



COUNTY OF PLACER
Community Development/Resource Agency

**PLANNING SERVICES
DIVISION**

Michael J. Johnson, AICP
Agency Director

Paul Thompson
Deputy Director, Planning Services

HEARING DATE: March 28, 2013

ITEM NO.: 6

TIME: 12:30 PM

TO: Placer County Planning Commission

FROM: Development Review Committee

**SUBJECT: CONDITIONAL USE PERMIT MODIFICATION/MINOR BOUNDARY LINE
ADJUSTMENT (PCPM20130003)
ROCK CREEK PLAZA REMODEL AND EXPANSION
ADDENDUM TO A PREVIOUSLY ADOPTED MITIGATED NEGATIVE
DECLARATION**

COMMUNITY PLAN AREA: Auburn/Bowman Community Plan

GENERAL PLAN DESIGNATION: Commercial

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

ASSESSOR'S PARCEL NUMBERS: 052-040-035, -036, -039, -045, -046, -047, -069, -081,
082, -097, -098 and -099

STAFF PLANNER: Gerry Haas, Senior Planner

LOCATION: The project is located on the southeast corner of State Route 49 and Bell Road in the North Auburn area.

APPLICANT: RFE Engineering on behalf of LF2 Rock Creek LP

PROPOSAL:

The applicant requests approval of a Modification of a Conditional Use Permit and a Minor Boundary Line Adjustment to allow for a revision of Phase IV of the Rock Creek Plaza Expansion and Remodel project. The proposed revision includes the construction of an 8,214 square-foot retail structure in place of a previously approved, but not yet constructed, 17,252 square-foot drug store. The revision also includes the demolition of an existing 8,121 square-foot two-story structure on an adjacent parcel. The new building is designed to accommodate two restaurants with outdoor seating, separated by retail commercial space.

CEQA COMPLIANCE:

On October 11, 2007, the Planning Commission approved a Mitigated Negative Declaration for the Rock Creek Plaza Expansion and Remodel project (PEAQ20051076). Because the proposed modifications to the project will result in only minor technical changes to the environmental analysis, an Addendum to the MND has been prepared (per CEQA Guidelines Section 15164). The Planning Commission must find that the Addendum satisfies the requirements of CEQA. Recommended findings for this purpose are included with this report.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

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

BACKGROUND:

Rock Creek Plaza is a 21.27-acre shopping center located at the southeast corner of State Route 49 (SR49) and Bell Road in the North Auburn area. Originally constructed in 1980, the center is presently developed with 212,183 square feet of commercial floor area that supports a variety of retail uses. Historically, Rock Creek Plaza has been anchored by a supermarket and convenience-oriented businesses used by supermarket shoppers. At the time of original construction, no Conditional Use Permit was required for its establishment.

In October 2007, the Placer County Planning Commission approved a Conditional Use Permit (PCPA20070429), a Variance to the minimum on-site parking requirement and adopted a Mitigated Negative Declaration to allow for the expansion and remodel of the Rock Creek Plaza. The project consisted of six development phases including structural remodels of existing buildings within the center; parking lot, landscape and frontage improvements and a series of expansions to major and inline tenant spaces (Attachment C – Approved Site Plan). In total, the center was approved to be expanded to an ultimate build-out of 265,500 square feet, approximately 53,317 square feet larger than what presently exists. The Variance allowed for a total of 954 on-site parking spaces, where 1,328 spaces are required by the Zoning Ordinance.

To date, the first three phases of the project have been completed: Phase I – parking lot and internal roadway improvements; Phase II – façade improvements and structural remodels and; Phase III – frontage improvements along Bell Road and SR 49. Phase IV has not yet been initiated, but includes the construction of a “Major 3” building, the anticipated new major tenant space, a 17,252 square-foot drug store with a drive-through pharmacy in the open parking lot adjacent to SR49 between the existing Starbucks/AT&T building and the vacant, two-story former Citibank building.

PROJECT DESCRIPTION:

The applicant is requesting a Modification of the previously approved Conditional Use Permit as well as a Minor Boundary Line Adjustment to allow for a revision to Phase IV of the Rock Creek Plaza Expansion and Remodel project. As stated above, Phase IV is approved as a new 17,252 square-foot drug store. The modification would include the construction of an 8,214 square-foot restaurant/retail structure in place of the approved, but not yet constructed, drug store. In this scenario, the proposed restaurant/retail structure would become "Shops 6" and would replace the approved "Major 3" building.

The revision also includes the demolition of an existing 8,121 square-foot two-story structure on an adjacent parcel. This existing structure is the former Citibank building, which is relatively the same square footage as the proposed replacement structure. However, the Citibank building is two stories tall, where the replacement structure is single story. Therefore, the proposed restaurant/retail structure will encompass a larger footprint. As a result, a minor boundary line adjustment is necessary to move the property lines of the Citibank building parcel southward and westward, creating a larger parcel that can accommodate the proposed new retail structure.

For purposes of comparison, the approved project, if constructed, would result in 265,500 square feet of overall retail space within the existing shopping center. In contrast, the proposed modification would result in 248,341 square feet of overall retail space. Therefore, the proposed modification would represent a decrease in overall approved square footage for the center.

Staff presented this project as an action item before the North Auburn Municipal Advisory Council (MAC) at their regularly scheduled March 12, 2012 meeting. The MAC voted 6-0 to recommend approval of the project, as proposed, to the Planning Commission.

SITE CHARACTERISTICS:

Access to the site is provided at four entry points: 1) at northbound SR49 directly north of the Shops 5 building; 2) on Bell Road at the signalized intersection of Quartz Drive; 3) a second entrance on Bell Road west of the signalized intersection of Quartz Drive; and 4) at the southern entry of Quartz Drive. Quartz Drive, which bisects the center, is a County roadway easement.

As shown on the Modified Site Plan (Attachment D), the center currently consists of 11 buildings arranged around the perimeter of the site, including: Kmart (Major 1), which anchors the center at the east side of the project, with an adjacent multi-tenant building (Shops 3) that extends to the south; Best Buy (Major 2), Rite-Aid pharmacy (Major 4) and a multi-tenant building (Shops 4) form the southern border of the center; a two-story retail building at the southwest corner of the site, leased to Starbucks, AT&T and Togos; a two-story Citibank building located on the Highway 49 frontage; a McDonald's restaurant and Bank of America are located on Bell Road near the SR49 intersection; and two multi-tenant buildings (Shops 1 and 2) are located along Bell Road on either side of the Quartz Drive entrance. (The Burger King restaurant located at the northwest corner of SR49 and Bell Road is not owned by the applicant and is not a part of this project or application.)

EXISTING LAND USE AND ZONING:

Location	Zoning	General Plan / Community Plan	Existing Conditions & Improvements
Site	CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor)	Commercial (Auburn Bowman Community Plan)	Existing shopping center constructed with associated parking lot and landscaping.
North	CPD-Dc	Commercial	Target retail store, Crossroads Shopping Center
South	CPD-Dc/ RM-DL-8 (Commercial Planned Development, combining Design Scenic Corridor) and (Residential Multi-Family, combining Density Limitation of 8 Dwelling Units Per Acre)	Commercial and High Density Residential	Commercial and strip development (fast food, auto sales and Auburn Village Shopping Center), Single and Multi-Family Residential
East	OP-Dc (Office Professional Combining Design Scenic Corridor)	Professional Office and High Density Residential	Office and Mobile Home Estates
West	CPD-Dc	Commercial/ Mixed Use	Bank, Auto Sales

DISCUSSION OF ISSUES:

Proposed Modification

Aesthetically, the center would benefit from the removal of the Citibank building as it is dated and is no longer consistent with the modern architecture and materials present in the remainder of the center. The proposed building would be surrounded by new landscaping and would include two outdoor patio seating areas facing toward SR49. In addition, the Citibank building, which is two stories tall, would be replaced with a shorter, single-story structure. As the elevation of the project site is slightly below the grade of the adjacent SR49 corridor, the resultant public view would be less obstructed and more of the center would then be visible.



General Plan/Community Plan Consistency

The remodel and expansion of the site as proposed is consistent with the Placer County General Plan and Auburn/Bowman Community Plan goals and policies in that it promotes development of commercial uses to meet the present and future needs of Placer County residents and visitors and maintains the economic vitality. The proposed expansion is also consistent with the description of Commercial land use as set forth in the Auburn/Bowman Community Plan. The Plan provides "for the continued expansion of...retail development that exists along Highway 49...between the railroad tracks and Bell Road." [Land Use - Description of land use designations on page 39(B)(4)(i)].

Neighborhood Compatibility

The existing and proposed commercial retail uses of the site are compatible with the adjacent parcels containing commercial and residential uses and are within walking distance to single and multi-family residential areas.

Zoning Compliance

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

The Design Scenic Corridor is a combining district which requires Design/Site Review approval for all new projects. The Design/Site Review process will ensure that special attention is given to the aesthetic nature of the project because of the site's proximity to SR49 and Bell Road public view sheds. Therefore, the project will be subject to design review approval prior to the construction of the new Shops 6 building.

Variance to Parking Standards

Concurrent with the October 2007 approval of the Conditional Use Permit, the Planning Commission also approved a Variance to the minimum on-site parking requirement. The Variance allows for a total of 954 parking spaces, where 1,328 parking spaces are required by the Zoning Ordinance. This equates to an on-site parking ratio of one space for every 278 square feet of floor area (1:278). The Placer County Zoning Ordinance requires one parking space for every 200 square feet of floor area (1:200) for "shopping centers", a figure that falls between the requirement for retail use (one space for every 300 square feet of floor space) and restaurant use (one space for every 100 square feet of floor space). The Variance was approved with a mitigation measure and corresponding condition of approval that restricts overall floor space in the center to no more than 10% of the area for high-traffic generating uses, such as restaurants and doctor's offices.

The proposed modification would result in a total shopping center floor area of 248,341 square feet, which would be 17,159 square feet less than what is approved. The required on-site parking for this change alone would be reduced to 1,242 spaces (from the 1,328 originally required). The modification would also result in a total of 976 parking spaces, which is 22 spaces more than what was approved. Therefore, the modification would yield an approved

parking ratio of one parking space for every 255 square feet of floor area (1:255). The net reduction in floor area (which reduces the need for parking), combined with the addition of new parking spaces brings the shopping center more in compliance with current on-site parking requirements and the proposed modification and resulting on-site parking ratio would remain within the scope of the previously approved Variance.

Minor Boundary Line Adjustment

As stated above, the removal and relocation of the Citibank building will require approval of a Minor Boundary Line Adjustment. An exhibit describing the boundary lines in question is included with this staff report (Attachment E).

Phasing Plan

The approved phasing plan requires a revision to accommodate the proposed modification. Specifically, Phase IV would need to be revised to reflect construction of the proposed 8,214 square-foot retail/restaurant structure in place of the approved 17,252 square-foot drug store with drive-through pharmacy.

Phase I (completed): Aesthetic remodel of the majority of the common area, including resurfacing of the parking lot, restriping of the parking stalls, addition of parking lot lights, signage along Bell Road and Highway 49, re-orientation of the drive aisle near the new outdoor plaza and the construction of the outdoor plaza.

Phase II (completed): Aesthetic remodel of the facades of Majors 1, 2 and 4; and Shops 1, 2, 3, 4 and 5. Within this phase, it is anticipated that all façade renovations will occur concurrently but may be staggered because of anchor tenant approval(s) and other considerations.

