



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

E.J. Ivaldi
Deputy Planning Director

HEARING DATE: April 16, 2015
TIME: 9:00am

TO: Zoning Administrator
FROM: Development Review Committee
DATE: April 9, 2015
SUBJECT: Minor Use Permit (PLN14-00170) – Foresthill Dollar General

PLAN AREA: Foresthill Divide Community Plan

GENERAL PLAN DESIGNATION: Industrial

ZONING: Mill Mixed Use – INP-Dc (Industrial Park, combining Design Corridor)

APN: 007-030-015

STAFF PLANNER: Gerry Haas, Senior Planner

LOCATION: The project is located on the northeast corner of Foresthill Road and Sunset Drive, approximately 0.25 mile east of Foresthill High School in Foresthill

APPLICANT: Joshua Simon – SimonCRE Abbie III, LLC

OWNER: Sean Salveson – Foresthill Professional Building, LLC

PROPOSAL:

The applicant requests approval of a Minor Use Permit to allow for the construction and operation of a 9,100 square-foot general merchandise retail and grocery store at the northeast corner of Foresthill Road and Sunset Drive in Foresthill.

CEQA COMPLIANCE:

A Mitigated Negative Declaration (Attachment C) has been prepared and finalized for this project pursuant to Section 15070 of the California Environmental Quality Act Guidelines and Section 18.16.010 of the Placer County Environmental Review Ordinance (Negative Declarations). The Mitigated Negative Declaration was circulated for a 30-day review period beginning March 16, 2015 and ending April 14, 2015. No correspondence has been received as of the time of preparation of this staff report. The Mitigated Negative Declaration must be found adequate to satisfy the requirements of CEQA by the Zoning Administrator. Recommended findings for this purpose are included in this report.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

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

PROJECT DESCRIPTION:

The applicant is requesting approval of a Minor Use Permit to allow for the construction and operation of a general merchandise retail store at the northeast corner of Foresthill Road and Sunset Drive in Foresthill. The structure would be approximately 9,100 square feet in size. The existing site improvements (buildings, parking lot, etc.) would be removed and the site would be improved with a new parking surface, landscaping and exterior lighting. Access to the site would remain at Sunset Drive, which extends north from its intersection with Foresthill Road.

SITE CHARACTERISTICS:

The project site is zoned INP-Dc (Industrial Park, combining Design Scenic Corridor), and the Foresthill Divide Community Plan land use designation is Mill Mixed Use, which reflects the former use of this site and general area as the former Georgia-Pacific lumber mill. The parcel is irregularly shaped, with 255 feet of Foresthill Road frontage, which forms the south (front) property line. Approximately 100 feet north of the frontage, the side property lines taper inward rapidly, such that the north (rear) property line is only about 81 feet wide. The parcel is adjoined on the north by an electrical sub-station, on the east by industrial metal buildings, which currently house an automotive repair facility, and on the west by a mixed use community center and recreation facility. To the south, across Foresthill Road, the parcels are smaller sizes, and they are zoned and developed as single-family residential.

The subject parcel is developed with an approximately 4,500 square-foot commercial building, oriented parallel and adjacent to Foresthill Road, and separated from the roadway by a narrow strip of landscape and a short retaining wall. This primary structure is currently leased to several businesses, including an attorney office, the Messenger newspaper, the Foursquare Church, and Volcano Creek Enterprises. A second structure, 800 square feet in size, is located north of the primary structure, toward the rear of the site. This smaller structure functions as a storage facility for electrical materials. In addition to the two permanent structures, a 160 square-foot temporary public recycling facility is located in the southern half of the parcel. The site is entirely paved with asphaltic surface and contains no living landscape aside from a thin strip of trees immediately adjacent to Foresthill Road.

BACKGROUND:

On January 6, 2015, the applicant for the proposed project (Joshua Simon, SimonCRE) submitted an Environmental Questionnaire for the project to the County's Environmental Review Committee. Upon completion of a period of comment and review, County staff prepared an Initial Study and a Mitigated Negative Declaration (Attachment C), dated March 16, 2015.

The Minor Use Permit application was submitted to the County on March 17, 2015 and proposes removal of all existing structures and construction of the project as described above. As shown on the site plan (Attachment B), the proposal consists of a single, 9,100 square-foot retail structure that will house a general merchandise retail/grocery store (Dollar General). Dollar General is a national chain of discount retail stores that sells consumable products (paper products, trash bags, household cleaning supplies), packaged foods, perishables (milk, eggs, bread), beer and wine, over-the-counter medicines and personal care, pet supplies, small electronics, seasonal products, apparel, stationary and other general household goods. The company was founded in 1939 as J.L. Turner and Sons, changing its

name to Dollar General in 1968. There are currently 11,000 Dollar General stores in 40 states. This would be the first Dollar General to operate in Foresthill.

ANALYSIS:

Based on the site plan, the project description and the environmental review, staff provides the following analysis, conducted to ensure the project complies with County requirements.

Neighborhood/Zoning Consistency

The proposed use is permitted in this INP-Dc (Industrial Park, combining Design Scenic Corridor) zone district with approval of a Minor Use Permit. Neighboring properties include other industrial and commercial businesses with similar operation hours and intensity of uses. Across Foresthill Road, existing single-family residences would be compatible with the use as it is a relatively quiet, indoor retail use that would replace existing retail uses that currently and historically have been established on the project site.

Foresthill Divide Community Plan Consistency

The projects site is within the Foresthill Divide Community Plan (FDCP), and the land use designation for the site is Mill Mixed Use. Policy 3.B.8 of the FDCP states, "The County shall set aside this area for light industrial and uses that are accessory to these light industrial uses. Retail uses shall be discouraged in the Mill Mixed-Use area." Based on this policy, staff coordinated a meeting before the Foresthill Forum to determine the public sentiment as to the project consistency with the FDCP. On August 4, 2014, the project was presented by the applicant as an informational item to the Foresthill Forum. The applicant described the business model and answered questions from the Forum, as well as from the public in attendance. Following a brief discussion, that was primarily focused on the goods that would be provided by this new retailer and potential job generation, the Forum was advised that the project would be presented to them in the future for consideration of the design and location.

On September 8, 2014, the project was presented again to the Foresthill Forum. County staff outlined the entitlement process for the benefit of the Forum, requested input on the overall project design and presented the potential Community Plan policy conflict specific to the proposed retail use in the Mill Mixed-Use area. The Forum reviewed the proposed design of the project and offered suggestions for its improvement. Specifically, some members of the forum wanted to see more building articulation, shiplap siding along the entire length of the side elevations, strong cornices at the top of the parapet walls, and more and retained landscape trees. The Forum was assured that these design elements would be incorporate through the Design/Site Review process.

When the discussion shifted to land use compatibility and consistency with the FDCP, the Forum unanimously considered the project to be compatible with the neighborhood. They cited such circumstances as the existence of retail uses already on the site and the lack of parcels closer to town that could accommodate a project of this size. One by one, the seven members of the Forum expressed support for the project and their perception that the project would be consistent with the FDCP.

Because the Foresthill Forum, and the public in attendance at their meetings, represent the community vision and desire to some degree, staff considers their determination of project consistency with the goals and policies of the FDCP to be sufficient to overrule a policy that "discourages" retail uses in a given land use designation. This is particularly relevant because the underlying zone district allows for retail uses. The project would not conflict with General Plan or Community Plan designations, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect, because the project would not result in environmental impacts beyond those that could be realized with industrial

development. In addition, the project would not result in a substantial alteration of the present or planned land use of an area, because it is replacing a similar use and would occupy only a small portion of the total Mill Mixed-Use area.

Aesthetics

The project site is located adjacent to Foresthill Road and lies within a Design Scenic Corridor due to its adjacency to a major arterial roadway. The proposed building is a typical concrete tilt-up with some amount of fenestration and articulation, creating visual interest. The articulation occurs most prominently at the south and west elevations, those elevations that face the primary public access points. The east elevation includes more modest articulation, but is still visible to the neighboring parcel and a limited view of the east face is visible to Foresthill Road traffic. The project also proposes a landscaping plan to enhance some of the features of the building site, as well as screen less aesthetic features such as the parking lot and trash enclosure. The final landscape plan and building design must be reviewed and approved by the Design/Site Review Committee prior to issuance of Improvement Plans for the project. A preliminary review by staff suggests that the building is designed to complement the neighborhood and will be a welcome addition, visually.

Parking

On-site parking would be developed for personnel autos and visiting customers. In accordance with the Placer County Zoning Ordinance (Section 17.54.060), one space must be provided per 300 square feet of retail space. The 9,100 square-foot facility would require 31 on-site parking spaces. As 31 spaces are proposed, the project complies with this standard.

Exterior Lighting

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

Transportation and Traffic

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

RECOMMENDATION:

The Development Review Committee recommends that the Zoning Administrator **approve** this Minor Use Permit (PLN14-00170) based upon the following findings. Recommended conditions of approval are attached (Attachment A).

