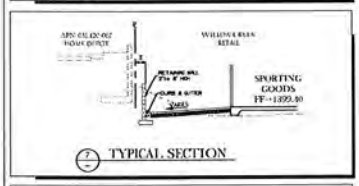
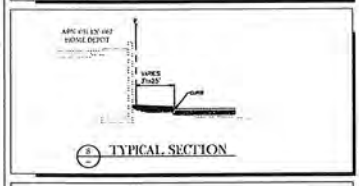


7 TYPICAL SECTION



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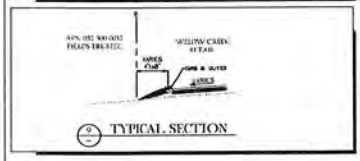
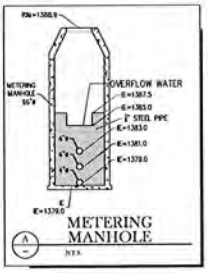
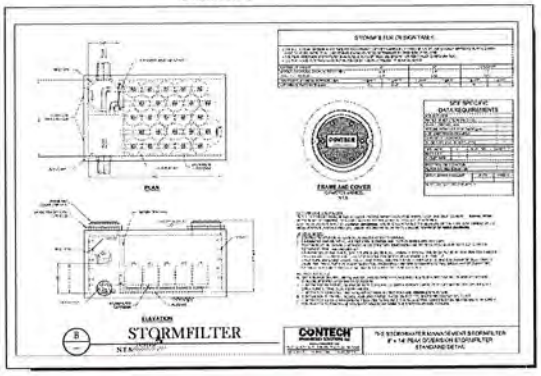


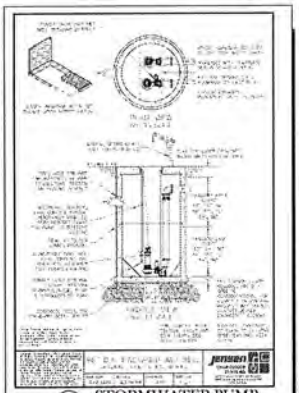
9 TYPICAL SECTION



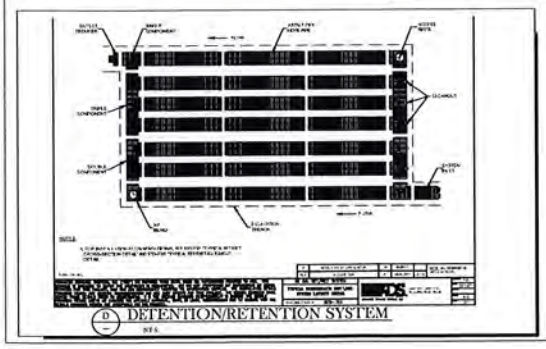
A METERING MANHOLE
NTS



B STORMFILTER
NTS



C STORMWATER PUMP
NTS



D DETENTION/RETENTION SYSTEM
NTS

RECEIVED
AUG 18 2014
CDRA

PCPA 20140059
~~PLN14-00089~~

PRELIMINARY GRADING PLAN
JUNE 5, 2014
REVISED JULY 21, 2014

TSD ENGINEERING, INC.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

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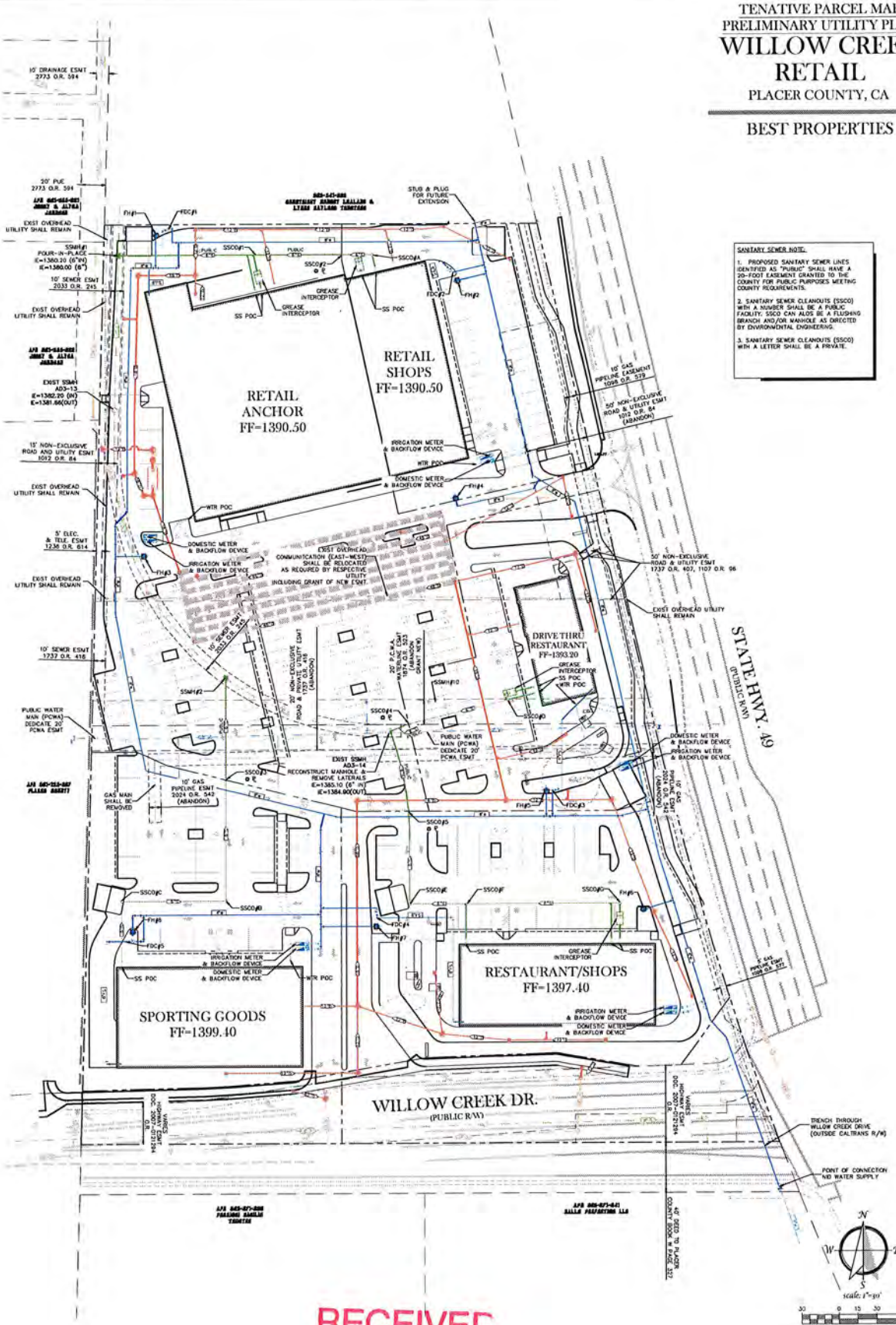
TENATIVE PARCEL MAP
PRELIMINARY UTILITY PLAN

WILLOW CREEK RETAIL

PLACER COUNTY, CA

BEST PROPERTIES



SANITARY SEWER NOTE:

1. PROPOSED SANITARY SEWER LINES IDENTIFIED AS "PUBLIC" SHALL HAVE A 20-FOOT EASEMENT GRANTED TO THE COUNTY FOR PUBLIC PURPOSES MEETING COUNTY REQUIREMENTS.

2. SANITARY SEWER CLEANOUTS (SSCO) WITH A NUMBER SHALL BE A PUBLIC FACILITY. SSCO CAN ALOS BE A FLUSHING BRANCH AND/OR MANHOLE AS DIRECTED BY ENVIRONMENTAL ENGINEERING.

3. SANITARY SEWER CLEANOUTS (SSCO) WITH A LETTER SHALL BE A PRIVATE.

PRELIMINARY UTILITY PLAN
JUNE 5, 2014
REVISED AUGUST 8, 2014

RECEIVED
AUG 18 2014
CDRA

PCPA 20140057
~~PLN14-00089~~

TSD ENGINEERING, INC.
31 Natoma Street, Suite #160
Folsom, CA 95630
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Fax: (916) 608-0701

T-4

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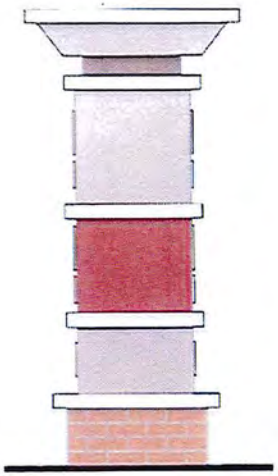
WILLOW CREEK
SHOPPING CENTER

September 5, 2014

A1 A2 Monument Signs Illuminated Double Sided



Monument Sign A1 & A2
Scale 1/2" = 1'-0"

Material Schedule

1. **Tenant Cabinets**
   Fabricated aluminum with texcoat finish paint Frazee CL2850M Glutted. Rout out with 1/2" clear acrylic push thru. Vinyl overlay per tenant approved content. Internally illuminate with fluorescent lamps.
2. **Tenant Cabinet**
   Fabricated aluminum with texcoat finish paint Red face illuminated pan channel letters with 4" deep returns. White acrylic face with Black trimcap & black returns. Illuminate with White LED's.
3. **Brick**
   Veneer to match project specifications Endicott Tile LLC., Medium Ironspot #77 Velour Cut.
4. **Trim**
   Fabricated aluminum with texcoat finish paint Frazee CL2891W Star Thistle.
5. **Cornice**
   Fabricated aluminum with texcoat finish paint Frazee CL2853M Glutted.
6. **Reveal**
   Fabricated aluminum with texcoat finish paint IC 353 Bird's Nest.

NOTE:

This proposed monument sign does not conform to the Placer County sign allowances.

The Landlord will request the county to approve the sign as shown.

PACIFIC NEON

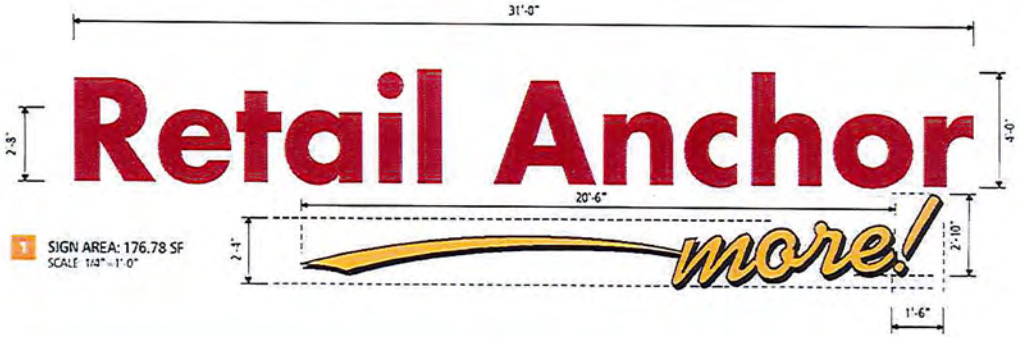
Sheet 2

ATTACHMENT E

WILLOW CREEK SHOPPING CENTER

September 5, 2014

RETAIL ANCHOR & RETAIL SHOPS B- SOUTH ELEVATION



1 SIGN AREA: 176.78 SF
SCALE: 1/4" = 1'-0"

2 SIGN AREA: 18.62 SF
SCALE: 1/4" = 1'-0"

3 SIGN AREA: 33.37 SF
SCALE: 1/4" = 1'-0"

NOTE:
This exhibit shows Retail Anchor building signage which exceeds the Placer County sign allowances as follows.

1 2 3 The county sign code formula for the anchor tenant wall signs on the south elevation allows 130 sqft of sign area. We are showing 228.66 sqft of sign area.

PACIFIC NEON

Sheet 5

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

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: Willow Creek Shopping Center (PCPA 20140057)

PROJECT DESCRIPTION: The applicant requests approval of a Conditional Use Permit to construct a shopping center with approximately 65,000 square feet of retail and restaurant uses.

PROJECT LOCATION: Northwest corner of State Route 49 (SR49) and Willow Creek Drive, North Auburn, Placer County

APPLICANT: Carl E Best, 2580 Sierra Blvd., Suite E, Sacramento, CA 95825

The comment period for this document closes on **September 23, 2014**. 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/EnvCoordSvcs/NegDec.aspx Community Development Resource Agency public counter, and at the Auburn Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. 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.