Phase III (completed): Street improvements along Highway 49, Bell Road and Quartz Drive to include landscaping, meandering pedestrian/bicycle path, curbing, lighting, a right-turn deceleration lane (northbound) into the center from Highway 49 and a southbound left-turn lane into the center from Highway 49 as shown on the Master Site Plan. The installation of the right turn deceleration lane will depend upon timing to be determined by CalTrans and the improvement of the Willow Creek intersection. The installation of the southbound left turn lane will be subject to review and approval from CalTrans. Street improvements may include completing the third northbound through lane on Highway 49 if not previously completed by Home Depot.

Phase IV (revised): Construction of Major 3, the new retail/service building with drive-through Shops 6, the new restaurant/retail structure with drive-through and outdoor seating areas, public sewer improvements and related common area improvements.

Phase V: Expansion of Major 1, the demolition of Shops 3, public sewer improvements, and related improvements to the common area, including grading of the southeast corner of the shopping center and construction of the retaining wall.

Phase VI: Expansion of the area immediately to the south and east of Major 2 and related common area improvements.

Addendum

As mentioned above, the project would result in reduced floor area for the shopping center and the demolition/construction would occur entirely within a previously developed portion of the site (parking lot). Therefore, there is no potential for an increase in the significance of any environmental impacts beyond what has been addressed in the approved Mitigated Negative Declaration. While this analysis would normally result in a finding of conformance with the previously adopted environmental document, staff has determined that there is a reduction in impacts resulting from the modification that eliminates the need for a previously identified mitigation measure.

Mitigation Measure XV.4 states, "The total floor area allowed for all restaurants, bars and medical services within the Rock Creek Plaza will not exceed 26,550 square feet or 10% of the total floor area of the plaza."

This mitigation measure was intended to reduce the potential impacts that could have resulted from insufficient on-site parking upon full build-out of the approved project. As approved, the project would have provided less than 72 percent of the required parking and staff considered that to be a potentially significant impact. Under the proposed modification, total on-site parking would be provided at 79 percent of the required number. The addition of seven percent of the parking spaces brings the project closer to compliance with the minimum on-site parking requirements for shopping centers. Now, at nearly 80% of the required capacity, the potential impacts that could result from insufficient on-site parking are considered to be less than significant without the need for mitigation, for the following reasons:

1. Through this modification, the approved retail space within the shopping center would be reduced by approximately 17,159 square feet and this would reduce the need for 86 parking spaces,
2. The redesign of Phase IV will result in an increase of 22 new parking spaces above what is approved,
3. Staff has observed that the shopping center, when fully occupied, does not experience a deficiency of on-site parking,
4. The restaurants are dispersed around the perimeter of the site and are generally separated by major tenants and individual buildings. This serves to reduce the impact of restaurant parking intensities on the adjoining retail uses within the project site,
5. Public transit stops are located at the southern Quartz Drive entrance to the site and other recently developed pedestrian amenities (sidewalks, benches, an open air plaza, etc.) also encourage alternative forms of transportation, thereby reducing the need for on-site parking.

The Addendum to the MND and a new Mitigation Monitoring and Reporting Plan (Attachment F) addresses the removal of this mitigation measure and a new set of recommended Conditions of Approval (Attachment A) reflect this proposed change.

RECOMMENDATION:

Staff recommends the Planning Commission adopt the Addendum to the previously adopted Mitigated Negative Declaration and adoption of the Mitigation Monitoring and Reporting Program, and approve 1) a Conditional Use Permit Modification to allow for the construction of a 8,214 square-foot retail/restaurant structure in place of the approved 17,252 square-foot drug store with drive-through pharmacy; and 2) a Minor Boundary Line Adjustment as shown on Attachment E, subject to the following findings and recommended Conditions of Approval (Attachment A).

FINDINGS:

CEQA:

The Planning Commission has considered the Addendum to the Mitigated Negative Declaration for the proposed Conditional Use Permit Modification, the staff report and all comments thereto, and hereby adopts the Addendum based upon the following findings:

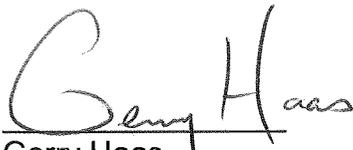
1. The proposed modification will not result in substantial changes that would lead to the identification of new or previously unidentified significant environmental effects that would require major revisions of the previously adopted Mitigated Negative Declaration.
2. No new information of substantial importance which was not known, and could not have been known with the exercise of reasonable diligence at the time the MND was certified, or has been discovered which would require major revisions of the previously adopted Mitigated Negative Declaration.
3. There is no substantial evidence in the record as a whole that the project as revised may have a significant effect on the environment. With the incorporation of all previously approved mitigation measures and minor amendments thereto, the modified project will not result in any new or additional significant adverse impacts.
4. The Addendum to the Mitigated Negative Declaration has been prepared as required by law and the document as adopted reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
5. The custodian of records for the project is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn CA, 95603.

CONDITIONAL USE PERMIT MODIFICATION:

1. The commercial use is consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan, the Auburn/Bowman Community Plan and the North Auburn Commercial Development Strategy and Design Guidelines.

2. The proposed Conditional Use Permit is consistent with the Placer County Zoning Ordinance (Commercial Planned Development - Section 17.20.010).
3. The proposed commercial uses will be consistent with the character of the immediate area, which is commercial in nature, and will not be contrary to its orderly development.
4. The expansion and remodel of the Rock Creek Plaza will not be detrimental to the health, safety, and general welfare of people residing or working in the neighborhood of the proposed use, and will not be detrimental or injurious to property or improvements in the neighborhood or the general welfare of the County.

Respectfully submitted,



Gerry Haas
Senior Planner

ATTACHMENTS:

- Attachment A – Recommended Conditions of Approval
- Attachment B – Vicinity Map
- Attachment C – Approved Site Plan
- Attachment D – Modified Site Plan
- Attachment E – Minor Boundary Line Adjustment Exhibit
- Attachment F – Previously approved Mitigated Negative Declaration/Addendum to the Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program

- cc: LF2 Rock Creek LP – Owner
Tom De Kleer, De Kleer and Associates - Applicant
Sarah Gillmore – Engineering and Surveying Division
Stephanie Holloway – Department of Public Works
Janelle Heinzler – Special Districts
Justin Hansen – Environmental Health Services
Andy Fisher – Placer County Parks Division
Tom Thompson – Air Pollution Control District
Brad Albertazzi – Placer County Fire/CDF
Karin Schwab – County Counsel’s Office
Michael Johnson – CDRA Director
Paul Thompson – Deputy Planning Director
George Rosasco – Supervising Planner
Subject file



**CONDITIONS OF APPROVAL – MODIFICATION OF
CONDITIONAL USE PERMIT/VARIANCE - "ROCK CREEK
PLAZA REMODEL AND EXPANSION" (PCPA 20070429) (PCPM
20130003)**

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

1. The Conditional Use Permit is approved to allow for the expansion and remodel of the existing Rock Creek Plaza. The expansion of the site will include the following: 1) a $\pm 30,703$ square foot expansion of K-Mart; 2) a $\pm 21,278$ square foot expansion of the Major 2 Building; and 3) a new $\pm 8,214$ square foot building to be located in the open parking area between the existing Shops 5 and the former Citibank building and, 4) demolition of the former Citibank Building. The total floor area of the plaza resulting from this expansion will be $\pm 248,341$ square feet.

The remodel of the center will include: 1) new facades and architectural treatments for the existing structures; 2) a redesign of the parking lot to provide an increase in parking spaces from 871 to 976; 3) improved landscaping and pedestrian access throughout the site; 4) improved access at entries along Highway 49 and Bell Road; 5) a new deceleration lane leading to the existing entry along northbound Highway 49; 6) Landscape improvements along Highway 49, Bell Road and Quartz Drive; and 7) new freestanding signs and entry features.

A Variance is approved to allow for a reduction in the required number of parking spaces from 1328 to 976. Onsite parking shall not be reduced nor shall further expansion of any individual building within the center occur without first modifying this Conditional Use Permit.

On March 28, 2013, the Planning Commission approved a Modification to this Conditional Use Permit (PCPM20130003) and a Minor Boundary Line Adjustment to allow for a revision of Phase IV of the Rock Creek Plaza Expansion and Remodel project. The approved revision includes the construction of an 8,214 square-foot retail/restaurant structure (Shops 6) in place of the previously approved, but not yet constructed 17,252 square-foot drug store. The revision also includes the demolition of an existing 8,121 square-foot former Citibank building.

The Phasing Plan dated September 14, 2007 is set forth as follows:

Phase I: Aesthetic remodel of the majority of the common area, including resurfacing of the parking lot, re-stripping of the parking stalls, addition of parking lot

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lights, signage along Bell Road and Highway 49, re-orientation of the drive aisle near the new outdoor plaza and the construction of the outdoor plaza.

Phase II: Aesthetic remodel of the facades of Majors 1, 2 and 4; and Shops 1, 2, 3, 4 and 5. Within this phase, it is anticipated that all façade renovations will occur concurrently but may be staggered due to anchor tenant approval(s) and other considerations.

Phase III: Street improvements along Highway 49, Bell Road and Quartz Drive to include landscaping, meandering pedestrian/bicycle path, curbing, lighting, a right turn deceleration lane (northbound) into the center from Highway 49 and a southbound left turn lane into the center from Highway 49 as shown on the Master Site Plan. The installation of the right turn deceleration lane will depend upon timing to be determined by CalTrans and the improvement of the Willow Creek intersection. The installation of the southbound left turn lane will be subject to review and approval from CalTrans. Street improvements may include completing the third northbound through lane on Highway 49 if not previously completed by Home Depot.

Phase IV: Construction of Shops 6, the new restaurant/retail building with drive-through and outdoor seating areas, public sewer improvements and related common area improvements.

Phase V: Expansion of Major 1, the demolition of Shops 3, public sewer improvements, and related improvements to the common area, including grading of the southeast corner of the shopping center and construction of the retaining wall.

Phase VI: Expansion of the area immediately to the south and east of Major 2 and related common area improvements.

A Master Sign Program is also approved to allow for the following: 1) multiple tenant names on four freestanding signs for the plaza; 2) a reduction in the 100 foot freestanding sign setback from the nearest roadway intersection; 3) an increase in size for signs in certain locations; 4) additional freestanding and wall mounted directory signs to be located throughout the center; and 5) building signs to be located on elevations that are not true building frontages for buildings directly adjacent to Highway 49 and Bell Road. The specific standards are described in the Master Sign Program which is included in the project file.

2. The Conditional Use Permit and Variance shall be considered exercised when a Building Permit has been issued and construction has begun (see also Article 17.58.160, formerly Chapter 30, Section 20.160 B.2. of the Placer County Code). **(PD)**

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3. This approval is for a multiple building or multiple structure project. If a Building Permit has been issued and construction of any new building, expansion of an existing building, or other site improvements have begun prior to the initial permit expiration date established by the hearing body, the Permit expiration date shall be extended for an additional 48 months. If a Building Permit has been issued for any new construction, expansion or other site improvement prior to the extended expiration date, the Permit expiration date shall be extended for an additional 48 months beyond the extended expiration date. The final expiration date of this Permit shall not exceed 10 years beyond the initial expiration date established by the original hearing body. (PD)

4. The Phasing Plan discussed in Condition 1 shall be enacted as follows: Phases I, II and III shall be completed first and may be initiated and constructed concurrently. Phase III (which constitutes public improvement work including landscaping and frontage improvements) must be completed prior to completion of Phases IV through VI. If required by the County, applicant will provide any additional dedications in form and content acceptable to the County, with respect thereto.

Phase IV, V or VI may be completed in any sequence, but a final Certificate of Occupancy shall not be issued for any of these three phases prior to completion of Phase III.

Modifications to the phasing plan may be approved if requested in writing and reviewed by the Development Review Committee.