FINDINGS:

CEQA

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

1. The Mitigated Negative Declaration for the Foresthill Dollar General project has been prepared for this project in compliance with CEQA. With the incorporation of all mitigation measures, the project is not expected to cause any significant adverse impacts. Mitigation measures include, but are not limited to: payment of traffic fees for transportation and circulation impacts, air quality impacts, visual impacts and implementation of Best Management Practices and stormwater requirements for water quality impacts.
2. There is no substantial evidence in the record as a whole that the project, as 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 custodian of records for the project is the Placer County Planning Services Division, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

MINOR USE PERMIT:

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

1. The proposed use permit is consistent with all applicable provisions of the Placer County Code, Chapter 17, and any applicable provisions of other chapters of this code.
2. The proposed use permit is consistent with applicable policies and requirements of the Placer County General Plan and the Foresthill Divide Community Plan as described in this staff report.
3. The proposed use permit will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, nor will it be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County because the retail building is designed to be compatible with surrounding land uses, the use is an indoor retail function that will not create excessive noise, light or traffic, and the project will connect to all necessary public services including surface treated water and public sewer.
4. The proposed use permit will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
5. The proposed use permit will not generate a volume of traffic beyond the design capacity of all roads providing access to the project.
6. The proposed use permit will not have an adverse effect on adjacent or surrounding property owners because the operation of the facility will not generate significant amounts of noise, traffic, odor, dust, vibration, or other disruptions that will be incompatible with nearby residential uses.

ATTACHMENTS:

Attachment A – Proposed Conditions of Approval

Attachment B – Site Plan

Attachment C – Mitigated Negative Declaration

cc: Phil Frantz - Engineering and Surveying Division
Mohan Ganapathy - Environmental Health Service
Joshua Simon – Applicant
Project File



RECOMMENDED CONDITIONS OF APPROVAL – MINOR USE PERMIT "DOLLAR GENERAL" ((PLN14-00170))

1. This Minor Use Permit authorizes the construction and operation of a 9,100 square-foot retail general merchandise and grocery store on the north side of Foresthill Road, at its intersection with Sunset Drive on Assessor's Parcel Number 007-030-015. Allowed uses include retail sales of general merchandise, grocery, beer and wine sales and other retail sales uses, similar in nature, that may occur within the building. (PLN)

IMPROVEMENTS/IMPROVEMENT PLANS

2. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (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, if applicable. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the 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.

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

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

3. The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (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 Department (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)

4. Staging Areas: The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. (ESD)
5. 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 Department 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, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. (MM IX.1) (ESD)
6. The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the

time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project final drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees payable prior to Improvement Plan approval as prescribed by County Ordinance. Maintenance of detention facilities by the property owner shall be required. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way. (MM IX.2) **(ESD)**

7. 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 Department (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

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

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department (ESD). BMPs shall be designed at a minimum 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. Post-development (permanent) BMPs for the project include, but are not limited to: Bio retention (TC-32), Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), Sweeping and Vacuuming Pavement (SE-7), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

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

8. 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 Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees. (MM VI.4) **(ESD)**
9. Project-related stormwater discharges are subject to Placer County's Stormwater Quality Ordinance (Placer County Code, Article 8.28). This project shall reduce pollutants in stormwater discharges to the maximum extent practicable and prevent nonstormwater discharges from leaving the site, both during and after construction. (MM VI.5) **(ESD)**

10. 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 Department (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners and/or Property Owners' association are responsible for maintaining the legibility of stamped messages and signs. (MM IX.4) **(ESD)**
11. 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. (MM IX.5) **(ESD)**
12. Prior to Improvement Plan approval, provide the Engineering and Surveying Department 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)**
13. The Improvement Plans shall include a striping and signing plan and shall include all on- and off-site traffic control devices. Prior to the commencement of construction, a construction signing plan shall be provided to the ESD for review and approval.
14. The Improvement Plans shall show the construction of the required waterline improvements; preliminarily identified as a 12" water line connecting to the existing line within Foresthill Road and running along Sunset Drive to an offsite connection point located approximately 260' to the northwest of the northwest corner of the site improvements as shown on the Off Site Waterline Plan and to the satisfaction of the servicing water district. 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 Environmental Health Services Division and the Engineering and Surveying Department 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.
15. 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 Department 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)**

ROADS/TRAILS

16. The Improvement Plans shall show improvements of Sunset Drive along the property's frontage from Foresthill Road to the northeastern property line (alignment as shown on the approved Grading and Drainage Plan) to the following standard:
 - A) Pavement width 30' feet (minimum)
 - B) Curb and gutter

Additional widening may be required to accommodate auxiliary lanes, intersection geometrics, bike lanes, water quality post construction Best Management Practices (BMPs), or conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 8.0, but said section shall not be less than 3 inches Aggregate Concrete (AC)/8 inches Class 2 Aggregate Base (AB), unless otherwise approved by the Department of Public Works and the Engineering and Surveying Department. (Ref. Section 4, Land Development Manual). **(ESD)**

17. 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 Aggregate Concrete (AC) over 4 inch Class 2 Aggregate Base(AB) or the equivalent. **(ESD)**

GENERAL DEDICATIONS / EASEMENTS

18. On the Improvement Plans, provide the following easements/dedications to the satisfaction of the Engineering and Surveying Department (ESD) and the Development Review Committee (DRC). **(ESD)**
- A) Dedicate to Placer County a minimum of one-half of an 88'-wide highway easement (Ref. Chapter 12, Article 12.08, Placer County Code) where the project fronts Foresthill Road, as measured from the centerline of the existing roadway, plan line, or other alignment as approved by the Transportation Division of the Department of Public Works. **(ESD)**
 - B) Dedicate 12.5' multi-purpose easements adjacent to all highway easements. **(ESD)**
 - C) Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). **(ESD)**
 - D) Drainage easements as appropriate. **(ESD)**
19. Prior to Improvement Plan approval, provide a current Title Report on the subject property and any properties where a Highway Easement is required to be taken.
20. The Improvement Plans shall show:
- A) The updated ownership information (County records indicate "Foresthill Professional Building LLC" is the current ownership interest for the property).
 - B) The existing right-of-way line for Foresthill Road.
 - C) The record control for determining the Foresthill Road right-of-way on the plans, or by separate exhibit signed/stamped by a licensed land surveyor.
 - D) The 50' wide highway easement over the on-site and off-site areas of the proposed entrance road, from Foresthill Road to the northerly limits of the entrance to the subject property.
21. Prior to Improvement Plan approval, the Title Company shall provide information on all parties that have rights to the easements to be abandoned, or relocated so that all parties are included in the abandonment/new easement grantee process. The Title Company shall provide assurance that the abandonment items can be removed from your title report once the proposed abandonments have been recorded. Note: this should be started early in the Improvement Plan process.
22. The Improvement Plans shall show what existing utilities are in the easements proposed to be abandoned and what existing utilities would need to be relocated? Co-ordinate with adjoining to ensure uninterrupted easement rights remain in place.

23. Prior to Improvement Plan approval, provide evidence of agreement with current easement holders to relocate existing private party easements. Provide easement forms that are filled out with proposed grantee information for review. Once the county has reviewed new easement descriptions and locations with the plans and new locations have been reviewed and approved by the County to be acceptable replacements in conformance with proposed improvements, record easements and abandonments and provide recorded copies to the County. Add a call-out on the Improvement Plans that includes the new easement recording document numbers. Provide updated title report showing abandoned easements removed.
24. The Improvement Plans shall show the replacement ingress/egress easement to the PG&E parcel if the existing 20 foot wide ingress/egress easement to the PG&E parcel is proposed to be abandoned.

FEES

25. Prior to issuance of any Building Permits, this project shall be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to Placer County DPW:

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

The current total combined estimated fee is \$32,432.90. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid shall be those in effect at the time the payment occurs. (MM XVI.1) (**ESD**)

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26. The project is subject to review and approval by the County Design/Site Review Committee (D/SRC). Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to: Architectural colors, materials, and textures of all structures; parking and vehicular circulation; landscaping; irrigation; signs; exterior lighting; and fences and walls. (**PLN**)
27. The exterior pole lights shall not exceed a maximum overall height of 14 feet. (**MM I.1**)
28. All exterior site lighting shall be directed downward, not outward or upward from the source. (**MM I.2**)
29. Prior to approval of Grading or Improvement Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. To download the form go to www.placer.ca.gov/apcd and click on Dust Control Requirements. If the APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD to the County, that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the County. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the County. (**MM III.1**)
30. The following PCAPCD rules and regulations shall be listed on the Grading/Improvement Plans prior to site disturbance (**MM III.2**):

- 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 (or as required by ordinance within each local jurisdiction). **(AQ)**
- 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. *(Based on APCD Rule 228 / section 401.5)* **(AQ)**
- 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. *(Based on APCD Rule 228 / section 401.1, 401.4)* **(AQ)**
- During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. *(Based on APCD Rule 228 / section 401.5)* **(AQ)**
- The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties. *(Based on APCD Rule 228)* **(AQ)**
- 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). *(Based on APCD Rule 228 / section 402)* **(AQ)**
- 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. *(Based on APCD Rule 228)* **(AQ)**
- 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)* **(AQ)**
- 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. *(Based on APCD Rule 217)*. **(AQ)**
- 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. **(AQ)**

- During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. **(AQ)**

31. In order to mitigate the project's contribution to cumulative emissions of operational pollutants, the applicant shall perform one of the following prior to approval of the project improvement plans:

A) Participate in the PCAPCD Off-site Mitigation Program by paying fees to offset the project's contribution of pollutants (NOx) which exceeds the cumulative threshold of 10 pounds per day. The actual fee amount shall be determined, per current CARB guidelines, at time of improvement plan review. OR

B) Participate in an off-site mitigation program, coordinated through PCAPCD, to offset the project's long-term emission of pollutants. Examples include participation in a biomass program, retrofitting mobile sources (i.e. buses, heavy duty diesel equipment), or any other program approved by PCAPCD. Any proposed off-site mitigation shall be located within the same region as the project.