Published in Sacramento Bee, Monday, August 25, 2014

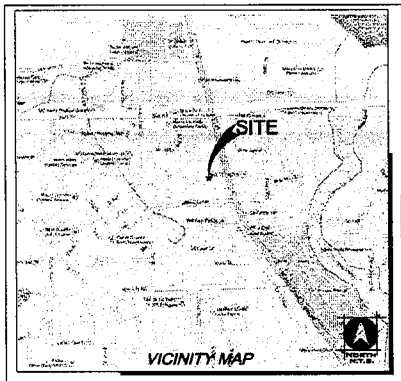
ATTACHMENT F

TENTATIVE PARCEL MAP

WILLOW CREEK RETAIL

PLACER COUNTY, CALIFORNIA

BEST PROPERTIES



TENTATIVE PARCEL MAP SHEET INDEX

T-1 TENTATIVE PARCEL MAP
T-2 EXISTING CONDITIONS PLAN
T-3 PRELIMIANRY GRADING PLAN
T-4 PRELIMINARY UTILITY PLAN

COUNTY OF PLACER DATUM

BENCHMARK:

PLACER COUNTY DATUM

FLOOD ZONE

PROJECT IS LOCATED WITHIN FLOOD ZONE DESIGNATED AS X AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN PER FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO 060962D0001 DATED NOVEMBER 21 2000

NOTE:

1. AS PART OF CC&R'S AND/OR RECIPROCAL EASEMENT AGREEMENT ALL SUBJECT PARCELS SHALL HAVE BLANKET EASEMENTS FOR DRAINAGE, PEDESTRIAN ACCESS, VEHICLE ACCESS, PARKING, & PRIVATE UTILITY EASEMENT. THIS BLANKET EASEMENT SHALL EXCLUDE THE BUILDING FOOTPRINTS.

2. ALL PUBLIC UTILITIES (AS CONDITIONED AS PART OF APPROVAL) SHALL BE LOCATED IN PUBLIC ESMT – MEETING THE LOCAL JURISDICTION REQUIREMENTS.

3. INTERNAL LOT LINES MAY BE MODIFIED BASED ON BUILDING CODE AND TENANT REQUIREMENTS. LOT LINES THAT DIFFER FROM WHAT IS SHOWN ON THIS TENATIVE PARCEL MAP SHALL BE REVIEWED & APPROVED BY PLACER COUNTY FOR SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE PARCEL MAP.

TENTATIVE MAP STATEMENT

"I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY STEWART TITLE OF CALIFORNIA, INC ORDER NO. 34-245607 DATED MARCH 28, 2012. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES"

SIGN — L.S. 7375 — JULY 21, 2014 DATE

NOTE:

FOLLOWING EASEMENTS COULD NOT BE LOCATED FROM RECORDED INFORMATION:

1. WATER PIPELINE EASEMENT 947 O.R. 217 – ALONG WESTERN R/W NO WIDTH GIVEN

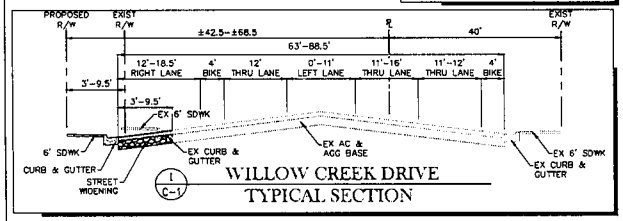
2. AN EASEMENT OVER SAID LAND FOR ELECTRICAL TRANSMISSION FACILITIES AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION, IN DEED RECORDED IN BOOK 402, PAGE 151, OFFICIAL RECORDS (EXACT LOCATION CANNOT BE DETERMINED PER RECORD).

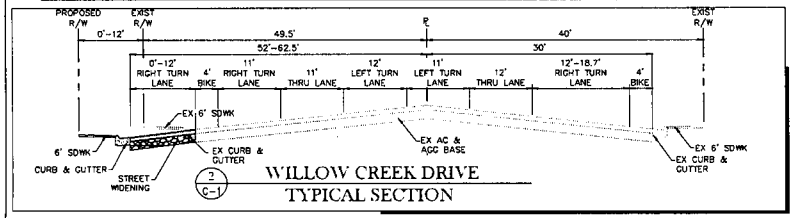
3. AN EASEMENT OVER SAID LAND FOR PIPELINE AND INCIDENTAL PURPOSES AS GRANTED TO LOUIS F. KLUMPP, ET UX, IN DEED RECORDED IN BOOK 437, PAGE 300, OFFICIAL RECORDS (EXACT LOCATION CANNOT BE DETERMINED PER RECORD).

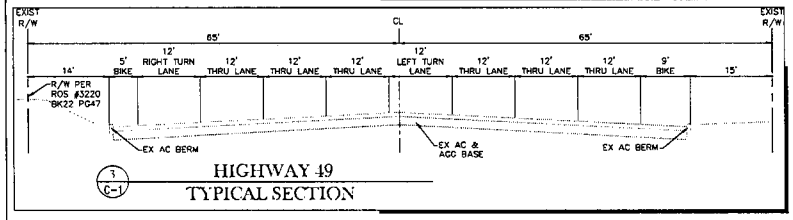
4. AN EASEMENT OVER SAID LAND FOR SEWER PIPELINE AND INCIDENTAL PURPOSES AS RESERVED BY LAWRENCE A. COPPOTELLI, ET AL, IN DEED RECORDED IN BOOK 1012, PAGE 84, OFFICIAL RECORDS (EXACT LOCATION CANNOT BE DETERMINED PER RECORD).

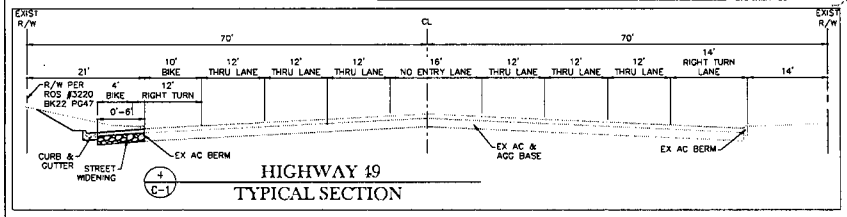
5. LACK OF RIGHTS OF ACCESS TO AND FROM THE HIGHWAY, SAID RIGHTS HAVING BEEN RELEASED AND RELINQUISHED, EXCEPT AT A LOCATION SPECIFICALLY DESIGNATED IN DEED TO FRED C LEMMON AND MARIE W. LEMMON, HIS WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/2 INTEREST AND GARRETT W. LEMMON, A MARRIED MAN, DEALING IN HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/2 INTEREST FROM THE STATE OF CALIFORNIA, RECORDED DECEMBER 18, 1968, IN BOOK 1226, PAGE 697, OFFICIAL RECORDS.

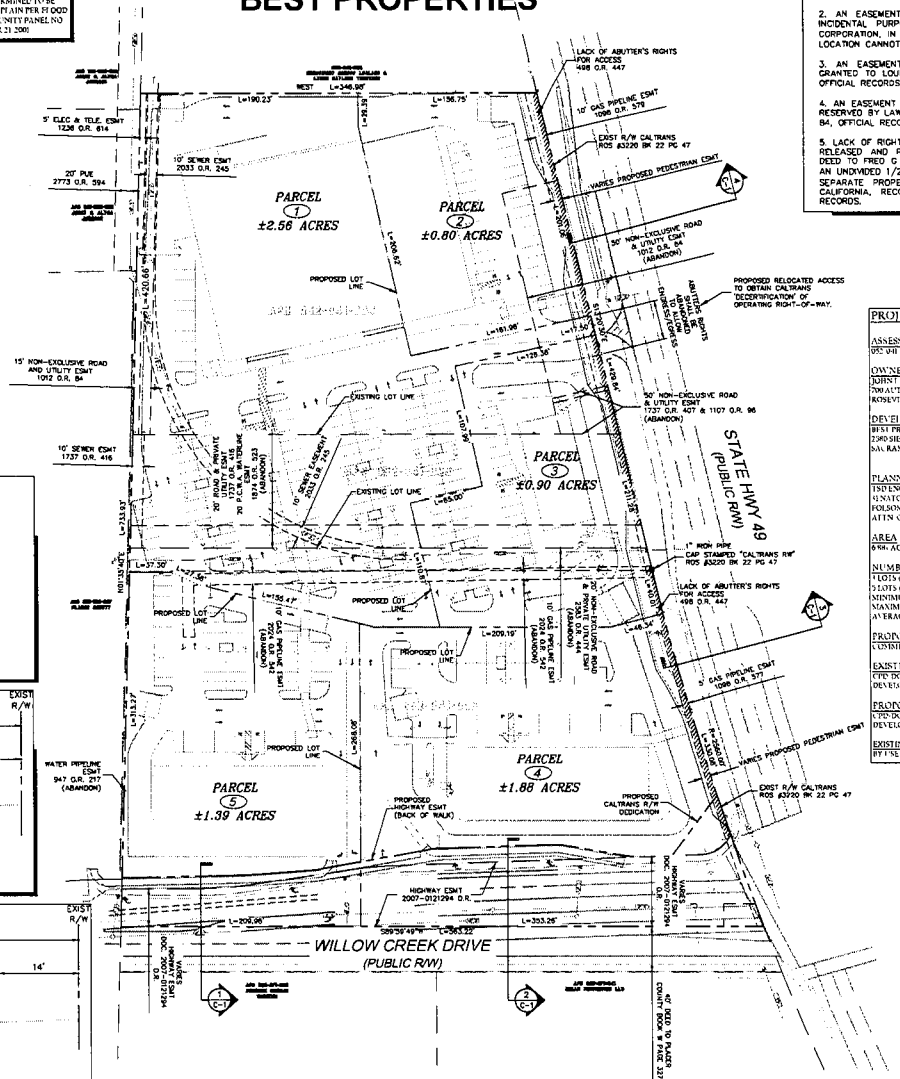
THIS TENTATIVE PARCEL MAP CONFORMS TO SECTION 16.12.040 OF THE LAND DEVELOPMENT MANUAL











PROJECT SUMMARY

ASSESSORS PARCEL NOS
052-041-001 005-006

OWNER
JOHN SULLIVAN FAMILY LP
2000 AUTOMALL DRIVE
ROSEVILLE CA 95661

DEVELOPER
BEST PROPERTIES
2295 SIERRA BLVD SUITE B
SACRAMENTO CA 95825

PLANNER/ENGINEER
TSD ENGINEERING INC
31 NATOMA STREET SUITE #160
FOLSOM CA 95630
ATTN CHRIS SCHOLZE

AREA
6.98 ACRES

NUMBER OF LOTS
1 LOTS (EXISTING)
5 LOTS (PROPOSED)
MINIMUM LOT AREA=61,848 SQ FT
MAXIMUM LOT AREA=81,334 SQ FT
AVERAGE LOT AREA=65,601 SQ FT

PROPOSED USE
COMMERCIAL RETAIL

EXISTING ZONING
CPD-DC (COMMERCIAL PLANNED DEVELOPMENT)

PROPOSED ZONING
CPD-DC (COMMERCIAL PLANNED DEVELOPMENT)

EXISTING BUILDING SETBACKS
BY USE PERMIT OR DESIGN REVIEW

UTILITY PROVIDERS

PARK DISTRICT
FACILITY SERVICES

SCHOOL DISTRICT
PLACER COUNTY OFFICE OF EDUCATION
AUBURN UNION - AUBURN ELEMENTARY
PLACER UNION HIGH - PLACER HIGH SCHOOL

WATER
SILVERADO IRRIGATION DISTRICT

SANITARY SEWER
SPECIAL MAINTENANCE DISTRICT #1

STORM DRAIN
PRIVATE - MAINTAINED BY PROPERTY OWNER'S ENTITY

ELECTRIC/GAS
PG&E

TELEPHONE
AT&T

CABLE
COMCAST

FIRE
CAL FIRE

N W E S

scale: 1"=50'

50 0 25 50 100

TENTATIVE PARCEL MAP
JUNE 5, 2014
REVISED JULY 21, 2014

TSD ENGINEERING, INC.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

T-1

P:\Projects\181-005\02 DWG\P - Planning\TPC\01 Tentative Map.dwg, TSDENG-DWG, 08:16:14, 07-21-14

COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

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: Willow Creek Shopping Center	**Project #** PCPA 20140057
Description: The applicant requests approval of a Conditional Use Permit to construct a shopping center with approximately 65,000 square feet of retail and restaurant uses.	
Location: Northwest corner of State Route 49 (SR49) and Willow Creek Drive, North Auburn, Placer County	
Project Owner/Applicant: Carl E Best, 2580 Sierra Blvd., Suite E, Sacramento, CA 95825	
County Contact Person: Gerry Haas	530-745-3084

PUBLIC NOTICE

The comment period for this document closes on **September 23, 2014**. 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 Auburn Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. 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.