McDonalds and Bank of America are not a part of this application and are not conditioned upon any of the Phases described above. Modifications to McDonalds and/or Bank of America will be reviewed and approved through separate Design Review Agreements

5. Uses allowed within the Rock Creek Plaza shall include the following: drive-through sales; furniture, furnishings and equipment stores; grocery and liquor stores; restaurants and bars; fast food restaurants; general merchandise retail stores; vehicle parts sales; building materials sales; retail sales of plants and nursery items; secondhand stores; banks and financial institutions; business support services; child day care centers; medical services; offices; personal services; repair and maintenance of products accessory to sales; and repair and maintenance of consumer products. Other uses that are normally allowed within the Commercial Planned Development zone district may be allowed subject to review and approval of the Development Review Committee, by way of a memo to this file that includes a description of the proposed use and an analysis of its potential impacts to the remainder of the center.

6. Prior to approval of the Improvement Plans for Phase IV, a Minor Boundary Resolution shall be recorded which substantially conforms to the proposed boundary modifications shown on the approved OCTOBER, 2007

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Site Plan for this project.

7. Sign Program modifications may be reviewed and approved by the Design Review Committee (DRC) without the need to modify this Conditional Use Permit provided that the requested changes substantially conform to the approved Program.
8. This Conditional Use Permit shall function as the Master Use Permit for the Rock Creek Plaza and is applicable to the following parcels: 052-040-035, -036, -039, -045, -046, -047, -069, -071, 072, -076, -081 and -082, except that rights provided in CUP-1422 and CUP-1235 shall continue to be vested with the issuance of this Conditional Use Permit (PCPA20070429).
9. The previously approved outdoor display areas allowed for the Kmart and Rite Aid buildings will remain vested with this Conditional Use Permit.
10. Any new tenant or existing tenant requesting a change in the use of a leased space within the center must first obtain written approval by the property owner or any designated representative thereof.

IMPROVEMENTS/IMPROVEMENT PLANS

11. The project is subject to review and approval by the Placer County DRC. Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to: Architectural colors, materials, and textures of all structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; fences and walls; and noise attenuation barriers. **(PD)**
12. Landscape Plan: The Improvement Plans shall provide details of the location and specifications of all proposed landscaping and irrigation -- for the review and approval of the D/SRC. **(MMIP) (PD/DFS)**
13. **mm** The applicant shall prepare and submit Improvement/Grading 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 ESD for review and approval for **Phases III, IV, V, and VI** of the project. The plans shall show all conditions for the project phase 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/Grading Plans. The applicant shall pay plan check and inspection fees. (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 OCTOBER, 2007

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 DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement/Grading 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 prior to acceptance by the County of site improvements.

14. **mm** All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement/Grading Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement/Grading Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and ESD concurs with said recommendation.

All facilities and/or easements dedicated or offered for dedication to Placer County or to other public agencies which encroach on the project site or within any area to be disturbed by the project construction shall be accurately located on the Improvement/Grading Plans. The intent of this requirement is to allow review by concerned agencies of any work which may affect their facilities.

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/Grading Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement/Grading 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/Grading 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.

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Any work affecting facilities maintained by, or easements dedicated or offered for dedication, to Placer County or other public agency may require the submittal and review of appropriate Improvement/Grading Plans by ESD or the other agency. **(ESD)**

15. **mm** For **Phases III, IV, V and VI** (and any other phases requiring construction of retaining walls, or cuts and fills greater than 4' in height), submit to ESD, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

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

Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required, prior to issuance of Building Permits. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. **(ESD)**

16. **mm** If at any time during construction a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement/Grading 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 Design Review Committee/Placer County for a determination of substantial conformance to the project approvals before any further work proceeds. Failure of the Design Review Committee/Placer County to make a determination of substantial conformance may serve as grounds for revocation/modification of the project approval by the appropriate hearing body. **(ESD)**

17. **mm** For **Phase V**, the project proponent shall ensure the following prior to the commencement of any earthwork:

- A) Obtain a Grading Plan from Placer County before export or import of any soil or other material to or from an off-site location.
- B) The construction and excavation contractor shall secure a source of transportation and a location for deposition and/or storage of all soil or other materials removed from the project site.

C) All earthwork shall be monitored by a geotechnical engineer to provide oversight during all excavation activities, placement of fill, and disposal of materials removed from and deposited on the project site. **(ESD)**

18. **mm** Provide the ESD with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. Said letter shall be provided prior to the approval of Improvement/Grading Plans, and a fire protection district representative's signature shall be provided on the plans. **(ESD)**

19. **mm** The applicant will implement "Best Management Practices" (BMPs) for proper installation and maintenance of erosion control/winterization measures during project construction to reduce erosion, water quality degradation, etc. Said BMPs measures for this project may include but are not limited to: straw wattles, filter fabric fencing, and re-vegetation of disturbed areas. **(ESD)**

20. Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement/Grading Plans and located as far as practical from existing dwellings and protected resources in the area. **(ESD)**

21. This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. For all new construction and modification of existing facilities, BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004). **(ESD)**

22. For all new construction and modification of existing facilities, 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 as approved by the Engineering and Surveying Department (ESD) and/or graphical icons to discourage illegal dumping. Message details, placement, and locations shall be included on the Improvement/Grading Plans. The applicant is responsible for maintaining the legibility of stamped messages and signs. **(ESD)**

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

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O:\PLUS\PL\CONDFINAL\PCPA 20070429 ROCK CREEK PLAZA

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24. All new or modified loading dock areas shall be covered and run-on and/or runoff of stormwater to the dock area shall be minimized. Direct connections to storm drains from depressed loading docks (truck wells or sumps) are prohibited. (ESD)

25. Submit, for review and approval, a striping and signing plan with the project Improvement/Grading Plans. The plan shall include all on- and off-site traffic control devices and shall be reviewed by the County Traffic Engineer. A construction signing plan shall also be provided with the Improvement/Grading Plans for review and approval by the County Traffic Engineer. (ESD)

26. Prior to Improvement/Grading Plan approval, the applicant shall submit an engineer's estimate detailing costs for facilities to be constructed with the project which are intended to be County-owned or maintained. County policy requires the applicant prepare their cost estimate(s) in a format that is consistent with the Governmental Accounting Standards Board, 34th Standard (GASB 34). The engineer preparing the estimate shall use unit prices approved by the Engineering and Surveying Division for line items within the estimate. The estimate shall be in a format approved by the County and shall be consistent with the guidelines of GASB 34. (ESD)

27. All **retaining walls** measuring 4' tall or greater, as measured from the bottom of footing to the top of wall, shall be designed by a California Registered Civil Engineer and submitted for review and approval to the ESD prior to Building Permit issuance or approval of Improvement/Grading plans, as applicable.

28. For **Phase IV**, The Improvement Plan submittal shall include a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Division for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing 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. (ESD)

GRADING

29. If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations. (ESD)

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ROADS/TRAILS

30. Where the DRC has approved additional street and parking pole lot lights, the following standards shall apply: All interior street lighting shall be designed to be consistent with the "Dark Sky Society" standards for protecting the night sky from excessive light pollution. Other resources providing technical support include publications of the Illuminating Engineering Society of North America (IESNA) and the IESNA Lighting Handbook, Reference & Application, Ninth Edition and Recommended Practices (RP). The intent of these standards is to design a lighting system, where determined necessary that maintains public safety and security in the project area while curtailing the degradation of the nighttime visual environment through limiting evening light radiation and/or light spill. In addition, metal halide lighting is prohibited unless authorized by the Planning Director. All street and parking lot lighting shall be reviewed and approved by the DRC for design, location, photometrics, etc. **(PD)**

31. For the portion of the project identified as **Phase III**, the applicant shall prepare Improvement Plans for review and approval by the County and shall include the following improvements:

A) **mm** The applicant shall construct a northbound right turn deceleration lane at the project entrance on Highway 49 as part of the project's required frontage improvements. The applicant shall coordinate the construction of the improvements with the Highway 49 improvements proposed by other projects. **(ESD/DPW)**

B) **mm** Construct the driveway from the project onto Highway 49 to include a flared width for the proposed median island in order to indicate to drivers that only right turns onto the highway are allowed. A pedestrian walkway shall be provided parallel to the highway. **(ESD/DPW)**

C) The applicant shall construct the third northbound through lane as part of the project's required frontage improvements. Said Highway 49 road improvements include those shown on Sheet A1.1, Master Site Plan, dated April 26, 2007. The applicant may be eligible for TL fee credits for the construction of the third northbound through lane. If others construct the third northbound through lane, this project (Rock Creek Plaza) shall construct the right turn deceleration lane (item a above) and improve the driveway entrance on Highway 49 (item b above). **(ESD/DPW)**

D) **mm** Provide a signal interconnect between the Bell Road / Quartz Drive signal and Highway 49 / Bell Road signal. The applicant shall construct/develop the necessary signal modification and timing for the interconnect operation of these two signals and coordinate these efforts with Caltrans, including all necessary approvals. **(ESD/DPW)**

32. Obtain an Encroachment Permit from Caltrans for any work proposed within the State Highway right-of-way. A copy of said Permit shall be provided to the Engineering and Surveying Department prior to the approval of the Improvement Plans. Provide right-of-way dedications to the State, as required, to accommodate existing and future highway improvements. (ESD)

33. 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" AC over 4" Class 2 AB, or the equivalent for the parking and circulation areas located outside of the onsite Quartz Drive roadway. (ESD)

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

35. Any entrance structure proposed by the applicant shall be reviewed and approved by the DRC, shown on the project Improvement/Grading Plans, and shall be located such that there is no interference with driver sight distance as determined by the DPW, and shall not be located within the right-of-way. (ESD)

36. With the approval of frontage Improvement Plans for **Phase III**, the project applicant shall provide a traffic control plan for work within Highway 49 and Bell Road that ensures safety of pedestrians, cyclists, and vehicle traffic to the satisfaction of the Placer County DPW and CalTrans. (ESD)

37. For **Phase IV**, prior to Improvement Plan approval, final approval of on-site and off-site waterline, sewer line, storm drain routes, and road locations must be obtained from the Development Review Committee. (ESD)

38. For **Phase IV**, the Improvement Plans shall show that parking spaces, ramps, frontage improvements (existing and required) and access ways shall meet California Building Code accessibility standards. (ESD)

PUBLIC SERVICE

39. Provide to DRC "will-serve" letters from the following public service providers prior to Improvement Plan and Final Map approvals, as required:

A) (Pacific Gas & Electric Company)

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- B) (Placer County SMD #1 (see Will Serve Requirements letter dated 04/26/2007)
- C) (**PCWA Water District**)
- D) (**Auburn Placer Disposal Refuse Collection Company**)

If such "will serve" letters were obtained as a part of the environmental review process, and are still valid, (received within one year) they shall not be required again. **(ESD)(EHS)**

40. The dumpster location and enclosure shall be reviewed and approved by the Development Review Committee and the solid waste collection franchise holder. (EHS)

41. **mm** For **Phase IV**, construct a public sewer to Placer County standards to the proposed new retail commercial building. Upgrade to County standards the existing onsite private sewer as determined by the County after field evaluation.

42. **mm** For **Phase V**:

A) Upsize (as determined by Facility Services) approximately 600 feet of 6-inch sanitary sewer at the northeast corner of the Shopping Center to eliminate an existing capacity problem (SSMH AD4-11 to AD4-2).

B) Field inspect (via camera) the existing services for the shopping center which were not previously evaluated and correct defects which contribute to inflow and infiltration, as approved by the County.