32. 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 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 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)**

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

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

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

34. The applicant shall defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the Foresthill Dollar General (PLN14-00170). The applicant shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section

21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. **(PLN)**

ENVIRONMENTAL HEALTH

35. Provide a will serve letter from the Foresthill Public Utility District indicating that they will serve the project with treated water. The project shall connect to treated water.
36. Contact Environmental Health Services, pay required fees, and obtain an approved Site Evaluation Report and Construction Permit, and as approved, install the on-site sewage disposal system for the proposed facility. Connect the proposed facility to the new system.
37. 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 Central Valley Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable.
38. 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.
39. Hazardous" materials as defined in Health and Safety Code Division 20, Chapter 6.95, Articles 1 & 2 shall not be allowed on any premises in regulated quantities without notification to Environmental Health Services. Prior to final occupancy/tenant improvement approval, the property owner/ occupant shall submit required fees and submit a business plan to Environmental Health Services Hazardous Materials Section, for review and approval.
40. Prior to approval of a Building Permit for the proposed project, contact Environmental Health Services, pay required fees, and apply for a plan check. Submit to Environmental Health Services, for review and approval, complete construction plans and specifications as specified by the Division.
41. Contact Environmental Health Services, pay required fees and obtain a permit to operate a food establishment prior to opening for business. All food handling operations shall comply with the requirements of Placer County Code and California Uniform Retail Food Facilities Law.

MISCELANEOUS

42. The Improvement Plans shall show for the review and approval by the Development Review Committee the location of any entrance structure/monument sign proposed by the applicant and shall be located such that there is no interference with driver sight distance as determined by the Engineering and Surveying Department, and shall not be located within the right-of-way.
43. Any entrance monument sign or structure erected within the front setback on any lot, within certain zone districts, shall not exceed 3 feet in height (Ref. Chapter 17, Article 17.54.030, Placer County Zoning Ordinance). **(ESD)**
44. 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)**

EXERCISE OF PERMIT

45. This Minor Use Permit (PLN14-00170) shall expire on April 28, 2017 unless previously exercised by approval of a building permit and completion of the foundation inspection. (**PLN**)



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Foresthill Dollar General Store (PLN14-00170)

PROJECT DESCRIPTION: The project proposes a Minor Use Permit and Design/Site Review to construct a general merchandise retail store approximately 9,100 square feet in size with a new parking surface, landscaping and exterior lighting on a 1.3-acre lot.

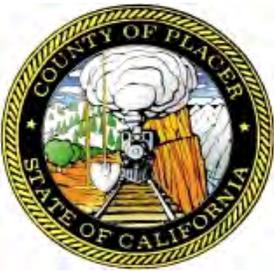
PROJECT LOCATION: Northeast corner of Foresthill Road and Sunset Drive, approximately 0.25 miles east of Foresthill High School, Placer County

OWNER: Foresthill Professional Building LLC, 5775 Little Oak Lane, Foresthill, CA 956331 (530) 906-3751

APPLICANT: Simon CRE Abbie III LLC, 5111 N. Scottsdale Road, Suite 200, Scottsdale, AZ 85250 (480) 745-1956

The comment period for this document closes on **April 14, 2015**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/NegDec.aspx> Community Development Resource Agency public counter, and at the Foresthill Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Published in Sacramento Bee, Monday, March 16, 2015



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

MITIGATED NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

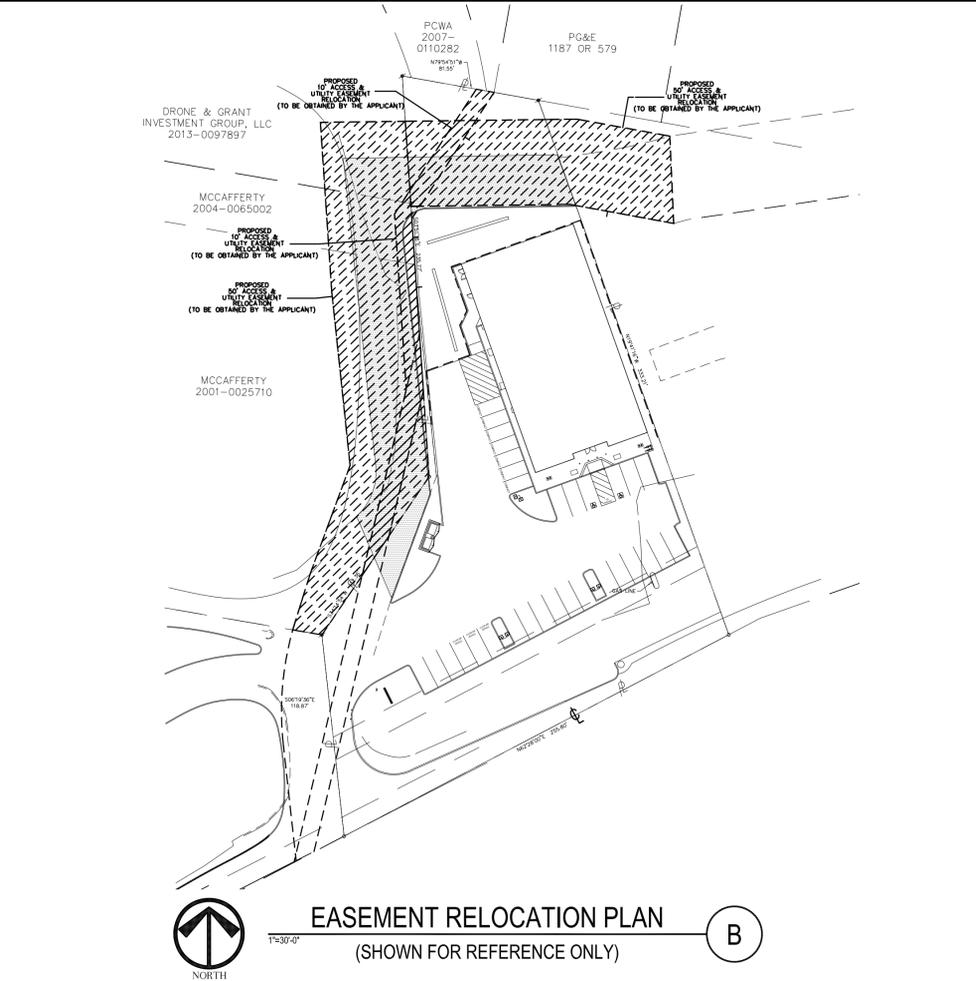
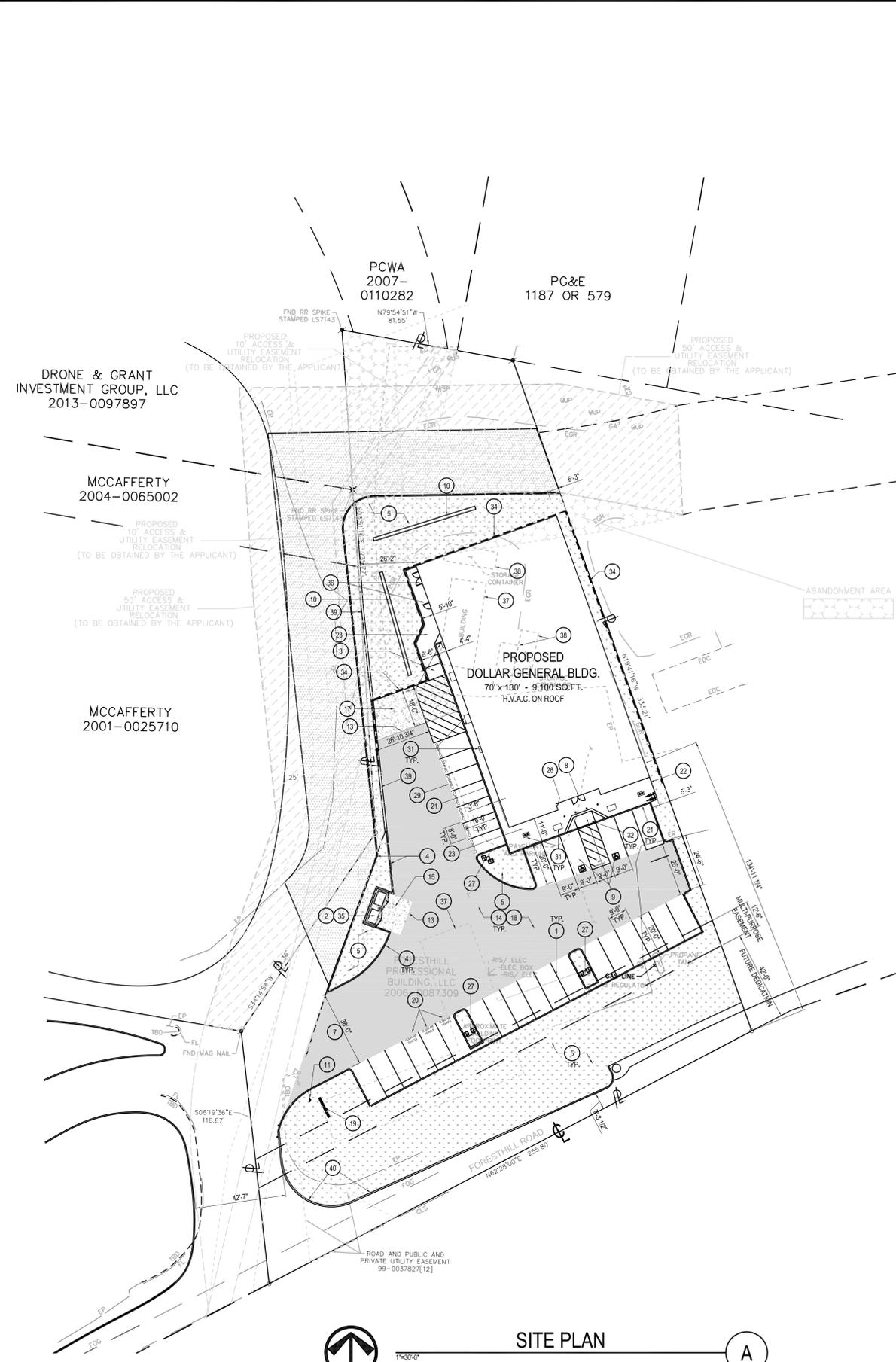
PROJECT INFORMATION