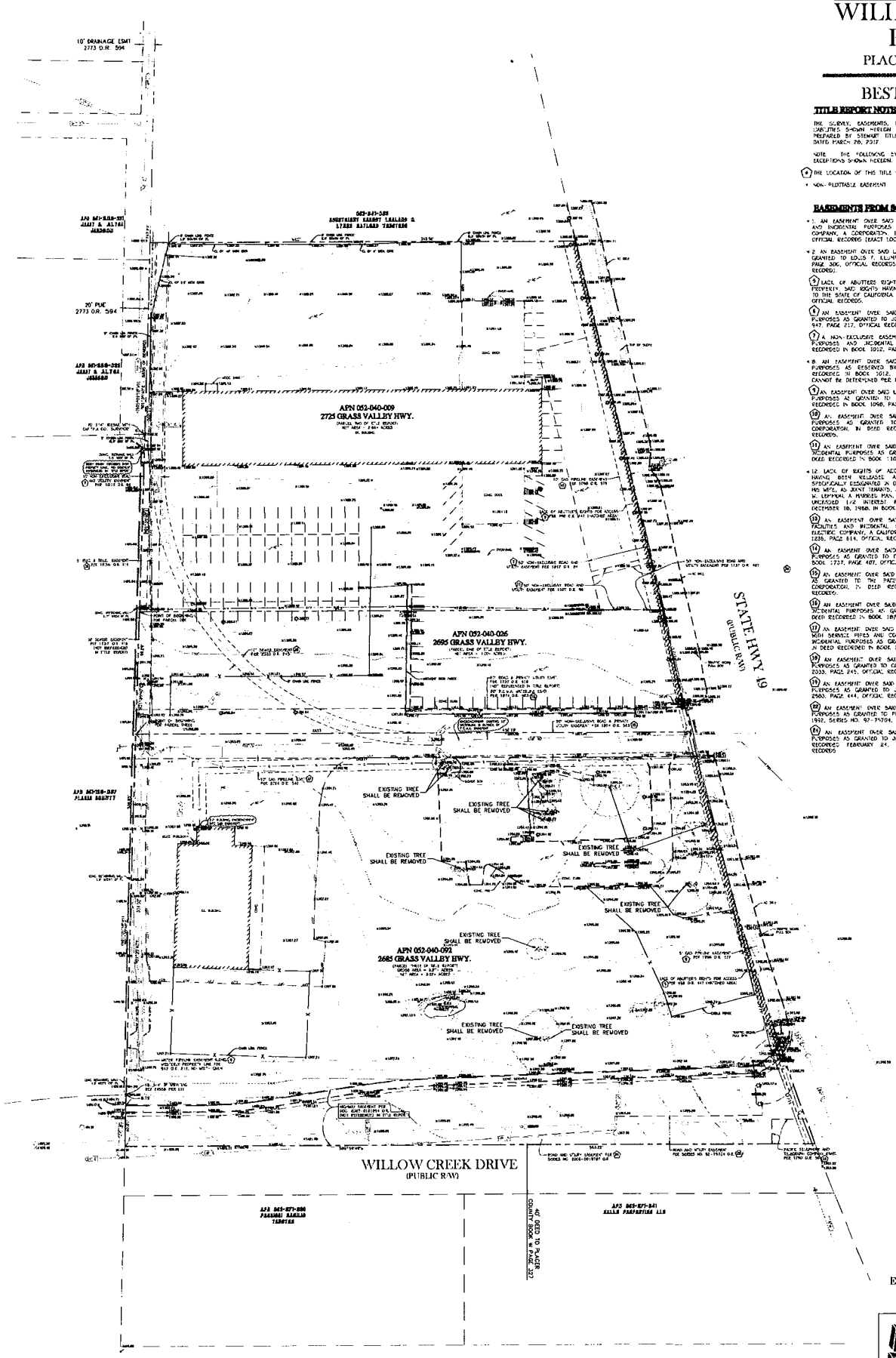
If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) 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.

TENTATIVE PARCEL MAP
EXISTING CONDITIONS PLAN

WILLOW CREEK RETAIL

PLACER COUNTY, CA

BEST PROPERTIES



TITLE REPORT NOTES:

THE SURVEY, EASEMENTS, LEGAL DESCRIPTIONS, AND OTHER RIGHTS AND LIABILITIES SHOWN HEREON ARE BASED UPON PRELIMINARY TITLE REPORTS PREPARED BY STEWART TITLE OF CALIFORNIA INC. ORDER NO. 24 245637, DATED MARCH 26, 2012

NOTE: THE FOLLOWING SYMBOLS SHALL APPLY FOR THE TITLE REPORT EXCEPTIONS SHOWN HEREON.

(#) THE LOCATION OF THIS TITLE REPORT EXCEPTION IS SHOWN ON THIS MAP

* NON-PLOTTABLE EASEMENT

EASEMENTS FROM SCHEDULE B

* 1. AN EASEMENT OVER SAID LAND FOR ELECTRICAL TRANSMISSION FACILITIES AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION, IN DEED RECORDED IN BOOK 402, PAGE 151, OFFICIAL RECORDS (EXACT LOCATION CANNOT BE DETERMINED PER RECORD).

* 2. AN EASEMENT OVER SAID LAND FOR PIPELINE AND INCIDENTAL PURPOSES AS GRANTED TO LOUIS F. ELLINFF, ET UX, IN DEED RECORDED IN BOOK 437, PAGE 306, OFFICIAL RECORDS (EXACT LOCATION CANNOT BE DETERMINED PER RECORD).

(5) LACK OF ABUTTERS RIGHTS IN AND TO THE HIGHWAY ADJACENT TO SAID PROPERTY, SAID RIGHTS HAVING BEEN RELEASED AND RELINQUISHED BY DEED TO THE STATE OF CALIFORNIA RECORDED JULY 3, 1947, BOOK 498, PAGE 447, OFFICIAL RECORDS.

(6) AN EASEMENT OVER SAID LAND FOR WATER PIPELINE AND INCIDENTAL PURPOSES AS GRANTED TO JOHN WARD, ET UX, IN DEED RECORDED IN BOOK 547, PAGE 217, OFFICIAL RECORDS

(7) A NON-EXCLUSIVE EASEMENT OVER SAID LAND FOR ROAD AND UTILITY PURPOSES AND INCIDENTAL PURPOSES AS RESERVED IN A DOCUMENT RECORDED IN BOOK 1012, PAGE 84, OFFICIAL RECORDS.

* 8. AN EASEMENT OVER SAID LAND FOR SEWER PIPELINE AND INCIDENTAL PURPOSES AS RESERVED BY LAWRENCE A. CORPOTELLI, ET AL, IN DEED RECORDED IN BOOK 1012, PAGE 84, OFFICIAL RECORDS (EXACT LOCATION CANNOT BE DETERMINED PER RECORD).

(9) AN EASEMENT OVER SAID LAND FOR GAS MAIN OR PIPELINE AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, IN DEED RECORDED IN BOOK 1098, PAGE 577, OFFICIAL RECORDS

(10) AN EASEMENT OVER SAID LAND FOR GAS PIPELINES AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION, IN DEED RECORDED IN BOOK 1098, PAGE 579, OFFICIAL RECORDS.

(11) AN EASEMENT OVER SAID LAND FOR ROAD AND UTILITY PURPOSES AND INCIDENTAL PURPOSES AS GRANTED TO LAWRENCE A. CORPOTELLI, ET AL, IN DEED RECORDED IN BOOK 1107, PAGE 96, OFFICIAL RECORDS.

* 12. LACK OF RIGHTS OF ACCESS TO AND FROM THE HIGHWAY, SAID RIGHTS HAVING BEEN RELEASED AND RELINQUISHED, EXCEPT AT A LOCATION SPECIFICALLY DESIGNATED IN DEED TO FRED G. LEMMON AND MARIE W. LEMMON, HIS WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/2 INTEREST AND GARRETT W. LEMMON, A MARRIED MAN, DEALING IN HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/2 INTEREST FROM THE STATE OF CALIFORNIA, RECORDED DECEMBER 18, 1986, IN BOOK 3826, PAGE 697, OFFICIAL RECORDS

(13) AN EASEMENT OVER SAID LAND FOR ELECTRICAL AND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC GAS AN ELECTRIC COMPANY, A CALIFORNIA CORPORATION, IN DEED RECORDED IN BOOK 1235, PAGE 614, OFFICIAL RECORDS.

(14) AN EASEMENT OVER SAID LAND FOR ROAD PURPOSES AND INCIDENTAL PURPOSES AS GRANTED TO GORDON A. PEK, ET UX, IN DEED RECORDED IN BOOK 1737, PAGE 407, OFFICIAL RECORDS.

(15) AN EASEMENT OVER SAID LAND FOR UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, IN DEED RECORDED IN BOOK 1795, PAGE 58, OFFICIAL RECORDS.

(16) AN EASEMENT OVER SAID LAND FOR WATER CONVEYANCE FACILITIES AND INCIDENTAL PURPOSES AS GRANTED TO PLACER COUNTY WATER AGENCY, IN DEED RECORDED IN BOOK 1874, PAGE 523, OFFICIAL RECORDS.

(17) AN EASEMENT OVER SAID LAND FOR ONE OR MORE UNDERGROUND PIPES WITH SERVICE PIPES AND CONNECTIONS FOR THE CONVEYANCE OF GAS AND INCIDENTAL PURPOSES AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, IN DEED RECORDED IN BOOK 2924, PAGE 542, OFFICIAL RECORDS.

(18) AN EASEMENT OVER SAID LAND FOR SEWER PIPELINE AND INCIDENTAL PURPOSES AS GRANTED TO COUNTY OF PLACER, IN DEED RECORDED IN BOOK 2933, PAGE 245, OFFICIAL RECORDS

(19) AN EASEMENT OVER SAID LAND FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO JOHN W. ANGEL, IN DEED RECORDED IN BOOK 2960, PAGE 444, OFFICIAL RECORDS

(20) AN EASEMENT OVER SAID LAND FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES AS GRANTED TO PLACER COUNTY, IN DEED RECORDED OCTOBER 5, 1992, SERIES NO. 92-79704, OFFICIAL RECORDS.