GENERAL DEDICATIONS / EASEMENTS

43. Prior to Improvement/Grading Plan approval for **Phases III and IV**, the Applicant shall provide evidence that all underlying easement rights affected by the planned construction, including parking areas and landscaping, have been extinguished or abandoned or that Applicant otherwise has the legal right to use such areas shown in the Improvement/Grading Plans. The removal and/or relocation of the proposed improvements resulting from the forgoing may require additional environmental review if this results in changes to the approved project description.

All existing easements, on-site, which may be affected by planned construction, including parking areas and landscaping, shall be shown on the Improvement/Grading Plans. **(ESD)**

44. Prior to Improvement/Grading Plan approval for the **Phases III and IV**, the Applicant shall obtain an Encroachment Permit from Caltrans, if required by Caltrans, for frontage improvements and any work proposed within the State Highway 49 right-of-way or any easements as shown on the map recorded March 26, 1979, in book 14 of Parcel Maps, at page 54 and shown on the map OCTOBER, 2007

recorded December 8, 1989, in book 17 of Parcel Maps, at page 100. The easement of concern is a "public" easement to the State of California. A copy of said Permit shall be provided to the ESD prior to Improvement/Grading Plan approval for **Phases III and IV**. Applicant recognizes that any requirements that Caltrans has for the use of this easement in the future may result in the removal and/or replacement of the proposed landscaping at the applicant's expense. (ESD)

45. For **Phase IV**, provide the following easements/dedications on the Improvement Plans to the satisfaction of the Engineering and Surveying Division (ESD) and DRC:

- A) Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). (ESD)
- B) Drainage easements as appropriate. (ESD)
- C) Provide private easements for existing or relocated water lines, service/distribution facilities, valves, etc., as appropriate. (ESD)

CULTURAL RESOURCES

46. If any archaeological 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 SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

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

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

FEES

47. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The fee required is \$1,830 for projects with Negative Declarations. Without the appropriate fee, the Notice of Determination is not operative, vested or final and shall not be accepted by the County Clerk. **NOTE: The above fee shall be submitted to the Planning Department within 5 days of final project approval. (PD)**

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48. This project will be subject to the payment of traffic impact fees that are in effect in this area, pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits allowing for new buildings or expansions of existing buildings for the project:

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

Auburn/Bowman Fee District: \$4,443 per Dwelling Unit Equivalent

Land use: Regional Center > 200 KSF

8.0 PM Trips/KSF x 3.6 Miles x 65% new trips /5.05 = 3.71 DUEs/kSF
Estimated Fee per kSF: 3.71 DUEs/kSF x # kSF x \$4,443/DUE = Fee

Total square footage consists of the following:

NEW:

K-Mart Expansion	30,703 S.F.
Major 2 Expansion	21,278 S.F.
Rite-Aid Building	<u>17,252 S.F.</u>
	69,233 S.F.

LESS:

Shops 3	5,600 S.F.
Shops 4 (Partial)	<u>10,320 S.F.</u>
	15,920 S.F.

The current total combined estimated fee:

3.71 DUEs/kSF x 53.313 kSF x \$4,443/DUE = **\$878,786**

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 will be those in effect at the time the payment occurs. (ESD)

ENVIRONMENTAL HEALTH

49. Prior to Improvement Plan approval, the project owner or authorized managing entity shall insure that all construction vehicles or equipment, fixed or mobile, operated within close proximity of a residential dwelling shall be equipped with properly operating and maintained mufflers at all times during project construction. It is the owner's responsibility to obtain the services of a qualified acoustical professional to verify proper equipment mufflers if concerns relating to the issue arise. A note to this effect shall be added to the Improvement Plans where applicable. (EHS) OCTOBER, 2007

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

- A) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- B) Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- C) Saturdays, 8:00 am to 6:00 pm

In addition, temporary signs 4' x 4' shall be located throughout the project, as determined by the D/SRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

PLEASE NOTE: Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as tenant improvements under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. **(EHS/ESD/PD)**

51. Prior to Improvement Plans approval, a Note shall be placed on Improvement Plans to indicate that if at any time during the course of constructing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact the EHS Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EHS and to the Central Valley RWQCB. **(EHS)**

52. **PLEASE NOTE:** If Best Management Practices are required by the Engineering and Surveying for control of urban runoff pollutants, then any hazardous materials collected during the life of the project shall be disposed of in accordance with all applicable hazardous materials laws and regulations. **(EHS)**

53. Prior to approval of a Building Permit for the restaurant, 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. **(EHS)**

54. 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 Code. **(EHS)**

AIR POLLUTION

55. Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.
56. The applicant shall submit to the District and receive approval of a Construction Emission, Asbestos Dust/ Fugitive Dust Control Plan prior to groundbreaking.
57. Minimize idling time to 5 minutes for all diesel-powered equipments.
58. Suspend all grading operations when fugitive dusts exceed District Rule 228 Fugitive Dust limitations.
59. The applicant shall use existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators. If diesel powered generators greater than 50 horsepower are going to be used, a District Permit to Operate is required.
60. Use California ultra low diesel fuel for mobile and stationary construction equipment.
61. The project shall provide a plan for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The District should be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure. http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls
62. All truck loading and unloading docks shall be equipped with one 110/208-volt power outlet for every two-dock doors. Diesel trucks shall be prohibited from idling more than five minutes and must be required to connect to the 110/208-volt power to run any auxiliary equipment. Signage shall be provided.
63. The project shall implement an offsite mitigation program, coordinated through the Placer County Air Pollution Control District, to offset the project's long-term ozone precursor emissions. The applicant provides monetary incentives to sources of air pollutant emissions within the project's general vicinity that are not required by law to reduce their emissions. Therefore, the emission reductions are real, quantifiable and implement provisions of the 1994 State Implementation Plan. The offsite mitigation program reduces emissions within the region
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that would not otherwise be eliminated and thereby "offsets" the project's increase to regional emissions.

In lieu of the applicant implementing their own offsite mitigation program, the applicant can choose to participate in the Placer County Air Pollution District Offsite Mitigation Program by paying an equivalent amount of money into the District program. ROG and NOX would be above the cumulative threshold of 10 pounds per day and based on the model results the buy down would be \$12,406 which would be paid prior to obtaining a building permit for phase IV, new construction.

MISCELLANEOUS

64. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer (County), the County Planning Commission, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded by a court, arising out of or relating to the processing and/or approval by the County of Placer of that certain development project known as The Rock Creek Center Remodel and Expansion - PCPA20070429/PCPM20130003 (the Project). The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. (CC)

65. Concurrent with submittal of Improvement Plans, a detailed lighting and photometric plan shall be submitted to the DRC for review and approval, which include the following:

- A) The site lighting plan shall demonstrate compliance with the Auburn Bowman Community Plan and the Placer County Design Guidelines. The night lighting design shall be designed to minimize impacts to adjoining and nearby land uses. No lighting is permitted on top of structures.
- B) All existing lighting is approved and may remain intact.
- C) All new parking lot lighting shall be provided by the use of high pressure sodium (HPS), mounted on poles not to exceed twenty (20) feet in height, except for new pole lighting within the central parking lot area. The metal pole color shall be such that the pole will blend into the landscape (i.e., black, bronze, or dark bronze). All site lighting in parking lots shall be full cut-off design so that the light source is fully screened to

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minimize the impacts discussed above. Wall pack or other non cut-off lighting shall not be used.

D) Building lighting shall be shielded and downward directed such that the bulb or ballast is not visible. Lighting fixture design shall compliment the building colors and materials and shall be used to light entries, soffits, covered walkways and pedestrian areas such as plazas. Roof and wall pack lighting shall not be used. Lighting intensity shall be of a level that only highlights the adjacent building area and ground area and shall not impose glare on any pedestrian or vehicular traffic.

E) Landscape lighting may be used to visually accentuate and highlight ornamental shrubs and trees adjacent to buildings and in open spaces. Lighting intensity shall be of a level that only highlights shrubs and trees and shall not impose glare on any pedestrian or vehicular traffic. (For commercial projects) **(PD)**

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

NOTIFICATION TO FUTURE BUYERS

67. Notice of Airport in Vicinity to future buyers, tenants, and/or occupants of the property affected: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. **(PD)**

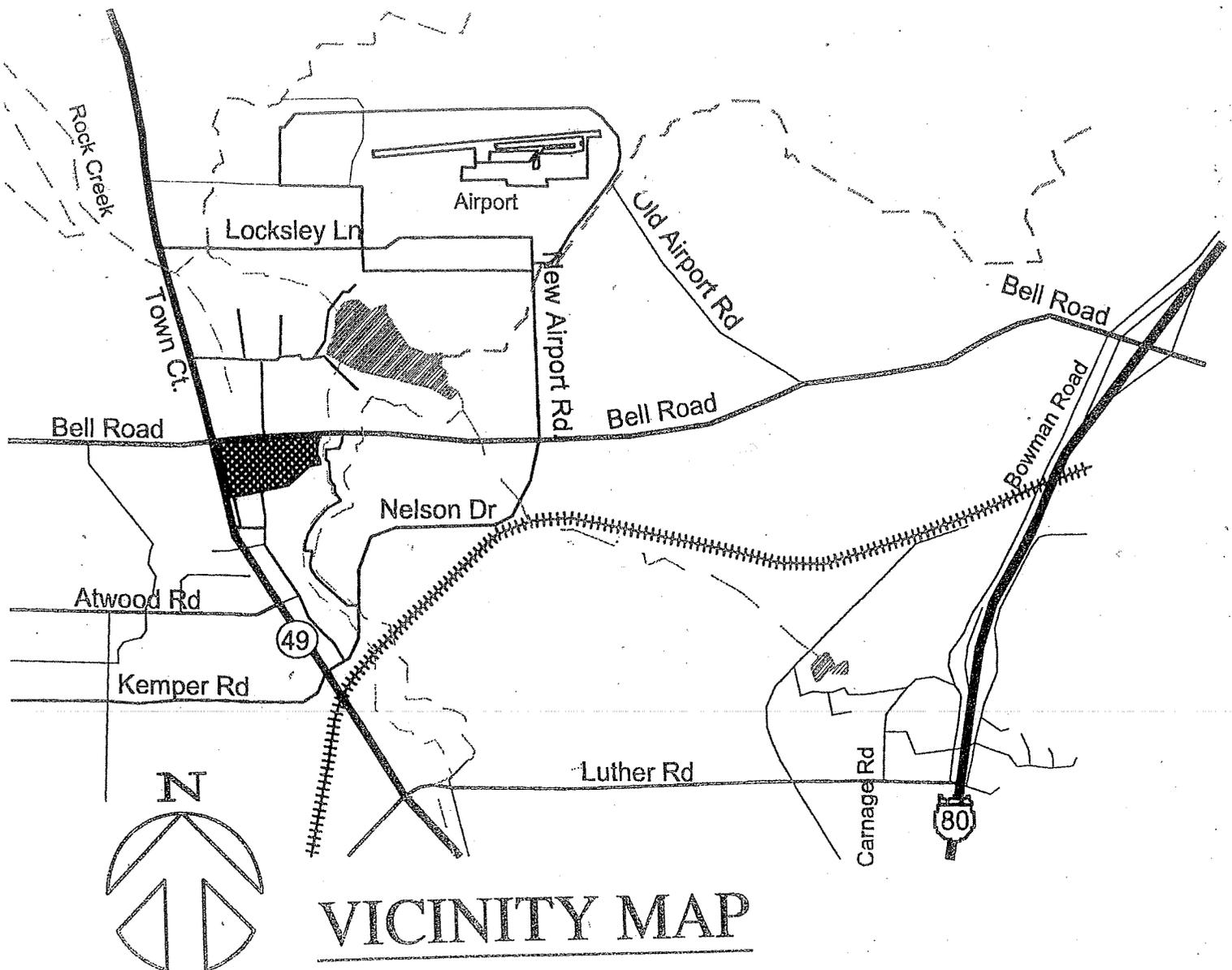
68. Notification to future buyers, tenants, and/or occupants of the property that an aviation easement has been granted to Placer County over the property covered by this project. **(PD)**