Title: Foresthill Dollar General Store	Project # PLN14-00170
Description: The project proposes a Minor Use Permit and Design/Site Review to construct a general merchandise retail store approximately 9,100 square feet in size with a new parking surface, landscaping and exterior lighting on a 1.3-acre lot.	
Location: Northeast corner of Foresthill Road and Sunset Drive, approximately 0.25 miles east of Foresthill High School, Placer County	
Project Owner: Foresthill Professional Building LLC, 5775 Little Oak Lane, Foresthill, CA 956331 (530) 906-3751	
Project Applicant: Simon CRE Abbie III LLC, 5111 N. Scottsdale Road, Suite 200, Scottsdale, AZ 85250 (480) 745-1956	
County Contact Person: Gerry Haas	530-745-3084

PUBLIC NOTICE

The comment period for this document closes on **April 14, 2015**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>, Community Development Resource Agency public counter, and at the Foresthill Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm 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.

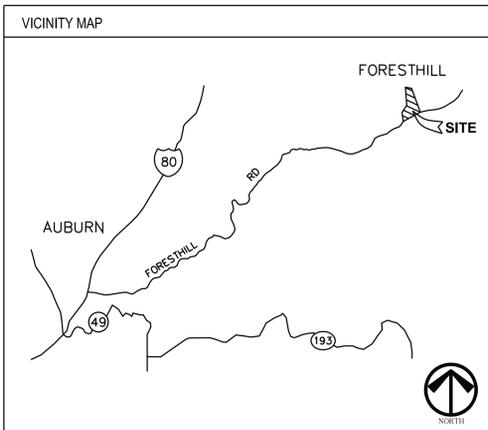


SITE ANALYSIS

SITE AREA	57,152 SQUARE FEET
PROPOSED BUILDING AREA	9,100 SQUARE FEET
AREA SEPARATION WALLS	NONE
CONSTRUCTION TYPE	V-8
BLDG. SPRINKLERED	YES
PROPOSED OCCUPANCY GROUP	M
PROPOSED BUILDING USE	RETAIL
PROPOSED OCCUPANCY LOAD (SEE OCCUPANCY ANALYSIS, SHEET A2.2)	256 PERSONS

PARKING ANALYSIS

PARKING SPACES REQUIRED (9,100 SQ.FT./300)	31 SPACES
PARKING SPACES PROVIDED	31 SPACES
STANDARD SPACES	24 SPACES (77%)
COMPACT SPACES	07 SPACES (23%)



SITE PLAN INDEX

- PARKING STALL, STRIPED PER PLACER COUNTY STANDARDS
- TRASH ENCLOSURE AREA. SEE DETAIL A/A1.2
- RAMP DOWN TO PAVEMENT
- CONCRETE CURB. SEE DETAIL I/A1.1 & CIVIL PLANS
- LANDSCAPED AREA. REFER TO LANDSCAPE PLANS
- SITE RETAINING WALL. REFER TO CIVIL PLANS
- DRIVEWAY AND CURB CUT. REFER TO CIVIL PLANS
- PROPOSED LOCATION OF ENTRY/EXIT DOORS. REFER TO FLOOR PLAN
- ACCESSIBLE HANDICAP SPACE, STRIPED AREA, RAMP & SIGNAGE. SEE DETAIL A1.1
- APPROX. LOCATION OF SEPTIC AREA. REFER TO SEPTIC & CIVIL PLANS
- (N) ACCESSIBLE SIGNAGE AT ENTRANCE. SEE DETAIL F/A1.1
-
-
- CONCRETE TO ASPHALT TRANSITION
- ASPHALT PARKING LOT AND DRIVE AISLES PER PLACER COUNTY STANDARDS
- CONCRETE DUMPSTER PAD. ENTIRE LENGTH OF THE TRASH ENCLOSURE (18'x18' MIN.)
-
- CONCRETE DELIVERY PAD (18'x18' MIN.)
- HEAVY DUTY PAVING (SHADED AREA). SEE DETAIL I/A1.1 & CIVIL PLANS
- PROPOSED LOCATION OF LIGHTED Pylon SIGN w/ UNDERGROUND ELECTRICAL (UNDER SEPARATE PERMIT)
- FOR MIN. 10% OF TOTAL RECD PARKING PROVIDE (03) DESIGNATED PARKING FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL VEHICLES - PARKING STALL MARKING: PAINT, IN THE PAINT USED FOR THE STALL STRIPPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE: CLEAN AIR VEHICLE
- PERIMETER CURBING SHALL BE INSTALLED AT PARKING SPACES ADJACENT TO SIDEWALK
- BIKE RACK (MIN. 5% OF 31 PARKING SPACES PROVIDED= 2 BIKE RACK). SEE DETAIL I/A1.1
- CONCRETE SIDEWALK, G.C. TO ENSURE 5% MAX. SLOPE & 2% MAX. CROSS-SLOPE. SEE DETAILS K/A1.A & L/A1.1
-
-
- APPROXIMATE LOCATION OF RECESSED MOUNTED KNOX BOX. VERIFY REQUIREMENTS w/ FIRE DEPT. (ALSO SEE FLOOR PLAN ON SHEET A2)
- PARKING LOT LIGHTING. REFER TO ELECTRICAL. SITE PLAN SHEET ESP1 & ESP1.1
-
- COMPACT SPACES PARKING STALL, STRIPED PER PLACER COUNTY STANDARDS
-
- BUILDING COLUMNS AND/OR POP-UP ELEMENTS, TYP. REFER TO FLOOR PLAN
- 6" Ø, 48" HIGH, CONCRETE FILLED BOLLARDS (PAINTED YELLOW). SEE FLOOR PLAN FOR LOCATIONS AND DETAIL D/A1.1
-
- RETAINING WALL PER CIVIL PLANS
- THIS HALF OF TRASH ENCLOSURE (SHOWN CROSSHATCHED) TO TO BE USED FOR STORAGE AND COLLECTION OF A MIN. OF PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS AND METALS. (G.C. SEC. 5.410.)
- PROPOSED EXIT DOOR LOCATION. PROVIDE 5' x 5' MIN. LEVEL CONCRETE PAD AT DOOR LANDING w/ 4'-0" MIN. WIDE CONCRETE EXIT PATH TO FRONT OF BUILDING. FOR CONCRETE SIDEWALK, SEE DETAILS K/A1.A & L/A1.1
- (E) BUILDING TO BE DEMOLISHED
- (E) STORAGE BUILDING TO BE DEMOLISHED
- 24" CONCRETE CURB AT SITE PERIMETER BETWEEN PARKING LOT AND PRIVATE ROAD. REFER TO CIVIL PLANS
- (E) RETAINING BLOCK WALL. NO CHANGE PROPOSED

NOTES:

- FOR DRAINAGE INFORMATION AND HORIZONTAL CONTROLS, REFER TO CIVIL PLANS UNDER SEPARATE PERMIT.
- ANY RIGHT-OF-WAY IMPROVEMENTS, WHERE OCCURS, PER CIVIL PLANS, UNDER SEPARATE PERMIT