(21) AN EASEMENT OVER SAID LAND FOR ROAD, UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO JOHN L. SULLIVAN, AN UNMARRIED MAN, IN DEED RECORDED FEBRUARY 24, 2006, SERIES NO. 2006-0019787, OFFICIAL RECORDS

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W E
S
scale: 1"=30'
30 0 15 30 60

EXISTING CONDITIONS PLAN
JUNE 5, 2014
REVISED JULY 21, 2014

TSD ENGINEERING, INC.
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

T-2

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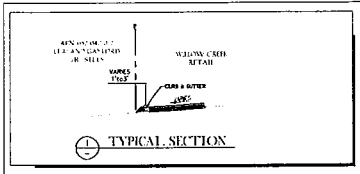
TENTATIVE PARCEL MAP
PRELIMINARY GRADING PLAN

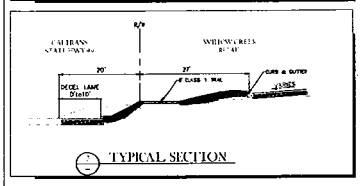
WILLOW CREEK RETAIL

PLACER COUNTY, CA

BEST PROPERTIES



1 TYPICAL SECTION



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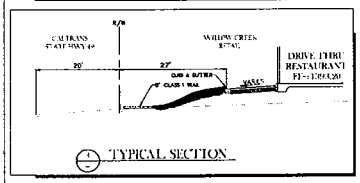

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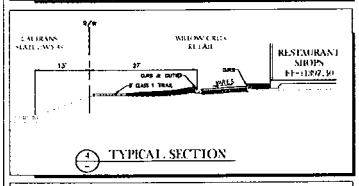

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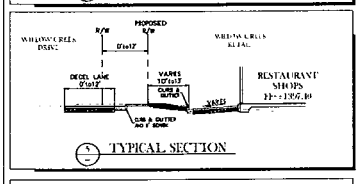

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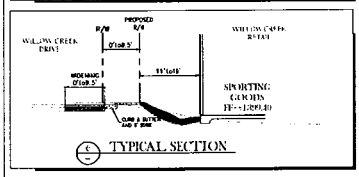

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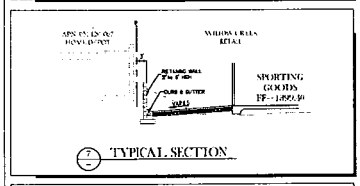

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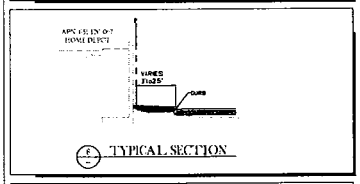

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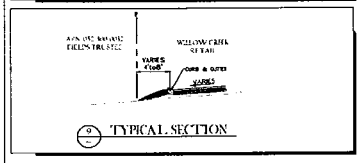

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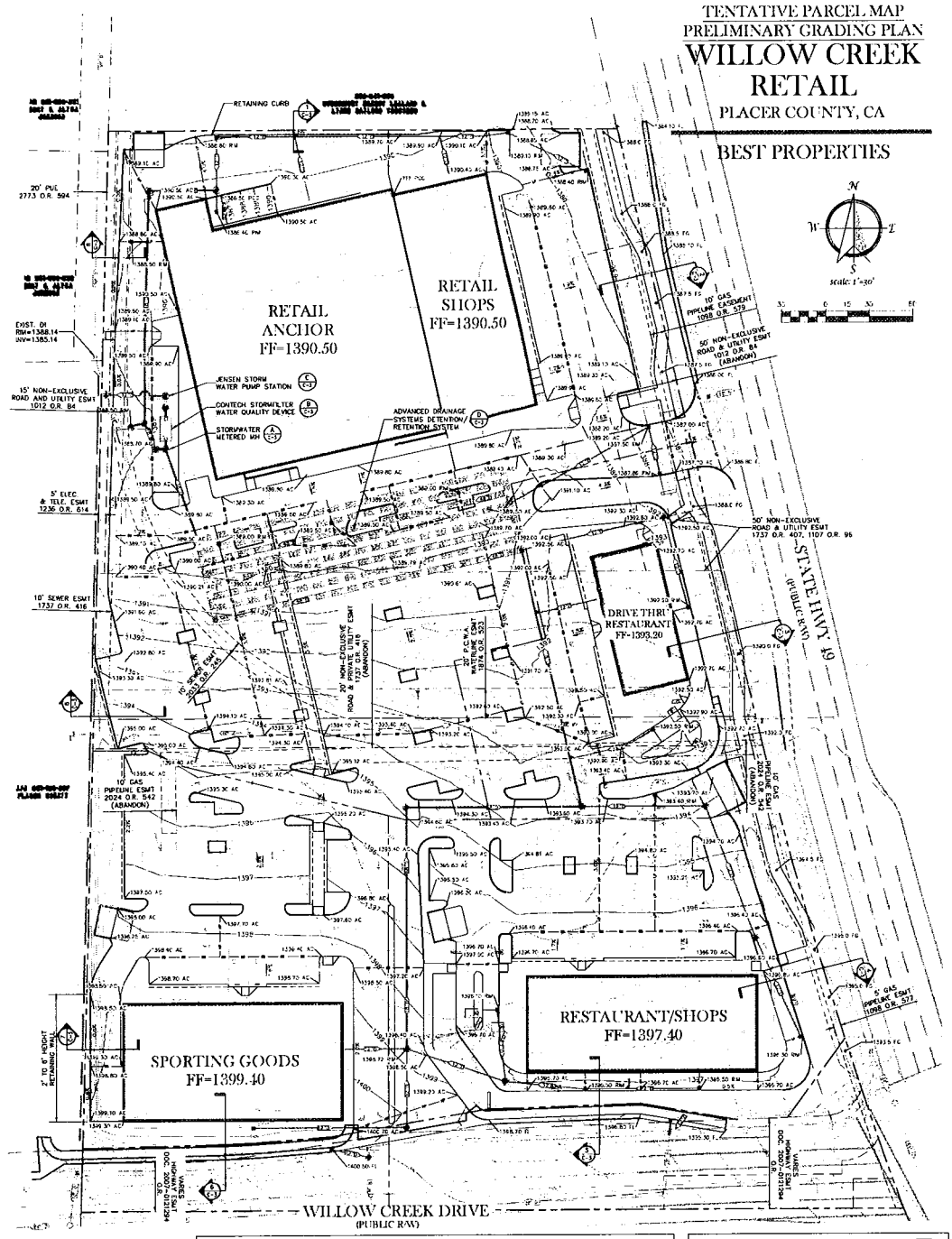
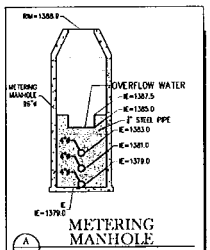
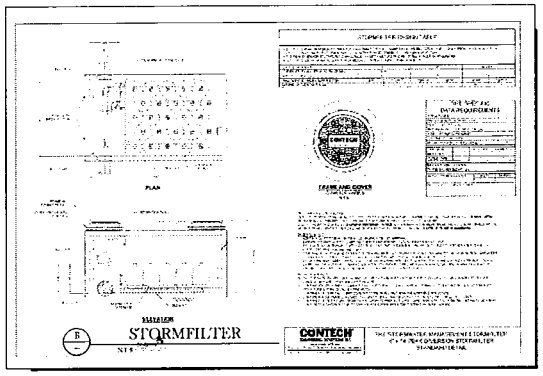
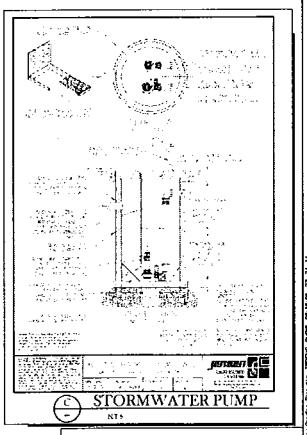




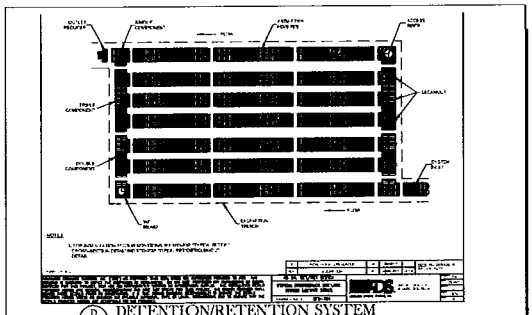
A METERING MANHOLE
NTS



B STORMFILTER
NTS



C STORMWATER PUMP
NTS



D DETENTION/RETENTION SYSTEM
NTS

PRELIMINARY GRADING PLAN
JUNE 5, 2014
REVISED JULY 21, 2014

TSD ENGINEERING, INC.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608 0701

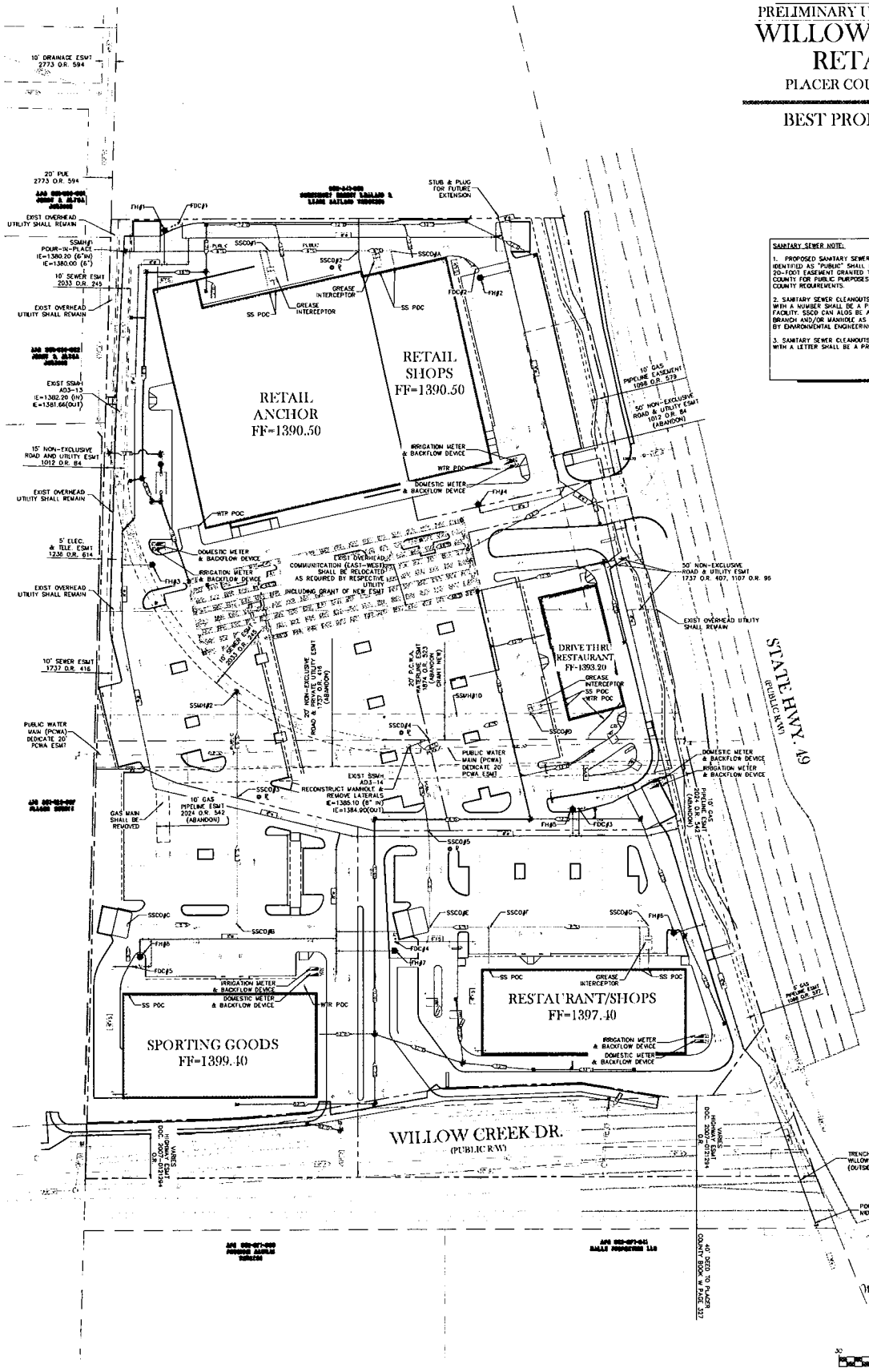
T-3

TENATIVE PARCEL MAP
PRELIMINARY UTILITY PLAN

WILLOW CREEK RETAIL

PLACER COUNTY, CA

BEST PROPERTIES



SANITARY SEWER NOTE:

1. PROPOSED SANITARY SEWER LINES IDENTIFIED AS "PUBLIC" SHALL HAVE A 20-FOOT EASEMENT GRANTED TO THE COUNTY FOR PUBLIC PURPOSES MEETING COUNTY REQUIREMENTS.

2. SANITARY SEWER CLEANOUTS (SSCO) WITH A NUMBER SHALL BE A PUBLIC FACILITY. SSCO CAN ALOS BE A FLUSHING BRANCH AND/OR MANHOLE AS DIRECTED BY ENVIRONMENTAL ENGINEERING.