EXERCISE OF PERMIT

69. The applicant shall have 48 months to exercise this Conditional Use Permit. Unless exercised, this approval shall expire on October 22, 2011. **(PD)**

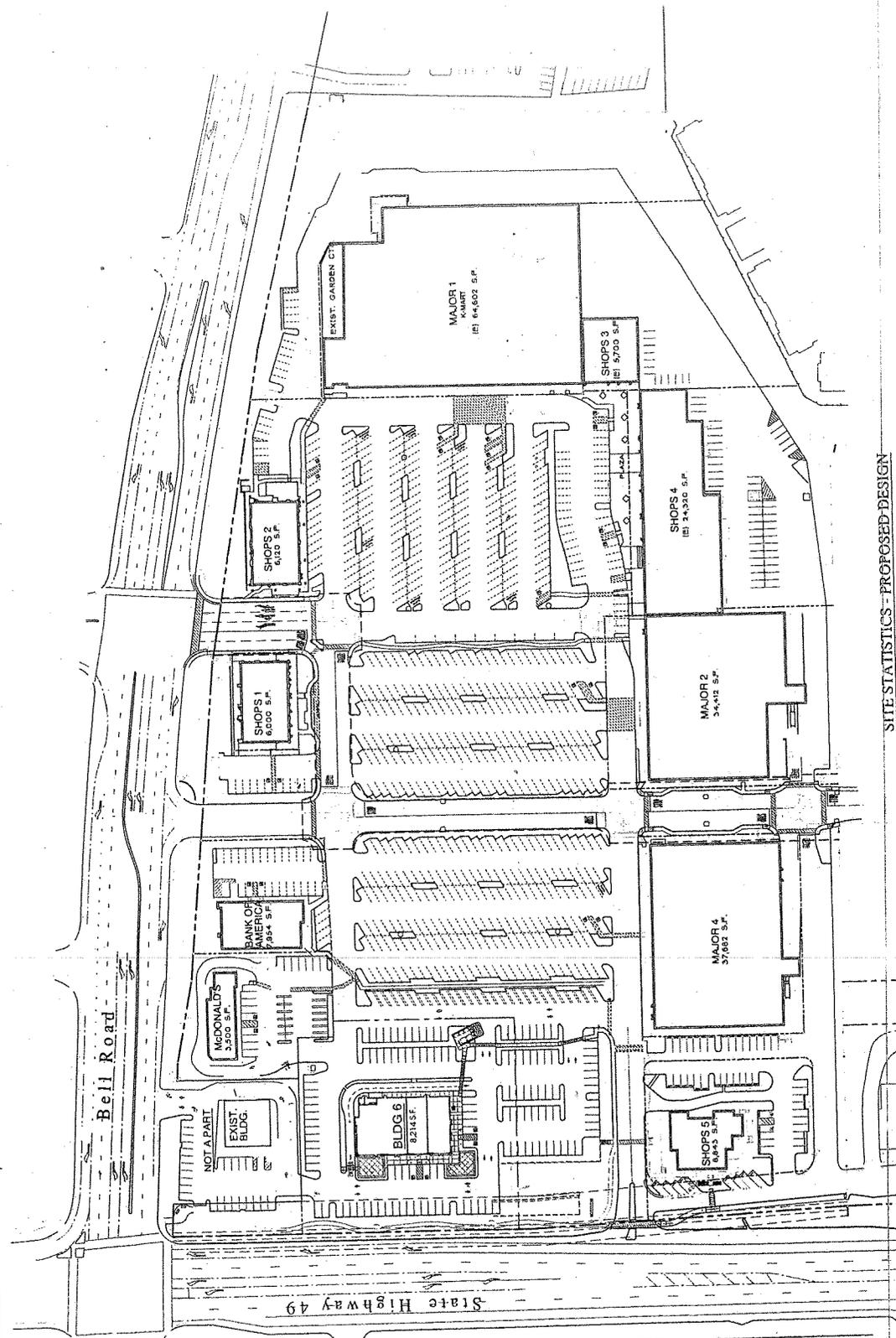
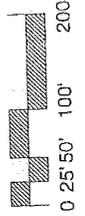
70. The project is approved as a phased project. The D/SRC shall determine when any of the preceding conditions apply to a given phase of development where such timing is not specified in the condition. **(PD/ESD)**

OCTOBER, 2007





MASTER SITE PLAN



SITE STATISTICS - PROPOSED DESIGN

Building	Floor Area	Parking Types:
MAJOR 1	64,602 S.F.	Standard auto (9% AD)
MAJOR 2	34,412 S.F.	Standard auto (8% AD)
MAJOR 3	34,320 S.F.	Standard auto (9% AD)
MAJOR 4	37,682 S.F.	Standard auto (9% AD)
MAJOR 5	8,843 S.F.	Standard auto (9% AD)
MAJOR 6	8,214 S.F.	Standard auto (9% AD)
SHOPS 1	8,000 S.F.	Standard auto (9% AD)
SHOPS 2	6,123 S.F.	Standard auto (9% AD)
SHOPS 3	81,500 S.F.	Standard auto (9% AD)
SHOPS 4	34,320 S.F.	Standard auto (9% AD)
SHOPS 5	8,843 S.F.	Standard auto (9% AD)
SHOPS 6	8,214 S.F.	Standard auto (9% AD)
Total Building	207,347 S.F.	

Category	Value
Standard auto (9% AD)	768 stalls
Standard auto (8% AD)	141 stalls
Standard auto (9% AD)	29 stalls
Total Proposed Parking	938 stalls
Total Existing Parking	880 stalls
Proposed Parking Ratio	4.57 / 1,000 S.F.

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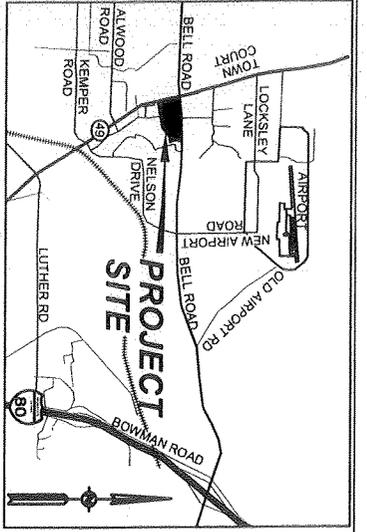
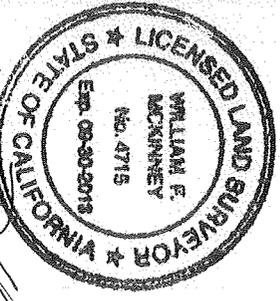
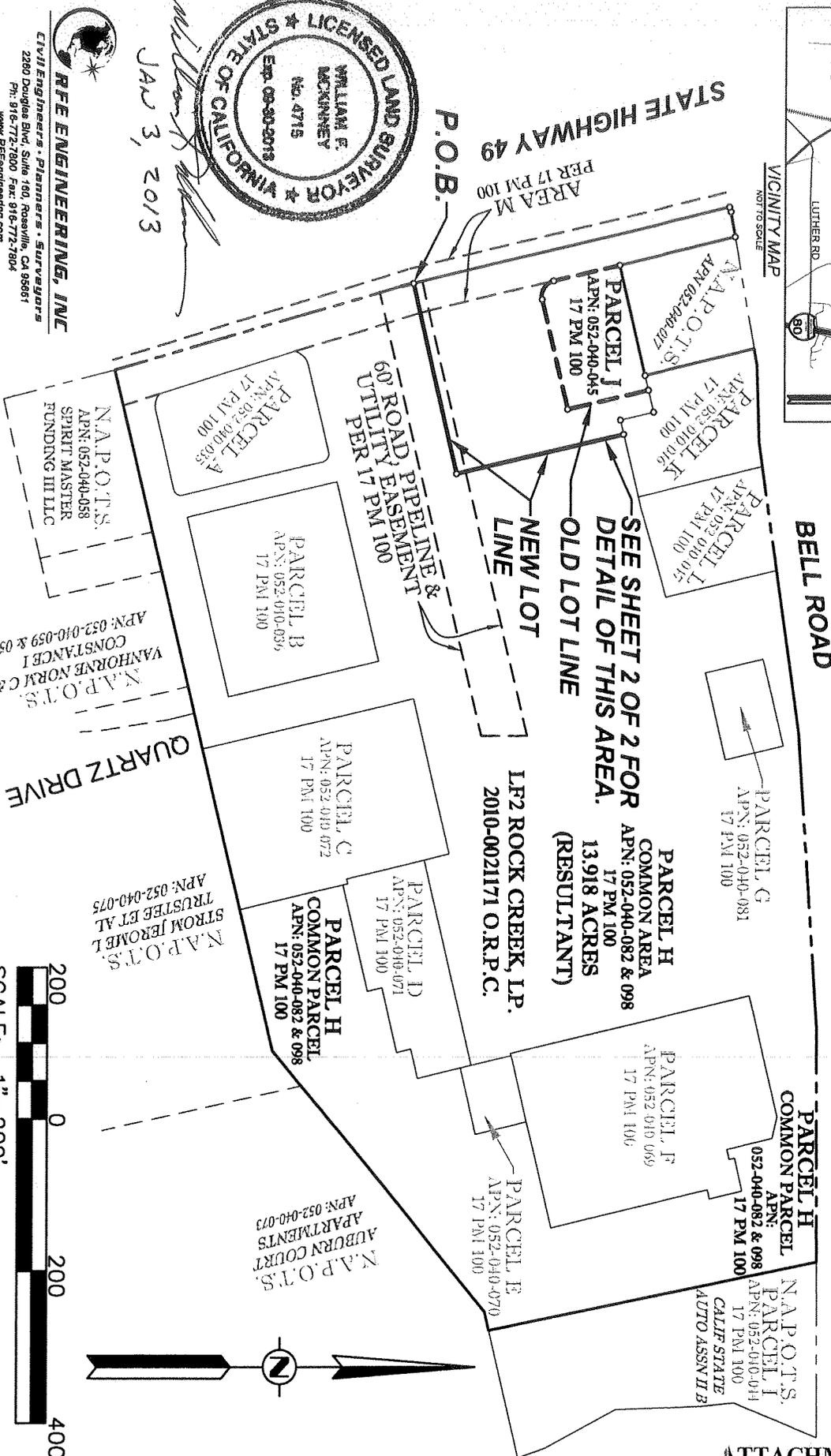


EXHIBIT "B"
BOUNDARY LINE ADJUSTMENT NO. _____
 PARCELS 'J' & 'H' OF 17 PM 100, APN'S 052-040-045, 082 & 098
 PLACER COUNTY, CALIFORNIA 95603
 JANUARY 2013 SHEET 1 OF 2

ATTACHMENT E



William F. McKinney
 JAN 3, 2013

RFE ENGINEERING, INC.
 Civil Engineers - Planners - Surveyors
 2280 Douglas Blvd, Suite 160, Roseville, CA 95661
 Ph: 916-772-7800 Fax: 916-772-7804
 www.RFEengineering.com

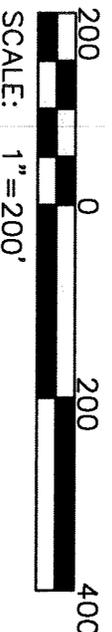


EXHIBIT "B"