SITE SUMMARY

PROPERTY STREET ADDRESS:
5830 SUNSET DRIVE, FORESTHILL, CA 95631

ASSESSOR'S PARCEL NUMBER:
007-030-015-000

PARCEL AREA:
007-030-015-000 = 1.31 ACRES GROSS

LEGAL DESCRIPTION - ORDER NO. NCS-680872-PHX1:
(FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT ORDER NO. NCS-680872-PHX1, DATED AUGUST 01, 2014, UPDATED AUGUST 08, 2014);

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
ALL THAT REAL PROPERTY DESIGNATED "RESULTING PARCEL THREE" IN THAT CERTAIN RESOLUTION TO APPROVE A MINOR BOUNDARY ADJUSTMENT (MR-10445) RECORDED JUNE 18, 1998, INSTRUMENT NO. 98-0047028, OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 10 EAST, M.D.B. & M., BEING ALSO A PORTION OF THE PARCEL OF LAND AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NO. 1942 FILED IN BOOK 15 OF SURVEYS, PAGE 19, PLACER COUNTY RECORDS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID PARCEL OF LAND, SAID CORNER BEING ALSO AN ANGLE POINT IN THE CENTERLINE OF THE COUNTY ROAD, THENCE IN A WESTERLY DIRECTION ALONG THE CENTERLINE OF SAID COUNTY ROAD, SAID CENTERLINE BEING ALSO THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND, THE FOLLOWING 5 CONSECUTIVE COURSES: (1) SOUTH 74°47'00" WEST 25.80 FEET; THENCE (2) SOUTH 67°4'00" WEST 222.00 FEET; THENCE (3) SOUTH 71°54'00" WEST 289.78 FEET; THENCE (4) SOUTH 70°40'00" WEST 289.50 FEET; THENCE (5) SOUTH 62°28'00" WEST 20.70 FEET TO THE TRUE POINT OF BEGINNING, THENCE LEAVING THE CENTERLINE OF THE COUNTY ROAD IN A NORTHERLY DIRECTION ALONG THE EASTERLY BOUNDARY OF THE PARCEL BEING DESCRIBED NORTH 19°41'16" WEST 333.21 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF THAT PARCEL OF LAND AS DESCRIBED IN THE DEED TO PACIFIC GAS AND ELECTRIC COMPANY RECORDED OCTOBER 24, 1967 IN BOOK 1174, OFFICIAL RECORDS, PAGE 393, SAID POINT BEING ALSO THE NORTHEAST CORNER OF THE PARCEL BEING DESCRIBED; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERLY BOUNDARY OF SAID PACIFIC GAS AND ELECTRIC COMPANY PARCEL AND WESTERLY EXTENSION OF THE COUNTY ROAD, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF THE PARCEL BEING DESCRIBED; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY BOUNDARY OF THE PARCEL BEING DESCRIBED, THE FOLLOWING 3 CONSECUTIVE COURSES: (1) SOUTH 03°51'16" EAST 235.77 FEET; THENCE (2) SOUTH 34°14'34" WEST 112.36 FEET; THENCE (3) SOUTH 06°19'36" EAST 118.87 FEET TO A POINT IN THE CENTERLINE OF THE COUNTY ROAD, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF THE PARCEL BEING DESCRIBED, SAID CENTERLINE BEING ALSO THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND; THENCE IN AN EASTERLY DIRECTION ALONG SAID CENTERLINE NORTH 62°28'00" EAST 255.80 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL MINERAL RIGHTS BEGINNING 100 FEET BELOW THE SURFACE AND EXTENDING DOWNWARD AS RESERVED BY MAYFLOWER GRAVEL MINING COMPANY IN THE DEED TO AMERICAN RIVER FINE COMPANY DATED NOVEMBER 30, 1946 AND RECORDED DECEMBER 8, 1946 IN BOOK 291, OFFICIAL RECORDS, AT PAGE 444.

FEMA FLOOD ZONE:
THE PROPERTY SHOWN HEREON IS NOT SHOWN TO BE IN A FLOOD ZONE AREA PER INDEX MAP PANEL NO. 060610025F, DATED JUNE 08, 1998.

ZONING:
PLACER COUNTY ZONING DESIGNATION: EXISTING: INDUSTRIAL PARK

BUILDING SETBACKS:
MINIMUM YARD:
FRONT - 72 FEET CENTERLINE TRAVELED WAY OR 30 FEET TO EDGE OF EASEMENT, WHICHEVER IS GREATER
SIDES - 55 FEET CENTERLINE TRAVELED WAY OR 30 FEET TO EDGE OF EASEMENT, WHICHEVER IS GREATER
REAR - 15 FEET

BUILDING HEIGHT LIMIT:
FIFTY FEET MAXIMUM BUILDING HEIGHT

LOT COVERAGE:
MAXIMUM BUILDING COVERAGE, SIXTY PERCENT, THE REMAINING FORTY PERCENT WILL BE TO PROVIDE OPEN SPACE, PARKING AND CIRCULATION.

SURVEY RELATED EXCEPTIONS - NCS-680872-PHX1:

- AN EASEMENT FOR POLE LINE AND INCIDENTAL PURPOSES, RECORDED JANUARY 28, 1946 AS BOOK 460, PAGE 229 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY
DOES NOT AFFECT PARCEL
- AN EASEMENT FOR POLE LINE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 07, 1946 AS BOOK 479, PAGE 126 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY
DOES NOT AFFECT PARCEL
- AN EASEMENT FOR POLE LINE AND INCIDENTAL PURPOSES, RECORDED JANUARY 04, 1947 AS BOOK 492, PAGE 86 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY
DOES NOT AFFECT PARCEL
- AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 01, 1949 AS BOOK 542, PAGE 87 OF OFFICIAL RECORDS.
IN FAVOR OF: UNITED STATES OF AMERICA AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR POLE LINE AND INCIDENTAL PURPOSES, RECORDED APRIL 30, 1965 AS BOOK 1062, PAGE 189 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY
DOES NOT AFFECT PARCEL
- AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 24, 1967 AS BOOK 1174 PAGE 393 OF OFFICIAL RECORDS. (PLOTTED HEREON)
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY
ENCUMBERS THIS PARCEL
- AN EASEMENT FOR WATER PIPELINE AND INCIDENTAL PURPOSES, RECORDED JULY 02, 1979 AS BOOK 2140, PAGE 982 OF OFFICIAL RECORDS.
IN FAVOR OF: UNITED STATES OF AMERICA
DOES NOT AFFECT PARCEL
- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED APRIL 19, 1988 AS BOOK 3385, PAGE 845 AS INSTRUMENT NO. 18534 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 50404C, OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JUNE 20, 1996 AS INSTRUMENT NO. 98-003788 OFFICIAL RECORDS. (PLOTTED HEREON)
AN EASEMENT AS CONTAINED IN THE ABOVE DOCUMENT.
FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES.
AFFECTS THIS PARCEL.
- AN EASEMENT FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 28, 1999 AS INSTRUMENT NO. 99-0037827 OF OFFICIAL RECORDS. (PLOTTED HEREON)
IN FAVOR OF: ADEN, DRONE, GRANT & ROSSI INVESTMENT GROUP, LLC
AFFECTS THIS PARCEL
- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$15,000.00 RECORDED APRIL 28, 1999 AS INSTRUMENT NO. 99-0037828 OF OFFICIAL RECORDS. (NOT SURVEY RELATED)
DATED:
APRIL 01, 1999
TRUSTOR:
DEAN A. DUNNANN AND KATHY A. DUNNANN, HUSBAND AND WIFE, AS JOINT TENANTS AS TO AN UNDIVIDED 50% INTEREST AND FREDERICK E. SUMRALL AND SUE SUMRALL, HUSBAND AND WIFE, AS JOINT TENANTS AS TO AN UNDIVIDED 50% INTEREST
TRUSTEE:
PLACER TITLE COMPANY A CALIFORNIA CORPORATION
BENEFICIARY:
ADEN, DRONE, GRANT & ROSSI INVESTMENT GROUP, LLC, A CALIFORNIA LIMITED PARTNERSHIP
- AN EASEMENT FOR FACILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 16, 2009 AS INSTRUMENT NO. 2009-003873-00 OF OFFICIAL RECORDS. (PLOTTED HEREON)
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION AFFECTS: AS DESCRIBED THEREIN
- RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET AND/OR HIGHWAY THAT PORTION OF FORESTHILL ROAD (00088) AND SUNSET DRIVE.