3. SANITARY SEWER CLEANOUTS (SSCO) WITH A LETTER SHALL BE A PRIVATE.

PRELIMINARY UTILITY PLAN
JUNE 5, 2014
REVISED AUGUST 8, 2014

TSD ENGINEERING, INC.
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

T-4

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COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

ENVIRONMENTAL COORDINATION SERVICES

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: **Willow Creek Shopping Center**	Project # PCPA 20140057
Entitlements: Conditional Use Permit, Minor Land Division, Design/Site Review, Variance	
Site Area: 6.88 acres	APN: 052-041-004, 005, 006 (previously 052-040-092, 026, 009)
Location: Northwest corner of State Route 49 (SR49) and Willow Creek Drive, North Auburn, Placer County	

A. BACKGROUND:

Project Description:
The applicant requests approval of a Conditional Use Permit to construct a retail shopping center at the northwest corner of SR49 and Willow Creek Drive in the North Auburn area. The shopping center would provide approximately 65,000 square feet of retail and restaurant uses. The developed site would consist of five retail structures, associated on-site parking, circulation and landscaping. The largest of the structures, proposed at the northwest corner of the site, would accommodate the primary anchor tenant, as yet unspecified, but known to be some form of grocery or general retail use. A sporting goods store is proposed immediately adjacent to Willow Creek Drive, at the southwest corner of the site. A retail/shops building (Shops A) would occupy the extreme southeast corner of the site and would accommodate a mix of restaurant and in-line tenant retail shops and services, including a drive-through facility. A second retail/shops building (Shops B) would be constructed immediately adjacent to the east of the major anchor structure. The smallest freestanding building would be a drive-through restaurant adjacent to SR49 located mid-way between the major anchor and the Shops B building.

Access to the site would be provided at Willow Creek with full turning movements, as well as a two-way internal drive connection to the adjacent parcel to the north. In addition, the existing access at the SR49 frontage would be relocated further north from its present location and would be constructed as a right-in and right-out access.

The applicant also requests approval of a Parcel Map to reconfigure and divide the three existing parcels into five parcels, one for each proposed structure, and a Variance to the Sign Ordinance to allow for multiple tenant names to appear on each of the proposed monument signs and to allow for increases in the maximum sign area allowed for the building signs of the two major tenants.

Project Site (Background/Existing Setting):
The project site is zoned CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor), and consists of three parcels totaling approximately 6.88 acres in size. The parcels form a trapezoidal shape that narrows from its Willow Creek Drive frontage to the common lot line with the adjacent parcel to the north. The northern half of the site operated for many years as an automobile dealership. The dealership vacated the site at the onset of the 2008 Recession. Four years later, the property owner removed the structures to reduce maintenance costs, prevent transient use of the site and to market the location for development. Presently, the northern half of the site contains only the former building foundations and parking lot paving. Similarly, the southern half of the site bears evidence of the former development, the foundation of a long-vacant structure that was once used for vehicle repair, and the remains of a large asphaltic pavement drive aisle and former overflow parking area. The remainder of the site, the extreme corner of SR49 and Willow Creek Drive, is the only undeveloped portion of the site and contains seven large specimen native blue and live oak trees as well as some fragmented annual grassland.

B. ENVIRONMENTAL SETTING:

Location	Zoning	Auburn/Bowman Community Plan Land Use Designations	Existing Conditions and Improvements
Site	CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor)	Mixed Use	Vacant, formerly developed commercial land
North	same as project site	same as project site	Developed Commercial – automobile sales and repair
South	same as project site	same as project site	Developed Commercial – tire shop
East	same as project site	same as project site	Developed Commercial – shopping center
West	same as project site	same as project site	Developed Commercial – home improvement center

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 Community Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- Placer County General Plan EIR
- Auburn/Bowman Community Plan EIR

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

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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 does not contain a scenic resource and is not located within a scenic vista or a recognized state scenic highway. Although the Auburn/Bowman Community Plan identifies this section of State Route (SR) 49 as a scenic corridor locally (A/BCP Background Report - Community Development Element (C)(2)), it also designates this, and surrounding sites, as commercial. Therefore, the intent of the "scenic corridor" designation is not to protect and preserve natural settings along this section of Highway. Rather, it is to ensure that development is designed with careful attention to aesthetic and visual improvements specific to the site. Because the site is not located near a scenic vista, or within a state scenic highway, there will be no impacts to these resource areas as a result of the project.

Discussion- Item I-3:
Because the site has been previously disturbed and re-vegetated with a mix of native and non-native plant species, the current vegetative resources on the site can best be described as a fragmented and disturbed woodland/grassland environment. Additionally, due to the presence of former building foundations and remnant vehicle parking and circulation features, the site exists in a heavily deteriorated state of development and is not visually complementary to the surrounding neighborhood. As mentioned above, the A/BCP designates this section of SR49 as a scenic corridor. Therefore, the site zoning includes a –Dc (Design Scenic Corridor) combining district which requires a separate Design Review process for all new development projects. Prior to approval of the improvement 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.

Adjacent properties to the north, south, east and west are all commercially developed, such that the proposed development of this site would be consistent with the existing landscaped commercial corridor of this section of SR 49. The Design Review process will ensure that the proposed development of the project site will result in a less than significant impact to the visual character of the site and its surroundings. 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 spillage at property lines, nor glare onto the adjacent roadways. In addition, the project will not impact the night sky as 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 new forms of 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 14 feet.

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

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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 Farmland Mapping and Monitoring Program of the California Resources Agency has determined the project site and surrounding area to be "Urban and Built Up Land". 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 commercial project will not conflict with County policies regarding land use buffers for agricultural operations. In addition, the project will not conflict with existing Farm zoning or involve changes which could result in the conversion of Farmland. 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 (PCAPCD). The SVAB is designated as nonattainment for federal and state ozone (O_3) standards and nonattainment for the federal particulate matter standard ($PM_{2.5}$) and state particulate matter standard (PM_{10}). For the proposed Willow Creek Shopping Center, an Air Quality and Greenhouse Gas Analysis (Analysis) was prepared by Raney Planning and Management in February 2014. The Analysis is based on the California Emissions Estimator Model (CalEEMod) and evaluates both construction and operational air emissions that could result from development of the project site as proposed by the applicant.

In order to address the federal nonattainment for ozone, local air districts in the SVAB are required to comply with the State Implementation Plan (SIP) to demonstrate when and how the region can attain the federal ozone standards. Air districts in the region prepared the Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (Plan) in December 2008. The PCAPCD adopted the Plan on February 19, 2009. The California Air Resources Board (CARB) determined that the Plan meets Clean Air Act requirements and approved the Plan on March 26, 2009 as a revision to the SIP. Accordingly, the Plan is the applicable air quality plan for the proposed project site. A conflict with, or obstruction of, implementation of the Plan could occur if a project generates greater emissions than what has been projected for the site in the emission inventories of the Plan.

Because the proposed project is consistent with the land use and zoning designations for the site, the project would not conflict with the emissions inventories of the Plan. In addition, PCAPCD permits, rules and regulations are in compliance with the Plan, and the proposed project is required to comply with all such rules and regulations. Because the proposed project would not conflict with or obstruct implementation of the applicable air quality plan, impacts would be considered less than significant. No mitigation measures are required.

Discussion- Item III-2:
Construction Emissions
Construction emissions would be generated by heavy equipment, vegetation clearing, earth movement activities, construction worker commutes and construction material hauling for the entire construction period. These activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants. Project construction activities also represent sources of fugitive dust, which include particulate matter (PM) emissions. The PCAPCD threshold of significance for construction is 82 pounds per day for ROG, NO_X, and PM_{10}, and 550 pounds per day for CO.

The Analysis demonstrates that, operating under the PCAPCD standard rules and regulations for construction, the project's associated short-term construction-related emissions would be below the PCAPCD threshold of significance. To ensure that the Air District's rules and regulations are adhered to through construction activities associated with development of the proposed project, the mitigation measures listed below, requiring compliance with PCAPCD's rules and regulations, are recommended. With these mitigation measures, construction of the proposed project would not violate an air quality standard or contribute to an existing or projected air quality violation, and the project's construction-related air quality emissions would be reduced to a less-than-significant level.

Operational Emissions
Operational emissions of ROG, NO_X, CO, and PM_{10} would be generated by the project from both mobile and stationary sources. The estimated operational emissions were adjusted to reflect the project's use of only low VOC paints per PCAPCD rules and regulations. In addition, the project's inherent site features, including proximity to job opportunities and transit stops, and estimated employees based on an estimated County-wide employee per thousand square feet of 1.01 for non-residential land uses, were taken into consideration in the project modeling.

As demonstrated in the Analysis, the project's operational emissions would be below the PCAPCD significance threshold of 82 pounds per day. Therefore, operation of the proposed project would not substantially contribute to the PCAPCD's nonattainment status for ozone or PM, nor violate an air quality standard or contribute to an existing or projected air quality violation. Accordingly, operational air quality impacts would be considered less-than-significant.

Mitigation Measures- Item III-2:
MM III.1
1. Prior to approval of Grading Plans, 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.

Include the following standard notes on the Grading Plans:

3. The contractor shall use CARB ultra-low diesel fuel for all diesel-powered equipment.
4. 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.
5. 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.
6. 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.
7. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
8. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
9. 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).
10. 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.
11. 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. *(Based on APCD Rule 202)*
12. 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.
13. 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.
14. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
15. 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.

Discussion- Item III-3:
The Analysis found that the project's cumulative contribution to regional emissions of reactive organic gases (ROG) and nitrogen oxides (NO_X) would exceed the County thresholds of significance, as the daily emissions of ROG would be 30.57 pounds and daily emissions of NO_X would be 37.18 pounds, while the daily threshold established by PCAPCD for each of these compounds is 10 pounds per day. Therefore, the proposed project could result in a potentially significant cumulative impact.

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Implementation of Mitigation Measure below would reduce the project's emissions through payment of a fee into the PCAPCD's Off-site Air Quality Mitigation Fund, which supports fleet modernizations, repowers, retrofits, and fleet expansions of heavy duty on- and off-road mobile vehicles/equipment; alternative fuels infrastructure or low emission fuel purchases; new or expanding alternative transit service programs; light- duty low emission vehicle (LEV) programs; public education; repower of agricultural pump engines; and other beneficial air quality projects. Mitigation fees collected from land use developments by the PCAPCD are distributed through the PCAPCD's annual Clean Air Grant (CAG) Program, which funds emission reduction projects and the aforementioned programs.

The fee rate is based on the cost-effectiveness factor updated by the latest CARB Carl Moyer Program Guideline. Cost-effectiveness is a measure of the dollars provided for each ton of covered emission reductions, which CARB may adjust to reflect emission reduction market conditions. The current rate for the PCAPCD's offsite mitigation fee calculation is $17,080 per ton of ozone precursor emissions (ROG or NO_X).

Through providing an in-lieu fee towards the funding of aforementioned programs, the proposed project's cumulative ROG and NO_X emissions would be reduced from 30.57 and 37.18 pounds per day, respectively, to the cumulative threshold of 10 pounds per day. Thus, with implementation of the following mitigation measures, the project's operational emissions would not exceed the cumulative thresholds, and the above impact would be reduced to a less-than-significant level.

Mitigation Measures- Item III-3:
MM III.2 Prior to issuance of building permits, the project applicant shall pay an off-site mitigation fee sufficient to reduce the project's ROG and NOx operational emissions to ten (10) pounds per day (estimated to be approximately $74,127), for the review and approval of the PCPACD and Placer County Planning Services Division.

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 PM emissions from the use of off-road diesel equipment required for site grading. Because of the dispersive properties of diesel PM and the temporary nature of the mobilized equipment use, short-term construction-generated Toxic Air Contaminant emissions would not expose sensitive receptors to substantial diesel pollutant concentrations.

The Department of Conservation classifies the site to be within an area most likely to contain Naturally-Occurring Asbestos (NOA). The following mitigation measures shall be implemented prior to the approval of a grading/improvement plans in order to reduce the potential impacts from NOA to less than significant:

Mitigation Measures- Item III-4:
MM III.3

1. The applicant shall prepare an Asbestos Dust Mitigation Plan pursuant to CCR Title 17 Section 93105 ("Asbestos Airborne Toxic Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations") and obtain approval by the Placer County APCD. The Plan shall include all measures required by the State of California and the Placer County APCD.

2. If asbestos is found in concentrations greater than 5 percent, the material shall not be used as surfacing material as stated in state regulation CCR Title 17 Section 93106 ("Asbestos Airborne Toxic Control Measure-Asbestos Containing Serpentine"). The material with naturally-occurring asbestos can be reused at the site for subgrade material covered by other non-asbestos-containing material

3. The project developer must disclose the presence of this environmental hazard during any subsequent real estate transaction processes. The disclosure must include a copy of the CARB pamphlet entitled "*Asbestos-Containing Rock and Soil – What California Homeowners and Renters Need to Know*," or other similar fact sheet.