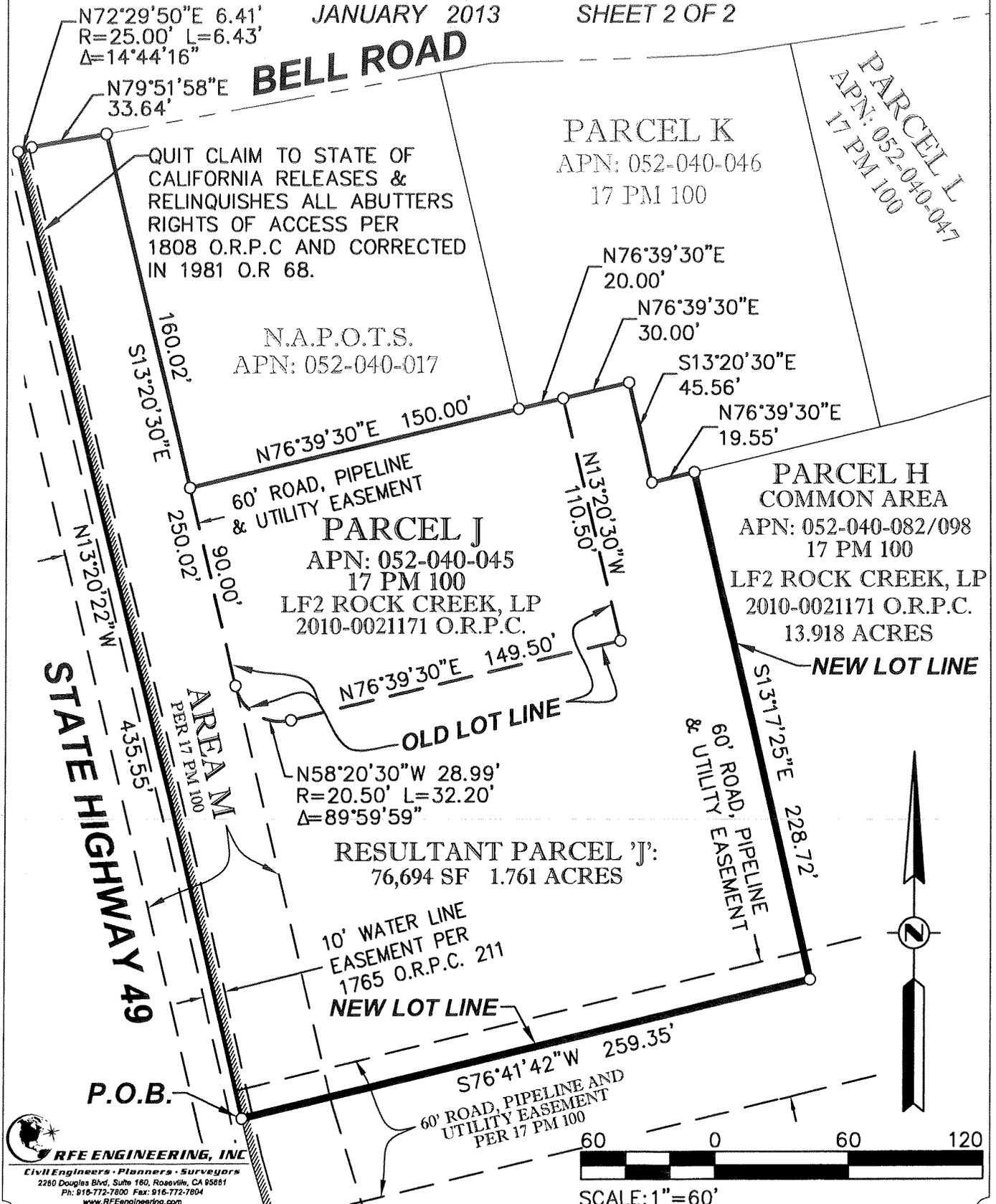
BOUNDARY LINE ADJUSTMENT NO. _____

PARCELS 'J' & 'H' OF 17 PM 100, APN'S 052-040-045, 082 & 098

PLACER COUNTY, CALIFORNIA 95603

JANUARY 2013

SHEET 2 OF 2



PARCEL L
APN: 052-040-047
17 PM 100



COUNTY OF PLACER
 Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL
 COORDINATION
 SERVICES**

Gina Langford, Coordinator

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: Rock Creek Plaza	Plus# PEAQ T20051076
Description: Proposed to remodel and expand the existing shopping center to include 53,313 square feet new building and 83 additional parking spaces.	
Location: Southeast corner of Highway 49 and Bell Road in north Auburn	
Project Owner: Auburn Plaza Co, Ltd. 9864 Wilshire Blvd, Beverly Hills CA 90210	
Project Applicant: DeKleer & Associates, 4757 J Street, Sacramento CA 95819 (916) 731-4726	
County Contact Person: Gerry Haas	530-745-3084

PUBLIC NOTICE

The comment period for this document closes on **September 10, 2007**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter and at the Auburn Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Planning Commission. Additional information may be obtained by contacting the Community Development Resource Agency, Environmental Coordination Services, at (530) 745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

Recorder's Certification

POSTED 08/07/2007

through _____

JIM McCALLEY COUNTY CLERK

By [Signature]

Deputy Clerk



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

John Marin, Agency Director

Gina Langford, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

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 will 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 will be prepared.

A. BACKGROUND:

Project Title: Rock Creek Plaza Remodel	Plus# PEAQ T20051076
Entitlements: Conditional Use Permit, Design Review Agreement, Signage Variance, Parking Variance	
Site Area: 21.27 acres/207,154 square feet	APN: 052-040-035
Location: Southeast corner of Highway 49 and Bell Road in north Auburn	
<p>Project Site and Existing Conditions: Rock Creek Plaza is a 21.27 acre shopping center located at the southeast corner of Highway 49 and Bell Road in the North Auburn area. Access to the site is provided by encroachments at Highway 49 (currently right turn only); at Bell Road just east of Highway 49 (also a right turn only) and the intersection of Bell Road at Quartz Drive. Quartz Drive provides circulation through the center of the Plaza eventually becoming Plaza Way and continuing south to the Auburn Village Shopping Center. A frontage road along Highway 49 provides additional access to the site from Willow Creek Drive.</p> <p>The center contains 207,154 square feet of floor area, plus 5,029 square feet of Garden Center in the Major 1 Building, consisting of eleven buildings that provide a variety of retail and restaurant services. The buildings are configured around the parking area in the center of the Plaza. As shown on the site plan, Major 1 (Kmart) anchors the east side of the project along with the adjacent Shops 3 building that provides inline tenant space south of the Kmart store. The Major 2 building (formerly Ralph's, currently vacant), Shops 4 (inline tenants) and the Major 4 building (Rite Aid) form the southern boundary of the project site. At the southwest corner of the site, the two story Shops 5 building is currently leased to Togo's and Starbucks in addition to retail and office tenants. North of the Shops 5 building along Highway 49, is the existing Citibank building. The vacant Java Junction occupies the southeast corner of Highway 49 and Bell Road, but is not a part of the Plaza or the proposed project. Along Bell Road are the McDonald's and Bank of America buildings. Flanking Quartz Drive at the north boundary of the site are the Shops 1 and 2 buildings that both provide inline tenant space currently occupied by general retail and restaurant use. The bulk of the Plaza was constructed in 1980. Since that time, it has never been substantially</p>	

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updated or remodeled. As a result, it has become dilapidated and is now in need of repair.
 Project Description:

The project proposes to remodel the Rock Creek Plaza, to provide additional retail space for new tenants. It will include new facades and architectural treatments for existing anchors, inline shops and pad buildings; a 30,703 square foot expansion of Kmart; a 21,278 square foot expansion of the Major 2 building; and a new 17,252 square foot pad building to be located in the open parking area between the existing Shops 5 and the Citibank building. A total of 15,920 square feet of existing structure (including all of the Shops 3 Building and a portion of Shops 4 Building) will be converted to Majors 1 and Majors 2 expansions in addition to the 21,278 square feet of new structure. Therefore, a combined total of 53,313 square feet of new floor area will be added to the center. The total floor area of the center resulting from this expansion will be 265,496 square feet.

In addition to the floor are expansion, the parking lot will be redesigned to allow an increase in parking spaces from 871 to 954; landscaping and pedestrian access will be improved throughout the site; improved access at entries along Highway 49 and Bell Road frontages; new deceleration land leading to the existing entry on northbound Highway 49; landscape improvements along Highway 49, Bell Road and Quartz Drive; and new freestanding monument signs and entry features.

Current use of the site is approximately 94% general retail and 6% restaurant use. The project goal is the phased conversion of the existing shopping center into a "regional center" where the public can purchase goods and services not presently found in the area. The Conditional Use Permit will identify all uses allowed within the Plaza, and will be limited to general retail, specialty stores, restaurants and other compatible uses. A Variance request for the proposed freestanding signs and a reduction in the required number of onsite parking spaces will be processed concurrently with the Conditional Use Permit application. The subsequent Design Review will focus on aesthetics, lighting, landscaping, circulation and parking.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan	Existing Conditions & Improvements
Site	Commercial Planned Development Combining Design Scenic Corridor	Commercial	Existing shopping center constructed between 1970 and 1980 with associated parking lots, circulation and landscaping.
North	Same as project site	Same as project site	Target retail store, Crossroads Shopping Center
South	And Residential Multi-Family Density Limitation 8 Dwelling Units Per Acre	Commercial and High Density Residential	Commercial and strip development (fast food, auto sales and Auburn Village Shopping Center), Single and Multi-Family Residential
East	Office Professional Combining Design Scenic Corridor	Professional Office and High Density Residential	Office and Mobile Home Estates
West	Same as project site	Commercial/ Mixed Use	Bank, Auto Sales

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 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 can 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.

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Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should 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 can 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 can occur:

- ➔ County-wide General Plan EIR
- ➔ Auburn Bowman Community Plan EIR

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 1-1,2,3:

Visual character of the site will be enhanced through the exterior remodel which will serve to revitalize the outdated architecture and deteriorated condition of the buildings within the center. Scenic resources along Highway 49 (which is considered a scenic highway) will likewise be improved through new landscaping and entry features. The Design Review Agreement will focus on the visual character of the site. No mitigation measures are required.

Discussion- Item 1-4:

Although the existing and proposed light poles exceed the 14 foot height restriction for commercial development, this center exists at a lower elevation than the adjacent roadways (Highway 49 and Bell Road), as well as the Auburn Court Apartments to the south. In addition, all of the light poles will be centrally located in the parking lot which is surrounded by the commercial buildings that make up the center. As a result, the light poles will not be a substantial source of light or glare. Therefore, no mitigation is required as there are no impacts related to any new sources of light or glare.

II. AGRICULTURAL RESOURCE – 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, or a Williamson Act contract? (PLN)				X
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)				X

Discussion- All Items:

Project site is not zoned agricultural, nor is it adjacent to agriculturally zoned property.

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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? (APCD)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)		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)? (APCD)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)			X	
5. Create objectionable odors affecting a substantial number of people? (APCD)			X	

Discussion- Item III-1:

Based upon the project description the project will not conflict with the Air Quality Plan. No mitigation measures are required.

Discussion- Items III-2,3:

The project is located in the Sacramento Valley Air Basin portion of Placer County. This area is non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard.

The short-term construction and long-term operational related air pollutant emissions results primarily from construction grading, diesel-powered construction equipment, trucks hauling building supplies, customer vehicle exhaust, and landscape maintenance equipment. Based upon the model results, ROG and NOx emissions will be above the Districts thresholds.

The District has identified the mitigation measures that will be implemented by the project to ensure the short-term construction impacts, and contribution to cumulative air quality impacts will remain below the significant level.