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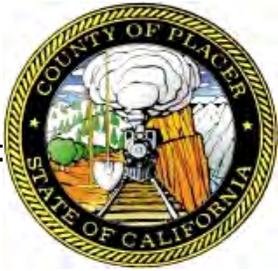
PROJECT
DOLLAR GENERAL
5830 SUNSET DRIVE
FORESTHILL, CA 95631

REVISIONS

NO.	DESCRIPTION	DATE

DATE: 2-17-15 SCALE: AS NOTED
DRAWN BY: KRM DATABASE:
CHECKED BY: SHEET NUMBER:
PROJECT NO: 14380

SHEET TITLE
SITE PLAN
A1



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

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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: Foresthill Dollar General Store	Plus# PLN14-00170
Entitlement(s): Minor Use Permit, Design/Site Review	
Site Area: Foresthill	APN: 007-030-015
Location: Northeast corner of Foresthill Road and Sunset Drive, approximately 0.25 mile east of Foresthill High School, Placer County	

A. BACKGROUND:

Project Description:

The applicant requests approval of a Minor Use Permit to construct a general merchandise retail store at the northeast corner of Foresthill Road and Sunset Drive in Foresthill. The structure would be approximately 9,100 square feet in size and the site would be improved with a new parking surface, landscaping and exterior lighting. Access to the site would remain at Sunset Drive, which extends north from its intersection with Foresthill Road.

Project Site (Background/Existing Setting):

The project site is zoned INP-Dc (Industrial Park, combining Design Scenic Corridor), and the Foresthill Divide Community Plan land use designation is Mill Mixed Use, which reflects the former use of this site and general area as the former Georgia-Pacific lumber mill. The parcel is irregularly shaped, with 255 feet of Foresthill Road frontage, which forms the south (front) property line. Approximately 100 feet north of the frontage, the side property lines taper inward rapidly, such that the north (rear) property line is only about 81 feet wide. The parcel is adjoined on the north by an electrical sub-station, on the east by industrial metal buildings, which currently house an automotive repair facility, and on the west by a mixed use community center and recreation facility. To the south, across Foresthill Road, the parcels are smaller sizes, and they are zoned and developed with single-family residential uses.

The subject parcel is developed with an approximately 4,500 square-foot commercial building, oriented parallel and adjacent to Foresthill Road, and separated from the roadway by a narrow strip of landscape and a short retaining wall. This primary structure is currently leased to several businesses, including an attorney office, the Messenger newspaper, the Foursquare Church, and Volcano Creek Enterprises. A second structure, 800 square feet in size, is located north of the primary structure, toward the rear of the site. This smaller structure functions as a storage facility for electrical materials. In addition to the two permanent structures, a 160 square-foot temporary public recycling facility is located in the southern half of the parcel. The site is entirely paved with asphaltic surface and contains no living landscape aside from a thin strip of trees immediately adjacent to Foresthill Road.

B. ENVIRONMENTAL SETTING:

Location	Zoning	Foresthill Divide Community Plan Land Use Designations	Existing Conditions and Improvements
Site	INP-Dc (Industrial Park, combining Design Scenic Corridor)	Mill Mixed Use	Commercial development
North	same as project site	same as project site	Electrical power substation
South	C2-Dc/RS-Dc (General Commercial, combining Design Scenic Corridor and Residential Single-Family, combining Design Scenic Corridor)	Canyon Mixed Use	Single-family residential development
East	same as project site	same as project site	Industrial buildings and automotive repair facilities
West	same as project site	same as project site	Vacant land, previous mill site, and community center/gym

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

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

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

- ➔ Placer County General Plan EIR
- ➔ Foresthill Divide 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 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. Because the site is not located near a scenic vista, nor within a state scenic highway, there will be no impacts to these resource areas as a result of the project.

Discussion- Item I-3:

The site is developed with two structures and extensive paved asphaltic surface. Although the parcel frontage that adjoins Foresthill Road is marginally landscaped, the building is older and does not represent unique or high quality construction. In addition, much of the site is dedicated to heavy commercial or even industrial uses, so the site in general exists in a heavily impacted state of development and is not visually complementary to the surrounding neighborhood. 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 plans 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. The Design/Site 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.

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 or forest. There is currently no agricultural activity on the project site nor on adjacent parcels. The proposed commercial project will not conflict with County policies regarding land use buffers for agricultural operations. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)		X		
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)		X		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

Discussion- Items III-1,2,3:

The project is located within the Mountain County Air Basin (MCAB) portion of Placer County within the jurisdiction of the Placer County Air Pollution Control District (District). The MCAB is designated as nonattainment for federal and state ozone (O₃) standards, and nonattainment for the state particulate matter standard (PM₁₀).

The project proposes construction of a 9,100 square-foot general retail store to replace approximately 5,400 square feet of mixed retail and commercial uses. An Air Quality and Global Climate Change Impact Analysis (Analysis) was prepared for the project by Kunzman Associates, Inc. on December 31, 2014. The Analysis was based on the most recent version of the California Emissions Estimator Model (CalEEMod), a statewide land use emissions computer model designed to provide consistency in the quantification of potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operation of land use projects. The model quantifies direct emissions from construction and operation (including vehicle use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. CalEEMod is recognized by California Air Resources Board (CARB), the California Air Pollution Control Officers Association (CAPCOA) and PCAPCD as the preferred air quality/GHG modeling program across the state.

Construction of Project:

Construction of the project will include on-site improvements which may result in short-term diesel exhaust emissions from use of heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. The Analysis notes that the project will comply with all applicable PCAPCD rules and regulations for construction sources and fugitive dust control. Based on the proposed construction timeline and site disturbance, the Analysis concluded that the construction source emissions would not cause or substantially contribute to violation of the California Ambient Air Quality Standard (CAAQS) or National Ambient Air Quality Standard (NAAQS). With the implementation of the following mitigation measures, requiring notes on the improvement plans to inform contractors about PCAPCD rules and regulation, construction related emissions would not result in a cumulatively considerable net increase of any non-attainment criteria, violate any air quality standards or substantially contribute to existing air quality violations.

Mitigation Measures- Items III-1,2,3:

MM III.1 Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If PCAPCD 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 PCAPCD, to the local jurisdiction (city or county) that the plan has been submitted to PCAPCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving PCAPCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.

MM III.2 The following PCAPCD rules and regulations shall be listed on the Grading/Improvement Plans prior to site disturbance:

- 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 (or as required by ordinance within each local jurisdiction).
- 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.
- 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.
- During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.
- The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- 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).
- 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.

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

Operation of Project:

Operational activities of the project would include daily transportation of workers and customers and occasional service and material supply vehicles. The new uses of the site would not be substantially different than existing or allowed uses of the site in its present condition. As mentioned in the Background Section, the site is currently occupied by several retail and service uses that are contained within three structures on the parcel. While the increase in square footage would mean that more daily vehicle trips would be generated by the new project, the figure would not be significantly higher because the proposed use would continue to serve the local community in largely the same capacity that the existing uses do. Foresthill is an isolated mountain community and the potential for this particular project to draw customers, outside of the immediate community and from distant towns such as Auburn, is remote.

The Analysis found that the operational-sourced emissions would not exceed applicable project level thresholds of significance established by PCAPCD of 82 pounds per day (lbs/day) for criteria pollutants. However the Analysis concluded that the project's total operational emissions exceed the PCAPCD cumulative threshold of 10lbs/day for Nitrogen Oxides (NOx) established by PCAPCD. Operation of the project would result in the release of 14.43lbs/day of NOx. Because this figure exceeds the PCAPCD threshold, the Analysis recommends a mitigation measure to reduce NOx emissions through a one-time payment or action to account for the 4.43lbs/day emissions. Incorporation of the following mitigation measure will reduce the project's operational air emission impact to a less than significant level.

MM III.3 In order to mitigate the project's contribution to cumulative emissions of operational pollutants, the applicant shall perform one of the following prior to approval of the project improvement plans:

- a. Participate in the PCAPCD Off-site Mitigation Program by paying fees to offset the project's contribution of pollutants (NOx) which exceeds the cumulative threshold of 10 pounds per day. The actual fee amount shall be determined, per current CARB guidelines, at time of improvement plan review.

OR

- b. Participate in an off-site mitigation program, coordinated through PCAPCD, to offset the project's long-term emission of pollutants. Examples include participation in a biomass program, retrofitting mobile sources (i.e. buses, heavy duty diesel equipment), or any other program approved by PCAPCD. Any proposed off-site mitigation shall be located within the same region as the project.

Discussion- Item III-4:

The project would require grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions during 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 (TAC) emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. In addition, the general retail

operation of the project would also not result in significant emissions as there are no new sources of pollution anticipated and no emissions of significance that would from the project as proposed. No mitigation measures are required.

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, utilities) 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:

The project site is heavily impacted by development such that no potential habitat exists to support special status plant or animal species, and the site is no longer in any condition to support these species, should they find their way to the site in the future. As mentioned in the Background section, the only living vegetation is a small strip of trees immediately adjacent to Foresthill Road. While these trees do not constitute potential habitat, being flanked by development on either side, there is potential for one or more avian species to occupy nests in the trees. 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 Measure- 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 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 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 not reduce or eliminate on-site wildlife 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 an extremely limited 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 measures are required.

Discussion- Items IV-3,7:

No oak trees, or any other protected trees, exist on the project site. There would be no impact to these resources.

Discussion- Items IV-4,5:

No drainages or wetlands exist within the project site. Therefore, there is no impact.