Discussion- Item III-5:
The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, and vehicle exhaust from traffic that could create odors. However, the long-term operational emissions (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- Item IV-1:
A Biological Resources Assessment (Assessment) for the project was prepared by Foothill Associates in January 2014. The Assessment was partially based on a field survey of the site that was conducted on November 27 and December 3, 2013 by the firm biologist. To inform the Assessment, the entire site was walked and plants and animals observed on site were recorded. Habitats on-site were evaluated for their potential to support special-status plant and wildlife species identified through a search of the California Natural Diversity Database (CDFG2006a). In addition, natural communities and habitats were evaluated.

The pedestrian survey resulted in no discoveries of any special-status plant or animal species. Furthermore, the heavily impacted site is no longer in any condition to support these species, should they find their way to the site in the future. The Assessment found that the white-tailed kite and other species of raptors could potentially rely on the site for nesting, but that the site does not afford sufficient opportunity for foraging. Since large open areas for foraging are removed and distant from the site, the potential for the avian species to occur is low. Nonetheless, there is potential for their occurrence, so the following mitigation measure will ensure that a pre-construction

survey is conducted and that standard protocol for the avoidance of nesting raptors is followed in the event they are discovered.

Mitigation Measures- Item IV-1:
MM IV.1 To avoid take of active nests, it is recommended that trees be removed outside of the nesting season (April through August). If trees cannot be removed outside the nesting season, a qualified biologist shall conduct a nesting survey be completed no earlier than seven days and no more than 30 days prior to tree removal in the Study Area to search for active loggerhead shrike and white-tailed kite nests. Survey results shall then be submitted to the Placer County Planning Services Division and the California Department of Fish and Wildlife (CDFW). If active raptor nests are found on or immediately adjacent to the site, consultation should be initiated by CDFW to determine appropriate avoidance measures. If no nesting is found to occur, necessary tree removal could then proceed.

Discussion- Item IV-2:
The proposed development will reduce or eliminate on-site wildlife habitat, but will not create a substantial decrease in local area habitat, eliminate a plant or animal community, cause a fish or wildlife population to drop below sustaining levels, nor restrict the range of endangered, rare, or threatened species. This is because the on-site natural biological community is of a very limited in size and the property is entirely surrounded by developed commercial uses. As a result, impacts associated with the proposed project are considered less than significant and no mitigation is required.

Discussion- Items IV-3,7:
The Biological Resources Assessment identified a total of seven native oak species (blue and live oak) present on the project site. Primarily consisting of large, healthy specimens, these trees are protected by the Placer County Tree Preservation Ordinance.

A tree exhibit has been provided by the applicant that depicts the location and sizes of the protected oaks on-site. The applicant proposes to remove all seven trees on-site to allow for the improvements. Of the seven trees, two (#89 and #142) are multi-trunk and are considered to be poor specimens, prone to failure and not recommended for preservation. Therefore, only five of the protected trees will require mitigation for their loss. The following mitigation measure has been included in order to reduce the impacts to these trees to a less than significant level.

Mitigation Measure- Items IV-3,7:
MM IV.2 The applicant shall provide mitigation for the loss of the on-site, native trees protected under the Placer County Tree Ordinance. The applicant has proposed to provide mitigation in the form of off-site conservation. To achieve a replacement value for the impacted trees, the applicant shall pay $100.00 per diameter inch at breast height (DBH) for all impacted trees. Two of the trees identified a #89 and #142 are in poor health and represent a safety hazard, so mitigation for their impact is not required. The remaining five trees include a total of 126 DBH, and the mitigation fee would be $12,600.00. If any of these trees can be preserved on-site after construction of the shopping center, the mitigation fee will be reduced by $100.00 for each DBH that is not impacted. The total mitigation amount shall be deposited into the Placer County Tree Preservation Fund prior to approval of the Improvement Plans.

Discussion- Items IV- 4,5:
According to the Biological Resource Assessment, no drainages or wetlands were observed within the project site. Therefore, no additional surveys are required. No mitigation measures are required.

Discussion- Item IV-6:
Because the project site is isolated and fragmented, there are no known terrestrial migration corridors through or in the vicinity of the project site. The project site does not lend itself to a wildlife corridor due to its close proximity to surrounding commercial development. No long-term significant impacts are expected to local and/or regional wildlife movement corridors as a result of the proposed project. No mitigation measures are required.

Discussion- Item IV-8:
The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

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 these interred outside of formal cemeteries? (PLN)		X		

Discussion- Item V-1:
A Cultural and Paleontological Resource Assessment was prepared for the project site by Foothill Associates on November 22, 2013. The Assessment found that, although several cultural resource entities (sites and districts) are located within 0.25 mile of the site, none of these exist on the project site itself. In fact, a previous pedestrian survey of the southern half of the site found no resources of significance. Because no cultural resources were identified as a result of the Assessment, there does not appear to be any value represented by this property that might contribute to an understanding of history or prehistory. No mitigation measures are required.

Discussion- Items V-2,6:
The North Central Information Center Records Search determined that there are no known records of archaeological resources within the project site. Therefore, the proposed project will not disturb any known human remains, including these interred outside of formal cemeteries. The following mitigation measure will be required as a condition of approval for the proposed project and will reduce the potential impacts to unknown historic resources or human remains to a less than significant level.

Mitigation Measures V-2,6:
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 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.

Discussion- Item V-3:
The proposed project will not, directly or indirectly, destroys a known unique paleontological resource or site or unique geologic feature, as no such features are known to exist on the site. No mitigation measures are required.

Discussion- Item V-4:
The proposed project does not have the potential to cause a physical change, which would affect known unique ethnic cultural values. No mitigation measures are required.

Discussion- Item V-5:
The proposed project will not restrict known existing religious or sacred uses within the potential impact area. No such uses presently occur. No mitigation measures are required.

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? (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-1,2:
The approximately seven acre project site consists of three parcels and is located on the northwest corner of Caltrans' Highway 49 and Willow Creek Drive. The northern parcel was previously used as a car dealership; however, the aboveground structures have been demolished. The middle parcel was used as an asphalt concrete parking area without structures. The southern parcel previously had a building which was used as a garage or auto shop; however, all structures have been removed from the site. The site slopes gently down from the south to the north, but is generally flat and previously disturbed. There are several areas of open exposed ground covered with weeds and grasses in between the paved areas. An open area to the southeast has several young to mature oak trees as well as bedrock outcroppings. The project proposes to grade the entire site, install underground utilities and drainage detention facilities, construct five retail buildings, pave the parking and circulation areas, and install landscaping and walkways.

The project proposes to move approximately 15,000 cubic yards of material with earthwork expected to balance on site. Cuts and fills on the order of 8 feet are anticipated, with resulting slopes not to exceed 2:1 as shown on the preliminary grading plan. A two to six foot high retaining wall is proposed along the western property boundary adjacent to the existing Home Depot retaining wall for a length of approximately 85 feet.

A Geotechnical Engineering Study was prepared by Youngdahl Consulting Group, Inc., dated February 2014. Within the test pits, some non-engineered fill materials were observed in a loose and dry to moist condition with varying amounts of construction debris overlying gray clay and silt. The clay and silt is associated with a bedrock rind approximately one to one and a half feet thick that overlies metasedimentary and metavolcanic bedrock. Practical

refusal was encountered between three and four feet into the bedrock. In other test pits, surface soils of approximately 1 foot of non-engineered fill were encountered as well as relatively shallow sandy silt and bedrock. The underlying bedrock materials can likely be excavated to depths of several feet using dozers equipped with rippers. However, blasting may be necessary in order to excavate below areas of resistant rock to achieve depths needed for the proposed drainage and utility improvements.

Due to the need for over-excavation of loose soils/non-engineered fill and recompaction as engineered fills, excavations into bedrock for underground utilities and the proposed underground detention structure, and drainage related to the shallow bedrock, the proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, and compaction of the soil will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-1,2:

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 Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). 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 ESD in both hard copy and electronic versions in a format to be approved by the ESD 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.

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

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

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

MM VI.4 Prior to any blasting, submit Proof of Contract with a State licensed contractor and a copy of a valid Blasting Permit from the Placer County Sheriff's Office, if blasting is required for the installation of site improvements. The developer shall comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations.

Discussion- Item VI-3:
The generally flat site has been previously developed with commercial uses and the project proposes to disturb the entire site to construct underground utilities and drainage features, paved parking and circulation areas, and five commercial buildings. The project proposes to move approximately 15,000 cubic yards of material with earthwork expected to balance on site. Cuts and fills on the order of 8 feet are anticipated, with resulting slopes not to exceed 2:1 as shown on the preliminary grading plan. A two to six foot high retaining wall is proposed along the western property boundary adjacent to the existing Home Depot retaining wall for a length of approximately 85 feet. The project will not result in a substantial change in topography or ground surface relief features. No mitigation measures are required.

Discussion- Item VI-4:
The approximately seven-acre property was previously developed with commercial buildings, asphalt driveways, and parking areas. There are some open areas at the southeast corner of the property that support oak trees and numerous bedrock outcroppings that will be destroyed, covered, or modified as a result of project construction. The bedrock outcroppings are not considered unique geologic or physical features and the majority of this site has previously been graded and developed. There is no impact.

Discussion- Items VI-5,6:
The disruption of soils on 100 percent of this previously developed property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may come in contact with wind or precipitation that could transport sediment to the air and/or local drainage ways. Erosion and water quality impacts from site grading activities have the potential for causing a direct negative influence on local waterways. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential impact in the long-term. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. The proposed project's impacts associated with soil erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:
MM VI.1, MM VI.2, MM VI.3 See Items VI-1,2 for the text of these mitigation measures as well as the following:

MM VI.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 and Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD)).

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Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Silt Fence, Stabilized Construction Entrance (LDM Plate C-4), Vehicle and Equipment Maintenance (NS-10), Wind Erosion Control (WE-1), Material Delivery and Storage (WM-1), sediment traps, revegetation techniques, dust control measures, concrete truck washout areas, weekly street sweeping, and limiting the soil disturbance.

MM VI.6 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.

Discussion- Item VI-7:
According to the preliminary Geotechnical Engineering Study prepared by Youngdahl Consulting Group, Inc., dated February 2014, no active faults or earthquake fault zones are located on the project site. The geotechnical study concluded that the project site is in a relatively low seismicity area. The structures will be constructed according to the current edition of the California Building Code, which includes seismic design criteria, so the likelihood of severe damage due to ground shaking is minimal. The project's impacts related to geologic and geomorphological hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards are less than significant. No mitigation measures are required.

Discussion- Item VI-8:
According to the preliminary Geotechnical Engineering Study prepared by Youngdahl Consulting Group, Inc., dated February 2014, due to the absence of permanently elevated groundwater table, the relatively low seismicity of the area, and the relatively shallow depth to rock, the potential for seismically induced damage due to liquefaction, lateral spreading, subsidence, surface ruptures, collapse, and settlement is considered negligible. There is no impact.

Discussion- Item VI-9:
The test pits prepared as part of the preliminary Geotechnical Engineering Study encountered generally non-plastic materials. However, a rind of plastic materials (clay soils) was encountered at the soil to bedrock interface. The non-plastic materials are generally considered to be non-expansive. Due to the limited presence of plastic materials observed in the test pits, special design considerations for expansive soils are not anticipated. The recommendations of the Geotechnical Engineering Study will require that adequately blended soils are used as engineered fill during the site grading procedures. The proposed project's impacts associated with expansive soils will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VI-9:
MM VI.3 See Items VI-1,2 for the text of this mitigation measure.

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 (CO_2), methane (CH_4), and nitrous oxide (N_2O). 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 on-site fuel combustion for space and water heating and off-site emissions at utility providers associated with the project's electricity and water demands.

To date, the Placer County Air Pollution Control District (PCAPCD) and the California Air Resources Board (CARB) have not established significance thresholds for GHG emissions under CEQA. Until a threshold is adopted, projects in Placer County may propose any of a number of thresholds for GHG emissions that are based on emissions figures adopted by surrounding counties or air districts, or they may elect to demonstrate compliance with applicable plans, policies or regulation adopted for the purpose of reducing GHG emissions. One such regulation is based on California Assembly Bill (AB) 32. In September 2006, AB32 was passed, which requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. AB32 delegated the authority for implementation to the California Air Resources Board (CARB) and directs CARB to enforce the statewide cap. In accordance with AB 32, CARB prepared the Climate Change Scoping Plan (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California's GHG emissions. Based on the reduction goals called for in the 2008 Scoping Plan, a 29 percent reduction in GHG levels relative to a Business As Usual (BAU) scenario would be required to meet 1990 levels by 2020.