Mitigation Measures- Items III-2,3:

MM III.1

Construction:

- Construction equipment exhaust emissions shall not exceed District Rule 202 *Visible Emission* limitations.
- The applicant shall submit to the District and receive approval of a Construction Emission, Asbestos Dust/ Fugitive Dust Control Plan prior to groundbreaking.
- Minimize idling time to five minutes for all diesel-powered equipments.
- Suspend all grading operations when fugitive dusts exceed *District Rule 228 Fugitive Dust* limitations.
- The applicant shall use existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators. If diesel powered generators greater than 50 horsepower are going to be used, a District Permit to Operate is required.
- Use California diesel fuel for mobile and stationary construction equipment.
- The project shall provide a plan for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The District should be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure.
http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls

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- All truck loading and unloading docks shall be equipped with one 110/208-volt power outlet for every two-dock doors. Diesel trucks shall be prohibited from idling more than five minutes and must be required to connect to the 110/208-volt power to run any auxiliary equipment. Signage shall be provided.
- The project shall implement an offsite mitigation program, coordinated through the Placer County Air Pollution Control District, to offset the project's long-term ozone precursor emissions. The applicant provides monetary incentives to sources of air pollutant emissions within the project's general vicinity that are not required by law to reduce their emissions. Therefore, the emission reductions are real, quantifiable and implement provisions of the 1994 State Implementation Plan. The offsite mitigation program reduces emissions within the region that will not otherwise be eliminated and thereby "offsets" the project's increase to regional emissions.

In lieu of the applicant implementing their own offsite mitigation program, the applicant may choose to participate in the Placer County Air Pollution District Offsite Mitigation Program by paying an equivalent amount of money into the District program. ROG and NOx will be above the cumulative threshold of 10 pounds per day and based on the model results the buy down will be \$12,406 which shall be paid prior to obtaining a building permit for Phase IV, new construction.

Discussion- Items III-4,5:

Based upon the project description, the project will not expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors. 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 or U.S. Fish & Wildlife Service? (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 identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)				X
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)				X
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)				X
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (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

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Discussion- All Items:

This site was developed as a shopping center in the late 1970's to early 1980's. Since that time, minor alterations in the form of remodeling have taken place, but no significant development has occurred within the shopping center since the original construction. This project includes the construction of one new retail structure and the expansion of two existing commercial structures on previously graded and paved site area. This project is considered an infill development and will have no effect on any biological resources, habitat conservation plans or federally protected wetlands, nor will it conflict with any local policies or ordinance protecting biological resources. No mitigation is required.

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- All Items:

Structures proposed for remodel were originally constructed since 1970. No alteration of any historical property or resources will occur as a result of the project being completed as proposed.

VI. GEOLOGY & SOILS – Would the project:

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

6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)			X	
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)				X
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Table 18, 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (ESD)				X

Discussion- Items VI-1,2,3:

The project is proposed to be completed in eight (8) phases. In Phase 3, the project includes grading for construction of improvements along Highway 49 to include a driveway design with an increased flare width for the proposed median island, a pedestrian walkway parallel to the highway, a right turn deceleration lane (northbound) into the project from Highway 49, a 226 foot long retaining wall with heights varying from 2 to 7 feet, and a 10 foot to 20 foot clear area adjacent to the pavement edge, all of which will require an Encroachment Permit from CALTRANS. CALTRANS requested and the applicant has agreed to construct these improvements concurrently or after the improvements Home Depot is required to do pursuant to a "Deferred Improvement Agreement" which will be required as a condition of approval of the Conditional Use Permit (CUP). In Phase 4, the project includes minimal grading for construction of a new 17,000 square-foot retail store on an existing paved area. In Phase 7, the project includes the expansion of the existing Major 1 (Kmart) retail store by an additional 30,703 square feet. This expansion will require minimal grading for construction of the new retail space on an existing paved area. The expansion will require the relocation of the existing roadway around the building in the southeast corner of the project. The applicant proposes to excavate the existing hillside and construct a 470 foot long retaining wall with heights varying from 2 feet to 22 feet. The proposed retaining wall will be 3.5 feet from the property line and 8.7 feet from the property line to the existing buildings on the adjacent parcel. The project proposes to place temporary shoring along the property line to protect existing buildings and will grade a drainage ditch behind the retain wall to facilitate drainage. Additionally, the project includes grading for a 213 foot long retaining wall with heights varying from 2 feet to 6 feet behind Major 2 retail store.

In total, the project proponent's engineer estimated that approximately 12,600 cubic yards (CY) of cut and approximately 1,300 CY of fill will be required, resulting in approximately 11,300 CY net export of cut from the site. This is a rough estimate based on the preliminary grading plan and may vary based on the final design of the retain wall behind Major 1. It is estimated that a typical tractor trailer used for transporting fill material has a capacity of 10CY, therefore if 11,300 CY of net cut is generated, and required for transport off-site, approximately 1,130 total trips will be required. It is reasonable to expect that other projects in the area will require fill, yet it is not possible at this time to know with any degree of certainty what other projects will be approved and scheduled for construction that will be consistent with the timeframe for excavation of the project. It will be the ultimate responsibility of the excavation contractor hired to provide earthwork services to determine the method and location of disposal or temporary storage of the excess cut from the site. Grading operations will create disruptions, displacements, and compaction of native soils. These grading impacts are considered to be potentially significant; however, by incorporating the following mitigations measures, these impacts will be reduced to a less than significant level.

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

MM VI.1 The applicant will 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 ESD for review and approval. The plans will show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, will 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, will be included in the Improvement Plans. The applicant will pay plan check and inspection fees. Prior to plan approval, all applicable recording and reproduction cost will be paid. The cost of the above-noted landscape and irrigation facilities will 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 DRC review is required as a condition of approval for the project, said review process will be completed prior to submittal of

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Improvement Plans. Record drawings will be prepared and signed by a California Registered Civil Engineer at the applicant's expense and will be submitted to the ESD prior to acceptance by the County of site improvements.

MM VI.2 All proposed grading, drainage improvements, vegetation and tree removal will be shown on the Improvement Plans and all work will conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance will occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes will be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and ESD concurs with said recommendation.

All facilities and/or easements dedicated or offered for dedication to Placer County or to other public agencies which encroach on the project site or within any area to be disturbed by the project construction will be accurately located on the Improvement Plans. The intent of this requirement is to allow review by concerned agencies of any work which may affect their facilities.

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 assure proper installation and maintenance of erosion control/winterization during project construction. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% 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 will 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 will 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.

Any work affecting facilities maintained by, or easements dedicated or offered for dedication, to Placer County or other public agency may require the submittal and review of appropriate Improvement Plans by ESD or the other agency.

MM VI.3 Submit to ESD, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report will address and make recommendations on the following:

- Road, pavement, and parking area design
- Structural foundations, including retaining wall design
- Grading practices
- Erosion/winterization
- Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.)
- Slope stability

Once approved by the ESD, two copies of the final report will be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

MM VI.4 If at any time during construction a field review by County personnel indicates a significant deviation from the proposed grading shown on the improvements 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 Design Review Committee/Placer County for a determination of substantial conformance to the project approvals before any further work proceeds. Failure of the Design Review Committee/Placer County to make a determination of substantial conformance may serve as grounds for revocation/modification of the project approval by the appropriate hearing body.

MM VI.5 The project proponent will ensure the following prior to the commencement of any earthwork:

- Obtain a Grading Permit from Placer County before export or import of any soil or other material to or from an off-site location.
- The construction and excavation contractor will secure a source of transportation and a location for deposition and/or storage of all soil or other materials removed from the project site.
- All earthworks will be monitored by a geotechnical engineer to provide oversight during all excavation activities, placement of fill, and disposal of materials removed from and deposited on the project site.

MM VI.6 Provide the ESD with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. Said letter will be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature will be provided on the plans.

Discussion- Item VI-4:

The proposed project is for expansion of an existing development which consists of an area that is almost entirely composed of impervious surfaces. The proposed changes will not impact unique geologic or physical features.

Discussion- Items VI-5,6:

The proposed construction activities for the project will include grading and other earthwork activities in order to install site improvements. Grading operations will cause soils to be exposed to water and wind erosion. This will increase the potential for erosion and water quality impacts without appropriate mitigations. These impacts will be reduced to a less than significant level by incorporating the following mitigation measures.

Mitigation Measures VI-5,6:

MM VI.7 The applicant will implement "Best Management Practices" (BMPs) for proper installation and maintenance of erosion control/winterization measures during project construction to reduce erosion, water quality degradation, etc. Said BMPs measures for this project may include but are not limited to: straw wattles, filter fabric fencing, and re-vegetation of disturbed areas.

Discussion- Items VI-7,8,9:

Based on the Geotechnical Investigation dated November 1978 for the 23 Acre Shopping Center Site there are no soil settlement, landslides, slumps, faults, steep areas, rock falls, mud flows, avalanches or other natural hazards have been observed on this property. The project will be conditioned to submit to ESD, for review and approval, a final geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer.

VII. 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? (APCD)				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

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5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)			X	
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)			X	
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)			X	
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- Item VII-1:

This project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Discussion- Item VII-2:

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

Discussion- Item VII-3:

Based upon the project description the project will not emit hazardous emissions.

Discussion- Item VII-4:

The site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and will not create a significant hazard to the public or the environment.

Discussion- Items VII-5,6,:

The project is located within Compatibility Zone C2 for the Auburn Municipal Airport and is subject to review and approval of the Airport Land Use Commission (ALUC). The ALUC has determined that the project is consistent with the safety, noise, height and density/intensity of the provisions of the Placer County Land Use Compatibility Plan (October, 2000). The proposed intensity of use will not rise to the level of a significant impact. No mitigation measures are required.

Discussion- Item VII-7:

The project site and all neighboring properties are fully developed and will not be threatened by wildland fires in the vicinity.

Discussion- Item VII-8:

Mosquito breeding is not expected to significantly impact this project. Common problems associated with overwatering of landscaping have the potential to breed mosquitoes. As a condition of this project, it is required that drip irrigation be used for landscaping areas. No mitigation measures are required.

Discussion- Item VII-9:

The project will not expose people to existing sources of potential health hazards.

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VIII. 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 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 VIII-1:

The project will not violate any potable water quality standards as it will be served by a public water entity.

Discussion- Items VIII-2,11:

The project will not substantially deplete groundwater supplies or alter the direction or rate of flow of groundwater.

Discussion- Items VIII-3,4:

The proposed project is for expansion of an existing development which consists of an area that is almost entirely composed of impervious surfaces. Changes in the amount of storm drainage runoff will be insignificant as there is no significant increase in impervious surfaces with this project.

Discussion- Items VIII-5,6:

Ground disturbance during construction of this project could result in increased erosion and sedimentation impacts to natural drainage. Construction activities, without appropriate water quality Best Management Practices, have the

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potential to cause erosion and thereby cause water quality degradation from the site. These are potentially significant impacts. Implementation of the following mitigation measures will ensure that these impacts are reduced to a less than significant level.

Mitigation Measures- Items VIII-5,6:

Refer to text in MM VI.7

Discussion- Item VIII-7:

This project proposes standard best management practices (BMPs) as it could result in urban stormwater runoff. Thus, the likelihood of this project's ability to substantially degrade groundwater quality is less than significant.

Discussion- Items VIII-8,9,10:

The project is not located within a 100-year flood hazard area and there is no significant risk of loss, injury or death involving flooding on this site.

Discussion- Item VIII-12:

The project is not located near an important surface water resource.

IX. 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? (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 IX-1:

The shopping center has developed concurrent with surrounding commercial and residential development, no community will be divided as a result of the project.