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. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

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

Discussion- Items V-1,2,6:

The applicant submitted a North Central Information Center Records Search with the project Environmental Questionnaire. The records search determined that there are no known records of cultural or historical archaeological resources within the project site. Because no cultural resources were identified as a result of the search, there does not appear to be any value represented by this property that might contribute to an understanding of history or prehistory. 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- Items V-1,2,6:

MMV.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, destroy a known unique paleontological resource or site or unique geologic feature, as no such features are known to exist on the site. Therefore, there is no impact.

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. Therefore, there is no impact.

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. Therefore, there is no impact.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)			X	
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)			X	
3. Result in substantial change in topography or ground surface relief features? (ESD)			X	
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)			X	

5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (PLN, ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)			X	
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)			X	

Discussion- Items VI-1,4,9:

A preliminary Geotechnical Report was prepared for the project. The soil survey indicated that the site is located in an area containing Xerorthents, Cut and Fill Areas. This type of soil consists of mechanically removed and mixed soil material in which horizons are no longer discernible. Some fill areas contain rocks, concrete, asphalt, and other debris. Cut and fill areas are typically well drained and surface runoff is typically very rapid. The project site is located on the border of two different geologic units. The units consist of epiclastic rocks comprised of dark-gray slate with some interbedded conglomerate and thin-bedded chert, and Mesozoic and Paleozoic aged metavolcanic rock consisting of mostly mafic schistose. The near surface soil generally consisted of dark red, medium stiff, moderately plastic, sandy silts and sandy clays. The Report does not identify any unique geologic or physical features for the soil that would be destroyed or modified and did not identify any severe soil limitations. The Report does not identify the site as located on a geological unit or soil that is unstable or that will become unstable as a result of the project. Expansion index testing was performed on a soil sample obtained from the site. The soil exhibited a very low expansion potential, as classified by UBC guidelines. Construction of the proposed buildings and associated parking/roadway improvements will not create any significant unstable earth conditions or change any geologic substructure resulting in unstable earth. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Items VI-2,3:

To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the on-site building, roadway and parking area improvements, foundations, and various utilities. Approximately one acre of the site will be disturbed by grading activities. The earthwork is proposed to include approximately 4,300 cubic yards of cut and approximately 500 cubic yards of fill. There is no proposed import of soil and approximately 3,800 cubic yards of soil is proposed to be exported. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. Site topography was relatively flat, with a gentle slope from north to south. The project proposes maximum soil cuts of up to approximately seven feet and fills of up to approximately two feet and as shown on the preliminary grading plan. Retaining walls are proposed on the site. The project’s site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-2,3:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (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, if applicable. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the

applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the 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.

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

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

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the 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 Department (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 Department (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.

Discussion- Items VI-5,6:

The disruption of the soil discussed in Items 2 and 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify any existing on site drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily the shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts

without appropriate mitigation measures. The project’s site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:

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

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

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

MM VI.4 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 Department evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.

MM VI.5 Project-related stormwater discharges are subject to Placer County’s Stormwater Quality Ordinance (Placer County Code, Article 8.28). This project shall reduce pollutants in stormwater discharges to the maximum extent practicable and prevent nonstormwater discharges from leaving the site, both during and after construction.

Discussion- Items VI-7,8:

According to the California Geological Survey, Probabilistic Seismic Hazard Assessment for the State of California, and the 2002 update entitled California Fault Parameters, the project site is located within the Foothills Fault System in the western foothills of the Sierra Nevada. The Foothills Fault System is an approximately 150-mile long poorly constrained system of strike slip and normal faults with the hazard derived from an aerial source, rather than from a single fault. The Foothills Fault System is designated as a Class C fault zone, with low seismicity and a low rate of recurrence. The site is not located within an Alquist-Priolo active fault zone. The project site is considered to have low risk with respect to seismically induced hazards such as slope instability, liquefaction, and surface rupture. However, there is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. The project will be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, these impacts are less than significant. No mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Discussion- All Items:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from 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. In October 2014, the Sacramento Metropolitan Air Quality Management District (SMAQMD) adopted an annual GHG threshold of 1,100 metric tons of carbon dioxide equivalent per year (1,100mt/CO2e/yr). This threshold is applicable to the collective GHG emissions generated by a single project in a calendar year.

As stated in Section III (Air Quality), an Air Quality and Global Climate Change Impact Analysis (Analysis) was prepared for the project by Kunzman Associates, Inc. The Analysis relied on the most recent version of the CalEEMod program to accurately portray the project’s annual GHG emissions, resulting from all construction and operational activities associated with the project. As shown on Table 9 (page 52), the construction phase would generate approximately 83.75mt/CO2e/yr, and the operation of the facility would generate approximately 676mt/CO2e/yr. Because these figures are both below the SMAQMD threshold adopted for the purpose of determining the significance of the project GHG emissions, the Analysis confirms that the project contribution to global climate change is considered less than significant and no mitigation measures are required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)			X	
9. Expose people to existing sources of potential health hazards? (EHS)			X	

Discussion- Items VIII-1,2:

The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the handling, use, disposal, or release of hazardous substances are considered to be less than significant. No mitigation measures are required.

Discussion- Item VIII-3:

The project scope is limited to the construction and operation of a retail commercial facility with storage and sale of typical general commercial and grocery items. Implementation of the proposed project will not expose people to sources of potential health hazards or create new health hazards. Therefore, there is no impact.

Discussion- Item VIII-4:

A Phase I Environmental Site Assessment (Phase I ESA), dated January 2, 2015, was prepared for the project site by EBI Consulting. The Phase I ESA reports that the project site is currently included on a list compiled pursuant to Government Code Section 65962.5. However, the Phase I ESA notes that the project site is a portion of a 200+ acre former lumber mill. Per the Phase I ESA, facilities of concern were not located on the project site. Fungicide dipping activities that included a dipping tank were located approximately 100 feet northwest of the project site. Fungicide from the dip tank impacted the soil, causing the site to be listed on several regulatory databases, including Envirostor database. The fungicide impacted soil was remediated and certified by the Department of Toxic Substances Control in 1997. In addition, a leaking underground storage tank (LUST) was identified at a machine shop that adjoined the project site to the east. The LUST was remediated and issued case closure/ no further action status in 1998. The Phase I ESA concludes that environmental concerns are not indicated and does not recommend additional environmental studies. Therefore, the potential for this project to create a hazard to the public or the environment as a result of being included on this list is considered to be less than significant. No mitigation measures are required.

Discussion- Items VIII-5,6:

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

Discussion- Item VIII-7:

Areas surrounding the site are already commercially developed, and surrounded by developed parcels. As such, no wildlands exist immediately 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. Therefore, there is no impact.

Discussion- Items VIII-8,9:

Existing sources of potential health hazards that people may be exposed to as a result of the project is limited to mosquitoes, if conditions exist that allow for the breeding of mosquitoes. Mosquitoes are potential vectors of diseases; therefore, they are a health hazard. Conditions that allow for the breeding of mosquitoes include standing water, which may occur as a result of overwatering of landscaping. Drip irrigation is recommended for landscaped areas where shrubbery and trees are located and to prevent the ponding of water and a habitat for mosquitoes. No mitigation measures are required.

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	
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:

This project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from the Foresthill Public Utility District. Therefore, the project will not violate water quality standards with respect to potable water, and there is no impact.

Discussion- Item IX-2:

This project will not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge. No mitigation measures are required.

Discussion- Item IX-3:

A preliminary drainage report was prepared by the applicant’s engineer. The existing site slopes from northeast to southwest at an approximate 5% slope with the exception of the southern property line where there is a 3:1 slope and retaining wall. The runoff generated on site sheet flows south and flows to a road side swale along Foresthill Drive. Flows from the site and the adjacent areas enter the offsite network at one of two storm drain inlets. The existing grading on site directs approximately half the site runoff to the eastern inlet and the remaining half to the western inlet. Flows are then conveyed underground via an existing 30’ CMP storm drain pipe where it then daylights on the west side of Sunset Drive in an existing roadside ditch for approximately 300 feet before entering another culvert. The existing drainage shed is approximately 1.8 acres in size.

The project has analyzed a drainage system that will change the onsite drainage patterns due to the construction of the proposed project improvements. However, the change in direction from existing on site surface runoff is less than significant as the overall on site watershed runoff continues to be conveyed to the same existing discharge points as the pre development condition and ultimately into the same existing watershed leaving the site. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item IX-4:

The proposed project has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The existing 10 and 100 year peak flows from the site are identified as approximately

4.9 and 8.3 cubic feet per second, respectively. The project proposes the construction of an above and below grade bio-retention basin to ensure that the quantity of the post development peak flow from the project is, at a minimum, no more than the pre development peak flow. The post development project flows identified in the report indicate that there will not be any increase in downstream flows from pre development levels.

The post development volume of runoff will be slightly higher due to the slight increase in proposed impervious surfaces; however, this is considered to be less than significant because drainage facilities are generally designed to handle the peak flow runoff.

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

Mitigation Measures- Item IX-4:

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

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 Department 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, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM IX.2 The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD) and shall be shown on the Improvement Plans. The ESD may, after review of the project final drainage report, delete this requirement if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees payable prior to Improvement Plan approval as prescribed by County Ordinance. Maintenance of detention facilities by the property owner shall be required. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way.