In 2011, the BAU level for the Scoping Plan was revised to account for the economic downturn and State regulation emission reductions that had already been achieved to date. Essentially, there are reduced GHG emissions per capita as time goes by because regulations force cleaner technology. Accordingly, the Scoping Plan emission reduction target from BAU levels required to meet 1990 levels by 2020 was modified from 29 percent to 21 percent.

For the proposed Willow Creek Shopping Center, an Air Quality and Greenhouse Gas Analysis (Analysis) was prepared by Raney Planning and Management in February 2014. The Analysis generated a quantitative evaluation of the project's GHG emissions and relied on a threshold of a 21 percent reduction from BAU levels, where BAU levels are based on 2010 levels (i.e., then-current Title 24 and mobile emissions), compared to the project's estimated 2020 levels. Therefore, if the proposed project does not show a 21 percent reduction of project-related GHG emissions between BAU levels and estimated 2020 levels, the project would be considered to result in a cumulatively considerable contribution to global climate change.

Implementation of the proposed project would contribute to increases of GHG emissions that are associated with global climate change. As mentioned in Section III, an Air Quality and Greenhouse Gas Analysis (Analysis) was prepared by Raney Planning and Management in February 2014. Within the Analysis, the proposed project's short-term construction-related and long-term operational GHG emissions were estimated using the CalEEMod software. The long-term operational GHG emissions estimate for the proposed project incorporates the project's potential area source and vehicle emissions, emissions associated with utility and water usage, and the generation of wastewater and solid waste. The proposed project's inherent site features, including proximity to job opportunities and transit stations, and estimated employees based on an estimated County-wide employee per thousand square feet of 1.01 for non- residential land uses, were taken into consideration in the project modeling. As stated above, the one-time release of construction GHG emissions has been included in the annual operational GHG emissions estimate in order to provide a conservative operational estimate. It should also be noted that the project site has been used for car sales associated with the Auburn Auto Center. Accordingly, emissions from the land use have historically been associated with the project site, and, thus have historically been emitted in the area. The estimated net increase in GHG emissions associated with the proposed project at operational year 2020, including construction GHG emissions, would be 3,695.06 MTCO2e.

For the project site, because a modification to the land use or zoning designation for the site is not proposed, the BAU scenario would be implementation of the proposed project uses without implementation of any State regulation GHG emission reductions (i.e., at 2010 levels). The same inherent site feature assumptions as the proposed project were applied to the BAU modeling, but for the operational year 2010. As shown in the Analysis, the GHG emissions, including construction-related GHG emissions, were estimated to be approximately 4,710.34 MTCO2e. Consequently, the proposed project would result in approximately a 21.55 percent reduction in annual GHG emissions from the BAU level by 2020. Therefore, the climate change impacts that could result from the project are not cumulatively considerable and thereforex less than significant and no mitigation measures are necessary.

It should be noted that the reduction of operational ROG and NO_X emissions due to payment of Off-site Mitigation Fees per Mitigation Measure III-2 would subsequently result in an associated reduction in GHG emissions. With implementation of the Mitigation Measure III-2, the annual net increase in GHG emissions associated with the proposed project as presented above would be further reduced, and the overall percent reduction by 2020 compared to BAU levels would increase. 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- Item VIII-1:
The use of hazardous substances during normal construction is expected to be limited in nature, and will be subject to the standard handling and storage requirements. The project does not propose to use or store hazardous materials. Accordingly, impacts related to the handling, transport, use or disposal of hazardous materials, are considered to be less than significant. No mitigation measures are required.

Discussion- Item VIII-2:
Construction of the proposed project would involve the short-term use and storage of hazardous materials typically associated with grading, such as fuel and other substances. All materials would be used, stored, and disposed of in accordance with applicable federal, state, and local laws including Cal-OSHA requirements and manufacturer's instructions. Therefore, the risk of accident or upset conditions involving the release of hazardous materials is less than significant. No mitigation measures are required.

Discussion- Item VIII-3:
There are no school sites located within the vicinity of the project area. Implementation of the proposed project will not expose people to existing sources of potential health hazards or create new health hazards. There is no impact.

Discussion- Items VIII-4,9:
A Phase I Environmental Site Assessment (Phase I ESA) was prepared for the project by Geocon Consultants, Inc. in October 2013. The Phase I ESA indicated that there had been two leaking underground storage tanks (LUST) at

the project location, but they have since been removed, as evidenced by the issuance of "No Further Action" Letters by the Central Valley Regional Water Quality Control Board. Therefore, the proposed project will not create a significant hazard to the public or the environment and there is no impact.

Discussion- Item VIII-5:
The project site is approximately 1.3 miles southwest of the Auburn Municipal Airport and lies within Compatibility Zone C-2. Generally, commercial projects are not a concern within C-2 unless they propose uses that encourage high concentrations of people such as spectator-oriented sports stadiums or amphitheaters, or if the buildings are over 150 in height. As determined by Placer County Transportation Planning Agency in their project evaluation letter dated March 20, 2014, this project has been found to be consistent with the Placer County Airport Land Use Compatibility Plan (PCALUCP) in regard to noise, safety and airspace protection. The evaluation states that each parcel associated with a discretionary land use action reviewed by the ALUC shall record a deed notice that would alert future buyers or renters to the presence of the airport and associated air traffic impacts. The following mitigation measure will reduce this impact to a less than significant level.

Mitigation Measures- Item VIII-5:
MM VIII.1 A deed notice (a buyer's awareness disclosure) shall be recorded prior to approval of the Improvement/Building Plans.

Discussion- Item VIII-6:
The project is not located within the vicinity of a private airstrip and therefore there is no impact

Discussion- Item VIII-7:
Areas surrounding the site are already developed with commercial uses. As such, no wildlands exist adjacent to the project site. In addition, since the buildings will be required to comply with all of the current building codes and fire safety requirements, neither the surrounding areas nor the people working within the proposed buildings will be exposed to a significant risk of loss, injury or death involving wildland fires.

Discussion- Item VIII-8:
The project will not create a health hazard or potential health hazard.

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 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)				X
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	

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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 the Nevada Irrigation District.

Discussion- Item IX-2:
This project will not substantially deplete groundwater supply or interfere substantially with groundwater recharge as the project is utilizing a public water supply for its domestic water supply. Thus, there is no impact.

Discussion- Items IX-3,4:
The proposed project will redevelop an approximately seven acre property that was previously developed as a car dealership into a commercial retail shopping center. The pre-development condition consists of approximately 70 percent of impervious cover, and after development approximately 75 percent of the site will be covered by impervious surfaces. The increase in impervious cover of the site will slightly increase surface runoff. According to the revised project Preliminary Drainage Report prepared by the TSD Engineering, Inc., dated July 21, 2014, in the pre-project condition, the site generally drains in two directions. One watershed of approximately three acres drains east towards the Caltrans' Highway 49 right-of-way and existing underground storm drain improvements and the other watershed of approximately four acres drains northwest by overland flow and existing on-site storm drain improvements to the existing Heritage Oak Technical Center underground storm drainage system. In the post-project condition, the proposed site grading will alter the watershed so that the majority of the watershed will discharge to the northwest corner of the project. The on-site stormwater system will include pipes and underground detention with a stormwater pumping station to mitigate flows leaving the site to not exceed the pre-project peak flows for the ten- and 100-year storm events. The project will eliminate the overland flow condition from the ten-year storm event crossing onto the adjacent properties at the northwest corner of the project.

The project proposes to continue to use the existing 18-inch drop inlet located on-site to drain runoff from the site. Because the existing 18-inch pipe is relatively shallow, the project proposes to pump stormwater using an underground on-site stormwater pump station after the detention structure. The pumping station will be privately maintained by the property owners of the shopping center. Runoff that is pumped to the 18-inch storm drain will flow through an existing pipe, crossing the property line, to an existing 30-inch storm drain located within a public utility easement on the off-site Heritage Oak Technical Center property. It has been observed in the field that the capacity of this existing 30-inch pipe appears to be compromised between the drop inlet and the downstream Junction Box due to landscape debris and sediment. Therefore, the project will be required to clean the off-site storm drain to ensure adequate capacity is available for the project's storm drainage flows.

A preliminary ponding evaluation was completed as part of the drainage analysis. According to the TSD drainage analysis, existing and proposed structures will not be impacted by ponding or overland release in the unlikely event that the drainage system is completely blocked.

Since the project proposes to substantially alter drainage patterns in order to improve the existing drainage condition for this property, a final preliminary drainage report will be required with the project Improvement Plans to substantiate the preliminary drainage design. The proposed project's impacts associated with altering the existing drainage pattern of the site and increasing the rate or amount surface runoff will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-3,4:
MM VI.1, MM VI.2 See Items VI-1,2 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, to the Engineering and Surveying Division for review and approval. 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, pre- and post-project watershed maps, increases in downstream flows, proposed on- and off-site improvements, ponding evaluation, analysis and design of proposed stormwater pumping station, and drainage easements to accommodate flows from this project. Caltrans' concerns regards impacts to Highway 49 during stormwater system failure, specifically the requirement that runoff may not encroach into the travelled way further than ½ of the outer lane, shall be addressed in the Final Drainage Report. Backflow prevention devices shall be included in the project final design where necessary. 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 Final Drainage Report shall provide details showing that storm water run-off shall be reduced to pre-project conditions for the 10- and 100-year storm events through the installation of detention facilities. 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 Division (ESD) and shall be shown on the Improvement Plans. Maintenance of detention facilities and the stormwater pumping station by the property owner's association, property owner, or entity responsible for project maintenance shall be required. The stormwater pumping station shall include redundancy in the event that a pump or other critical system component fails. Emergency overflow provisions shall be provided in case of a blockage or a storm that exceeds the 100-year storm event. The Final Drainage Report shall confirm that overland release shall not cause damage to people or structures. The detention facility shall be designed to completely draw down within 72 hours to the satisfaction of the ESD and Flood Control District. No detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM IX.3 Prior to Improvement Plan approval, the Final Drainage Report shall evaluate the following off-site drainage facilities for condition and capacity relative to this project and the applicant shall be responsible to restore to full capacity by cleaning and/or maintenance, or as specified by the Engineering and Surveying Division:

A) 30-inch storm drain and pipe connecting to junction box at the southeast corner of the Heritage Oak Technical Center parcel 051-300-032

Discussion- Items IX-5,6:
Contaminated runoff from the site has the potential for causing negative impacts on the water quality of Rock Creek. The water quality of all natural waterways is important to maintain for public health and safety and the health of the ecosystem. Potential water quality impacts are present both during project construction and after project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact will be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, surfactants from vehicle washing activities, pesticides, and trash from activities such as pavement runoff, outdoor storage, landscape fertilizing and maintenance, and refuse collection. According to the revised project Preliminary Drainage Report prepared by the TSD Engineering, Inc., dated July 21, 2014, construction and post-construction BMPs are proposed. A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage and BMP sizing calculations. The proposed project's impacts associated with water quality degradation will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5,6:
MM VI.1, MM VI.2, MM VI.5, MM VI.6, MM IX.1 See Items VI-1,2, VI-5,6, and IX-3,4 for the text of these mitigation measures as well as the following:

MM IX.4 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: permanent underground water quality treatment vault. 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.5 This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) 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 site is not located within a Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) area and no housing is proposed to be placed 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. Improvements will not be placed within a 100-year flood hazard area which would impede or redirect flood flows. People or structures will not be exposed to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. 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 and there is no impact

Discussion- Item IX-12:
The project site is located within the Rock Creek watershed which is a subshed that flows into the Coon Creek Watershed. Runoff from the site will flow into a series of existing underground storm drainage pipes and cross Bell Road via three corrugated metal arches. The culverts discharge on the north side of Bell Road into an earthen channel that conveys runoff to a 60-inch culvert under an existing developed property to the west side of Highway 49 within a roadside ditch. Runoff is conveyed under Highway 49 in a 66-inch culvert to the the east side of the highway and into a series of culverts within the Target parking lot before eventually discharging into Rock Creek located further to the north. The project is not located in close proximity to an important water surface resource. 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- Item X-1:
The project site is bordered to the north, west and south by commercial development, as well as industrial use to the east. Due to this mixture of uses, no single community exists in the area which could be divided by the project as proposed. There is no impact.

Discussion- Item X-2:
Auburn Bowman Community Plan land use designation for the project site is Commercial and the site zoning is CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor). The proposed use is consistent with both Community Plans' goals and policies, as well as the purpose and intent of the Zoning Ordinance standards. Therefore there is no impact.

Discussion- Item X-3:
The project does not conflict with any applicable habitat conservation plan or natural community conservation plan or other County policy, plan or regulation adopted for the purpose of avoiding or mitigating environmental effects. There is no impact.

Discussion- Item X-4:
The project does not propose a new use that would create land use conflicts. The re-development of the site into a new retail commercial center will not introduce a new use in the area as similar and even identical uses already exist. Therefore there is no impact.

Discussion- Item X-5:
The project site does not support agricultural or timber uses. Site development would not have an impact to soils, operations or plans associated with these uses and there is no impact

Discussion- Item X-6:
The proposed project will not divide or disrupt the physical arrangement of an established community, nor have a significant impact on a low-income or minority community and therefore there is no impact

Discussion- Item X-7:
The proposed project will not result in a substantial alteration of the present or planned land use. The expansion will complement the adjacent and surrounding commercial activity, which has also been developed consistent with the planned land use for the area. There is no impact.

Discussion- Item X-8:
The project will not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration. 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:
The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state as the project area does not contain known mineral resources that would be of value to the region and the residents of the state. The Auburn/Bowman Community Plan does not delineate the project site as a source of any locally-important mineral resources. As the site has historically been developed with commercial retail structures and infrastructure, the redevelopment of the site will not result in a loss of availability of such resources. No mitigation measures are required.

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				X

excessive noise levels? (PLN)				

Discussion- Items XII-1,2:
Although the project lies within the 60dB future noise contour defined in the Auburn/Bowman Community Plan (Community Development Element (F) (1)), the proposed use is not considered a sensitive receptor and therefore will not be impacted by Highway 49 or Willow Creek Drive traffic noise.

The proposed commercial use will not generate noise in excess of Community or General Plan standards. In addition, the project will not increase ambient noise levels in the project vicinity because the uses proposed will be general commercial and activities associated with the use (traffic, deliveries, etc.) will be consistent with surrounding commercial development. There is no impact.

Discussion- Item XII-3:
Construction of the project, through build-out, will increase ambient noise levels. However, there are no residential uses in the vicinity that could potentially be impacted by this temporary activity. Construction noise is exempt from the Placer County Noise Ordinance provided that the hours of construction activity are limited. A condition of approval for the project will be required that limits construction hours so that evenings and early mornings will be free of construction noise. This impact is less than significant. No mitigation measures are required.

Discussion- Item XII-4:
The project site is approximately 1.3 miles from the Auburn Municipal Airport and lies within an overflight zone identified in the Airport Land Use Compatibility Plan. The Placer County Airport Land Use Commission (ALUC) has reviewed the project proposal and has found the project consistent with the Plan. Airport noise in the C-2 overflight is not significant enough to impact commercial activity as the aircraft in this zone occur less frequently, being further from the airport, and is generally higher in elevation. Noise impacts to the project resulting from the airport operations will be less than significant. No mitigation measures are required.

Discussion- Item XII-5:
The project is not located within the vicinity of a private airstrip.

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- All Items:
The project will not induce significant population growth nor displace substantial numbers of existing housing because it is an in-fill commercial development that is consistent with the Community Plan and underlying zoning for the area.

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- Items XIV-1,2,3,5:
The Placer County Fire Department provides fire protection services to the project area; the Placer County Sheriff's Department provides police protection services to the project area; the Placer County Department of Public Works is responsible for maintaining County roads; schools serving the site include Auburn Elementary and Placer Union High School.

Because the proposed project is consistent with the underlying land use designations, the project development will result in a negligible additional demand on the need for these public services. The proposed project is not anticipated to impact schools. As is required for all new projects, "will serve" letters will be required from these public service providers. The incremental increase in demand for these services will not result in significant impacts associated with the construction of new or physically altered governmental services or facilities. No mitigation measures are required.

Discussion- Item XIII-4:
The project fronts SR49 and Willow Creek Drive, which is a county maintained road. The project includes the construction of a driveway, widening and striping of Willow Creek Drive. These improvements will be constructed to Placer County standards and will have a minimal impact on existing County maintenance. Therefore, the project's impacts to the maintenance of public facilities are less than significant and no mitigation measures are required.

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 commercial 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. 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? (ESD)		X		
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:
The project proposes a new retail commercial center totaling approximately 64,715 square feet of building floor area in the North Auburn area at the northwest corner of Highway 49 and Willow Creek Drive. The site has an existing driveway encroachment on Highway 49 which will be closed and replaced with a new right turn only driveway encroachment located approximately 160 feet north on Highway 49. The project will widen southbound Highway 49 to provide a right turn lane at the project access. A full access driveway will be constructed on Willow Creek Drive approximately 320 west of the Highway 49/Willow Creek Drive intersection. Willow Creek Drive will be widened west of the new driveway to reconstruct the right turn lane for the Home Depot site, as well as provide for a striped left turn pocket into the shopping center for eastbound traffic. There will be an internal parking lot connection between the proposed shopping center and the existing commercial development to the north.

A Traffic Impact Study was prepared by KD Anderson & Associates, Inc. dated June 2, 2014 to analyze the traffic-related effects of the Willow Creek Shopping Center project. Twenty-two existing intersections and two new project specific intersections were analyzed in order to quantitatively evaluate traffic conditions and compare operating conditions with and without project generated traffic. In addition, ten Highway 49 roadway segments were analyzed in the study. The Traffic Impact Study concluded that existing plus project traffic conditions would not significantly impact study intersections or roadway segments. Due to the County's traffic impact assessment methodology, project impacts at study locations that may have otherwise been considered cumulatively significant with the

introduction of one vehicle trip were determined to be less than significant. However, under the cumulative plus project condition, the impact of the addition of the project trips to the intersection of Highway 49 and Bell Road was found to be significant because the length of travel delays would increase beyond the allowance in the assessment methodology.

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 (Auburn/Bowman) 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 issuance of any Building Permits for the project:

County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current total combined estimated fee is $592,102; however, a credit will be applied for the previous use of Auto Dealership (27.36 KSF), for a calculated estimated fee of $466,407. 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.

27.65 KSF of Market = $230,434
4.365 KSF of Fast Food Restaurant = $119,659
32.7 KSF of Retail = $242,009
Total Project = $592,102

A credit will be applied for the previous use of Auto Dealership.
27.36 KSF of Auto Dealership = $125,695

Therefore, the currently estimated fees (project – credit) are $466,407.

Discussion- Item XVI-3:
The proposed commercial shopping center 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 shopping center project will not create inadequate emergency access or access to nearby uses. There is no impact.

Discussion- Item XV-5:
The project proposes the construction of approximately 65,000 square feet of retail space. Based on the Placer County minimum on-site parking requirement of one space for every 200 square feet of commercial use for shopping centers, and a requirement for one space for every 300 square feet of stand-alone retail use, a minimum of 282 new parking spaces are required for this project. In total, 316 new spaces are provided; therefore, the onsite capacity is sufficient. There is no impact.

Discussion- Item XVI-6:
The proposed project will be constructing improvements along Highway 49 and Willow Creek Drive that do not cause hazards or barriers to pedestrians or bicyclists. The existing bike lanes will be reconstructed with project-related pavement widening. No mitigation measures are required.

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 XV-8:
The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. 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- Items XVII-1,2,6:
The type of wastewater to be produced by this commercial shopping center project is typical of wastewater already collected and treated by Placer County Sewer Maintenance District 1 (SMD 1). A public gravity sewer system is proposed with a separate connection for each commercial parcel to connect to the SMD 1 existing conveyance system at on-site manhole connection points. The SMD 1 treatment facility is capable of handling and treating this type of wastewater to the treatment requirements of the Central Valley Regional Water Quality Control Board. The project proposes to connect to NID water service via existing connection point within the Placer County right-of-way on the south side of Willow Creek Drive near the America's Tire store. A will-serve letter for sewer and water services will be required from the utility service providers prior to Improvement Plan and Final Map approval. The construction of new water or wastewater delivery, collection or treatment facilities would not cause significant environmental effects. No mitigation measures are required.

Discussion- Item XVII-3:
The project will not result in the construction of new on-site sewage systems. There is no impact.

Discussion- Item XVII-4:
An on-site stormwater collection system with underground detention, water quality treatment, and stormwater pumping station is proposed to be constructed with the project improvements. Stormwater will be pumped into the existing 18-inch storm drain that currently drains the site. The existing off-site storm drainage system will be cleaned as part of project construction to restore full capacity of the system for this project's stormwater. The construction of storm drainage facilities has been analyzed under the Geology and Soils section of this document.

The project's impacts related to construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item XVII-4:
MM VI.1, MM VI.2, MM IX.1, MM IX.2, MM IX.3 See Items VI-1,2, and IX-3,4 for the text of these mitigation measures.

Discussion- Item XVII-5:
Treated water will be provided by the Nevada Irrigation District. A mainline extension will be required to provide treated water to the property. The Nevada Irrigation District has indicated their requirements for this extension. These requirements do not represent a significant impact. Typical project conditions of approval require submission of a "will serve" letter from the Nevada Irrigation District. No mitigation measures are required.

Discussion- Item XVII-6:
The agency charged with providing sewer services has indicated their requirements to serve the project and these requirements do not represent significant impacts. Typical project conditions of approval require submission of "will-serve" letters from the agency. No mitigation measures are required.

Discussion- Item XVII-7:
Solid waste in the project area is processed at the Eastern Western Regional Materials Recovery Facility. This facility has sufficient permitted capacity to accommodate the project's solid waste disposal needs. 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:

☒ California Department of Fish and Wildlife	☐ Local Agency Formation Commission (LAFCO)
☐ California Department of Forestry	☐ National Marine Fisheries Service
☐ California Department of Health Services	☐ Tahoe Regional Planning Agency
☐ California Department of Toxic Substances	☐ U.S. Army Corp of Engineers
☒ California Department of Transportation	☐ U.S. Fish and Wildlife Service
☐ California Integrated Waste Management Board	☐ _____
☒ California Regional Water Quality Control Board	☐ _____

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, Gerry Haas, Chairperson
Planning Services Division, Air Quality, Gerry Haas
Engineering and Surveying Division, Rebecca Taber
Environmental Engineering Division, Heather Knutson
Department of Public Works, Transportation
Environmental Health Services, Justin Hansen
Flood Control Districts, Andrew Darrow
Facility Services, Parks, Andy Fisher
CALFire, Brad Albertazzi

Signature_____ Date August 22, 2014
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		☒ Air Pollution Control District Rules & Regulations
		☒ Community Plan
		☒ Environmental Review Ordinance
		☒ General Plan
		☒ Grading Ordinance
		☒ Land Development Manual
		☒ Land Division Ordinance
		☒ Stormwater Management Manual
		☒ Tree Ordinance
		☐ _____
Trustee Agency Documents		☐ Department of Toxic Substances Control
		☐ _____
Site-Specific Studies	Planning Services Division	☒ Biological Study
		☒ Cultural Resources Pedestrian Survey
		☒ Cultural Resources Records Search
		☒ Lighting & Photometric Plan
		☒ Tree Survey & Arborist Report
	Engineering & Surveying Division, Flood Control District	☐ Phasing Plan
		☒ Preliminary Grading Plan
		☒ Preliminary Geotechnical Report
		☒ Preliminary Drainage Report
		☒ Stormwater & Surface Water Quality BMP Plan

		☒ Traffic Study
		☒ Utility Plan
	Environmental Health Services	☐ Groundwater Contamination Report
		☐ Hydro-Geological Study
		☒ Phase I Environmental Site Assessment
		☐ Soils Screening
	Planning Services Division, Air Quality	☐ CALINE4 Carbon Monoxide Analysis
		☐ Construction Emission & Dust Control Plan
		☐ Geotechnical Report (for naturally occurring asbestos)
		☐ Health Risk Assessment
		☒ CalEEMod Model Output
		☐ _____

Mitigation Monitoring Program

Mitigated Negative Declaration PCPA 20140057 for Willow Creek Shopping Center

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 review and approval, 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:

MMM I.1, MM I.2, MM III.1, MM III.2, MM III.3, MM IV.1, MM IV.2, MM V.1, MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM VI.6, MM VIII.1, MM IX.1, MM IX.2, MM IX.3, MM IX.4, MM IX.5, MM XVI.1 and MM XVII.1