Discussion- Items IX-5,6:

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

Mitigation Measures- Items IX-5,6:

Refer to text in MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, and MM IX.1

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

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 Department (ESD). BMPs shall be designed at a minimum 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. Post-development (permanent) BMPs for the project include, but are not limited to: Bio retention (TC-32), Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), Sweeping and Vacuuming Pavement (SE-7), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

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

MM IX.4 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 Department (ESD). ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Property Owners and/or Property Owners' association are responsible for maintaining the legibility of stamped messages and signs.

MM IX.5 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.

Discussion- Item IX-7:

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

Discussion- Items IX-8,9,10:

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

Discussion- Item IX-11:

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

Discussion- Item IX-12:

The project has the potential to increase water quality impacts to local drainageways, and therefore, local watersheds. The proposed project is located within the American River watershed. The proposed project's impacts associated with impacts to surface water quality within this watershed can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-12:

Refer to text in MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM IX.1, MM IX.3, MM IX.4, and MM IX.5.

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 east by commercial development, and residential uses to the south. Due to this mixture of uses, no single community exists in the area which could be divided by the project as proposed. Therefore, there is no impact.

Discussion- Items X-2,7:

The project site is zoned INP-Dc (Industrial Park, combining Design Scenic Corridor), which is a zone district that allows for commercial uses. Therefore, the project is consistent with the underlying zoning.

The projects site is within the Foresthill Divide Community Plan (FDCP), and the land use designation for the site is Mill Mixed Use. The project is consistent with all of the goals and policies of the FDCP aside from one – Policy 3.B.8 of the FDCP states, “The County shall set aside this area for light industrial and uses that are accessory to these light industrial uses. Retail uses shall be discouraged in the Mill Mixed-Use area.” Although retail is discouraged in the Mill Mixed Use area, there are already retail uses on the project site. In addition, the site is adjoined to the east and west by commercial uses that are not entirely industrial. Because this site, and those that flank it, are commercially developed, the remainder of the Mill Mixed Use area is still available for industrial development, should industrial uses be proposed in the future. In addition, because this site is immediately adjacent to Foresthill Road, continued retail use of the site separates future industrial uses from the roadway and the public view with a use that is characterized by higher quality architectural treatment and on-site landscaping.

The project would not conflict with General Plan or Community Plan designations, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect, because the project would not result in environmental impacts beyond those that could be generated by industrial development. In addition, the project would not result in a substantial alteration of the present or planned land use of an area, because it is replacing a similar use and would occupy only a small portion of the total Mill Mixed-Use area. Land use impacts are considered less than significant and no mitigation measures are required.

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 sensitive habitat on the project site. Therefore, 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 building will not introduce a new use in the area as similar uses already exist. No mitigation measures are required.

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. Therefore, 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. Therefore, 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 Foresthill Divide 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. Therefore, there is no impact.

XII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	

3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Items XII-1,2:

An Environmental Noise Assessment was prepared for the project by JCBrennan and Associates on October 23, 2014. The Assessment concluded that the project related noise levels are predicted to comply with the Placer County nighttime exterior noise level standards. In addition, the predicted project noise levels are less than the existing noise levels measured at the nearest sensitive receptor (residents across Foresthill Road). Therefore, no noise control measures are recommended. The project impacts to area noise levels, will be less than significant and no mitigation measures are required.

Discussion- Item XII-3:

Construction of the project, through build-out, will increase ambient noise levels. However, short-term construction noise is exempt from the Placer County Noise Ordinance provided that the hours of construction activity are limited to the timeframes identified in the Placer County General Plan. All projects are required to list the construction hours on the improvement plans prior to approval. This is a standard condition of approval to ensure that evenings and early mornings, as well as federal holidays, will be free of construction noise. This impact is less than significant and no mitigation measures are required.

Discussion- Items XII-4:

The project site is not located in the vicinity of a public airstrip or an airport land use plan. Therefore, there is no impact.

Discussion- Items XII-5:

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

XIII. POPULATION & HOUSING – Would the project:

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

Discussion- 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 Foresthill Divide Community Plan and underlying zoning for the area. Therefore, there is no impact.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)			X	
3. Schools? (ESD, PLN)			X	
4. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)			X	

Discussion- Items XIV-1,2,3,5:

The Foresthill Fire Protection District 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 Foresthill High School and Foresthill Union School District.

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 XIV-4:

The project fronts Foresthill Road, which is a county maintained road. The project includes improvements to Foresthill Road that 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. Therefore, there is no impact.

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

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (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 proposed project will result in the construction of an approximately 9,100 square foot commercial retail building. A focused traffic impact analysis was prepared for the project.

The traffic study includes the existing plus project analysis. The proposed project will generate approximately 583 daily vehicle trips. Approximately 35 trips will be generated during the AM peak hour and 62 trips during the PM peak hour.

With the project traffic added to the existing traffic volumes, all area roadway segments and intersections will continue to operate within acceptable LOS standards. The increases in traffic due to this project are consistent with those anticipated in the Foresthill Community Plan both individually and on a cumulative basis. For potential cumulative traffic impacts, the Foresthill Community Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, would help reduce the cumulative traffic impacts to less than significant levels. The proposed project’s impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items XVI-1,2:

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

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current total combined estimated fee is \$32,432.90. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid shall be those in effect at the time the payment occurs.

Discussion- Item XVI-3:

The focused traffic analysis analyzed the left turn lane storage impacts on the existing eastbound left turn lane at the Sunset Drive and Foresthill Road intersection. The evening peak hour traffic volumes were utilized for this analysis as the eastbound left turning movements at the intersection are greater in the evening peak hour than they are in the morning peak hour, and are projected to be greater in the evening peak hour than the morning peak hour for Existing Plus Project traffic conditions. The minimum required storage length for Existing eastbound left turning movements at the intersection is approximately 25 feet. The minimum required storage length for Existing Plus Project eastbound left turning movements is approximately 50 feet. The existing eastbound left turn pocket includes approximately 200 feet of vehicle storage. Therefore, it is projected that a sufficient eastbound left turn pocket storage length is provided at this intersection. Therefore, this impact is considered less than significant. No mitigation measures are required.

Discussion- Item XVI-4:

The servicing fire district has reviewed the proposed project and has not identified any significant impacts that would result in any physical change to the environment.

There are various existing easements on the project site. The applicant is working with the easement owners to relocate any easements that are adversely impacted by the proposed project improvements. The relocation of the existing easements will be required to be completed prior to approval of the project Improvement Plans and the construction of any site work. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item XVI-5:

The project proposes the construction of approximately 9,100 square feet of retail space. Based on the Placer County minimum on-site parking requirement of one space for every 300 square feet of floor area for commercial retail uses, a minimum of 31 new parking spaces are required for this project. In total, 31 new spaces are provided; therefore, the onsite capacity is sufficient. Therefore, there would be no impact.

Discussion- Item XVI-6:

The proposed project will be constructing site improvements that do not create any hazards or barriers for pedestrians or bicyclists. The project will be constructing on site subdivision roadways that meet Placer County standards. The proposed project will maintain the existing paved shoulder/bike lane along Foresthill Road. Therefore, there would be no impact.

Discussion- Item XVI-7:

The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation. Therefore, there is no impact.

Discussion- Item XVI-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. Therefore, there is no impact.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

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

Discussion- Items XVII-1,2,6:

The project proposes to sewer the development with a private septic leach-field system located in the northwest portion of the site. Treated water will be provided by the Foresthill Public Utility District and will not require or result in the construction of new water delivery, collection or treatment facilities or expansion of existing facilities. Therefore, impacts related to the construction of new water delivery, collection or treatment facilities or expansion of existing facilities are considered to be less than significant. No mitigation measures are required.

Discussion- Item XVII-3:

The project will be served by an on-site sewage disposal system. A primary and repair sewage disposal area has been defined through soils testing and is currently approved by Placer County Environmental Health Services. As a result, there will be no significant impacts. No mitigation measures are required.

Discussion- Item XVII-4:

The storm water will be collected in the onsite drainage facilities and conveyed into existing discharge point locations and drainageways. The existing drainage system on and off site is not significantly impacted by the proposed project and has the capacity to accept flows from the proposed project. This project proposes the construction a drainage system to Placer County standards. The construction of these facilities will not cause significant environmental effects. Therefore, this impact is less than significant. No mitigation measures are required.

Discussion- Item XVII-5:

The agency charged with providing treated water services have indicated their requirements to serve the project. These requirements do not represent significant impacts. Typical project conditions of approval require submission of “will-serve” letters from the Foresthill Public Utility District. No mitigation measures are required.

Discussion- Item XVII-7:

The project will be served by the Western Regional Sanitary Landfill. This landfill 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:

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

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, Phil A. Frantz
 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



Signature _____ Date March 13, 2015
 Crystal Jacobsen, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for

public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> _____	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
	<input type="checkbox"/> Wetland Delineation	
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
	<input type="checkbox"/> Sewer Master Plan	
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
	<input type="checkbox"/> _____	
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/> _____