Discussion- Items IX-2,7:

The Auburn/Bowman Community Plan land use designation for the project site is Commercial and the site zoning is Commercial Planned Development (CPD) combined with Design Corridor (Dc). The proposed use and density is consistent with both the Community Plan policies and Zoning Ordinance standards. No mitigation is required because no new uses are being introduced into the existing shopping center, and the center is, and will remain a compatible use within the community.

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Discussion- Item IX-3:

As discussed in IV (Biological Resources), the project as proposed will not conflict with any plans, policies, ordinances or regulations adopted for the purposes of avoiding environmental effects. No mitigation is required because no new uses are being introduced into the existing shopping center, and the center is, and will remain a compatible use within the community.

Discussion- Items IX-4,5,6:

The proposed project has been developed, and will be enhanced as a commercial/retail use. As indicated in IX-1, the project is adjacent to compatible land uses and will not pose land use conflicts. Because no new uses are being introduced into the existing shopping center, and the center is, and will remain a compatible use within the community no mitigation measures are required.

Discussion- Item IX-8:

The proposed project will expand the commercial retail floor area of existing shopping center by approximately 53,313 square feet. The nearby Crossroads and Auburn Village shopping centers also contain commercial uses. The proposed expansions of the Rock Creek center could capture a portion of the local retail market, however it is not anticipated to create a significant impact that will cause tenants of either of the nearby shopping centers to vacate. No mitigation measures are required.

X. MINERAL RESOURCES – Will 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 will be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion- All Items:

No valuable, locally important mineral resources have been identified on the project site. Implementation of the proposed project, therefore, will not result in impacts to mineral resources.

XI. NOISE – Will 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? (EHS)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)		X		
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (EHS)			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, will the project expose people residing or working in the project area to excessive noise levels? (EHS)			X	

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5. For a project within the vicinity of a private airstrip, will the project expose people residing or working in the project area to excessive noise levels? (EHS)				X
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Discussion- Items XI-1,3:

Construction of the project, through build-out, will increase ambient noise levels. Adjacent residents may be negatively impacted. This impact is considered to be temporary and less than significant. A condition of approval for the project will be recommended that limits construction hours so that early evening and early mornings, as well as all day Sunday, will be free of construction noise. No mitigation measures are required.

Discussion- Item XI-2:

On-site truck traffic and loading activities could negatively impact adjacent residents to increased noise above the exterior noise standards. This is a potentially significant impact.

Mitigation Measures- Item XI-2:

MM XI.1 The proposed project will be able to comply with the Placer County exterior noise standard provided that all on-site truck traffic and loading dock operations are conducted between the hours of 7:00 am and 10:00 pm. By following this mitigation measure, this impact will be reduced to less than significant.

Discussion- Item XI-4:

The project is located within an airport land use plan and this is a less than significant impact. According to the Auburn Airport Comprehensive Land Use Plan (AACLUP) and the document's airport safety area, the northeast (Kmart) corner of the property appears to lie within the sphere of the AACLUP. However, because the shopping centers' uses are compatible with the AACLUP, no mitigation measures are required.

Discussion- Item XI-5:

The project is not located within the vicinity of a private airstrip.

XII. POPULATION & HOUSING – Will the project:

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

Discussion- Item XII-1:

The commercial development (both existing and proposed) on the project site is consistent with the development vision presented in the Auburn/Bowman Community Plan (see Section VI, Land Use & Planning). The new commercial uses will create an enhanced retail center for the surrounding residents, but the project will not have a significant impact to population growth. No mitigation measures are required.

Discussion- Item XII-2:

The project site is currently developed and therefore will not displace existing residences.

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XIII. PUBLIC SERVICES – Will 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? (EHS, ESD, PLN)				X
2. Sheriff protection? (EHS, ESD, PLN)				X
3. Schools? (EHS, ESD, PLN)				X
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)				X
5. Other governmental services? (EHS, ESD, PLN)				X

Discussion- All Items:

The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services for fire, sheriff, schools, public facilities, or other governmental services. The project does not necessitate the construction of new public service facilities that will impact the environment.

XIV. RECREATION – Will the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Will the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will 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:

Project does not propose new recreation facilities, nor does it provide additional housing which could result in the need for new recreation facilities.

XV. TRANSPORTATION & TRAFFIC – Will 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		

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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 supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (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? (ESD)				X

Discussion- Item XV-1:

This project has a cumulative impact on the transportation system due to its contribution to increased vehicle trips in the area. The project will be subject to the payment of traffic impact fees to partially mitigate the cumulative impact to a less than significant level.

The project includes road improvements along Highway 49 which include a driveway design with an increased flare width for the proposed median island, a pedestrian walkway parallel to the highway, a right turn deceleration lane (northbound) into the project from Highway 49, and a 10 foot to 20 foot clear area adjacent to the pavement edge. As stated in "Discussion-Item VI-1,2,3" under "Geology and Soils", through a Deferred Improvement Agreement these improvements will be completed concurrently or after the improvements required by Home Depot. The applicant will be required to obtain an Encroachment Permit from CALTRANS for doing any work within CALTRANS jurisdiction. These impacts will be reduced to a less than significant level by incorporating the following mitigation measures.

Mitigation Measures- Item XV-1:

MM XV.1 The applicant will construct a northbound right turn deceleration lane at the project entrance on Highway 49 as part of the project frontage improvements to partly mitigate project impacts. The construction of the facility will be coordinated with other proposed projects (i.e. Home Depot) roadway improvements to Highway 49 and the applicant will enter into a "Deferred Improvement Agreement" for Highway 49 improvements.

MM XV.2 The applicant will construct the driveway from the project onto Highway 49 to include a flared width for the proposed median island in order to indicate to drivers that only right turns onto the highway are allowed. A pedestrian walkway will be provided to the south of this driveway, parallel to the highway.

Discussion- Item XV-2:

A significant portion of the project generated traffic will utilize the Bell Road/Rock Creek Plaza Entrance/Quartz Drive signalized intersection for access. Significant queues currently build-up on Bell Road at this intersection during the weekday PM Peak Hours. The project generated traffic will further exacerbate this situation by creating additional delay to the progression of eastbound traffic from the Highway 49/Bell Road intersection. Providing signal interconnect between the two intersections will partially mitigate the impacts of this additional traffic. These impacts will be reduced to a less than significant level by incorporating the following mitigation measures.

Mitigation Measures- Item XV-2:

MM XV.3 The project will provide a signal interconnect to the Highway 49/Bell Road intersection. The applicant will construct/develop the necessary signal modification and timing for the interconnect operation of these two signals and coordinate these efforts with CALTRANS, including all necessary approvals.

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Discussion- Items XV-3,4:

The proposed project is for expansion of an existing development is accessed by Highway 49, Bell Road and Quartz Drive/Plaza Way and will not change the existing use or affect emergency access to the site or nearby uses.

Discussion- Item XV-5:

The Placer County Zoning Ordinance requires one parking space for every 200 square feet of floor area for "shopping centers". This figure falls between the requirement for retail use (one space for every 300 square feet of floor space) and restaurant use (one space for every 100 square feet of floor space). As proposed, the new total floor area for the project will be 265,496 square feet. Thus, the required parking will be 1,328 spaces. The site plan shows 954 parking spaces, which is 28% less than what is required by Ordinance. In order to determine the level of significance or this reduction in onsite parking, the following discussion of the current and proposed use of the site is provided:

Currently, less than 7% of the total floor area of the project site is being used for restaurant space. Because the project is proposed as a "regional center" (intended to provide goods and services not presently found in the area) as opposed to a "shopping center" (providing grocery in addition to daily retail/restaurant uses) that percentage of restaurant use is not likely to increase significantly.

The restaurants are dispersed around the perimeter of the site and are generally separated by major tenants and individual buildings. This serves to reduce the impact of restaurant parking intensities on the adjoining retail uses within the project site.

Less than half of the restaurant use is sit down style dining (Strings, Hapa Sushi, Pizza Express). The remaining restaurants are fast food with some drive-throughs (Starbucks, McDonalds, Togos and Baskin Robbins). Therefore, the overall parking needs for the onsite restaurants is less significant than it would be in centers with a higher percentage of family, or sit-down style dining.

Public transit stops are located at the Plaza Way entrance to the site and proposed pedestrian amenities will encourage alternative forms of transportation.

The onsite parking deficiencies are considered to be less than significant if the restaurant space (and all other high parking demand tenants) will be limited to 10% of the total floor area, or 26,550 square feet of the Plaza. While a substantial increase in restaurant space could result in a significant impact regarding available onsite parking, a mitigation measure is proposed to restrict the total floor area of the site that may be allowed for high parking demand tenants. The applicants have submitted a Variance request to Placer County in conjunction with the Conditional Use Permit application in order to address the proposed reduction in parking.

Mitigation Measures- Item XV-5:

MM XV.4 The total floor area allowed for all restaurants, bars and medical services (opticians, dentists, etc.) within the Rock Creek Plaza will not exceed 26,550 square feet or 10% of the total floor area of the Plaza.

Discussion- Item XV-6:

Frontage improvements for the proposed project include a pedestrian walkway parallel to the highway, a right turn deceleration lane (northbound) into the project from Highway 49, and a 10 foot to 20 foot clear area adjacent to the pavement edge which will improve pedestrian safety. Therefore, this project will not cause hazards or barriers to pedestrians or bicyclists.

Discussion- Item XV-7:

The proposed project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation.

Discussion- Item XV-8:

This 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.

XVI. UTILITIES & SERVICE SYSTEMS – Will 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		

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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 XVI-1,2,4,6:

The Rock Creek Plaza Project is a phased project. The initial proposed phases do not require new sewer service and therefore there are no significant impacts as a result. RFE Engineering Memo dated April 10, 2007 details the phasing and mitigation measures proposed to lessen the impacts to the sewer system due to this project. Thus, Placer County Sewer Maintenance District No. 1 will not be able to provide additional sewer service for those phase which will generate additional sewage (Remodel of Major 4 Building, new construction of Major 3 and the Kmart Expansion) for this project until the requirements of the letter dated April 26, 2007 Requirements For Sewer Service For Rock Creek Plaza are met.

This project proposes to add 50,608 SF of retail space and the applicant estimates that there will be an increase of about 17 Equivalent Dwelling Units (EDUs) of wastewater flow. The 17 EDUs increase in wastewater flow could have a cumulative impact upon the trunk sewer system and the wastewater treatment facility during high rainfall events with the potential for sanitary sewer overflows. The applicant will provide mitigation measures based on the incremental increase in wastewater attributed to the project.

Placer County Sewer Maintenance District No. 1 has experienced capacity issues during past winter's high rainfall storms. In addition, flow meter data from past storms indicate that other trunk sewer manholes in the project area are surcharging. Based on the information provided regarding the proposed estimated increase in wastewater flow generated from this project, mitigation measures are required. Implementation of the following mitigation measures will ensure that these impacts are reduced to a less than significant level.

Mitigation Measures- Items XVI-1,2,4,6:

MM XVI.1 Construct public sewer to Placer County standards to the proposed new retail commercial building. Upgrade to County standards the existing private sewer determined by the County after field evaluation.

MM XVI.2 Upsize approximately 600 feet of 6-inch sanitary sewer at the northeast corner of the Shopping Center to eliminate an existing capacity problem (SSMH AD4-11 to AD4-2).

MM XVI.3 Field inspects (via camera) the existing services for the shopping center which were not previously evaluated and correct defects which contribute to inflow and infiltration.

Discussion- Item XVI-3:

The project will not require or result in the construction of new on-site sewage disposal systems.

Discussion- Items XVI-5,7:

The agencies charged with providing treated water, sewer services, and refuse disposal have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "will-serve" letters from each agency. 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 or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

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

<input type="checkbox"/> California Department of Fish and Game	<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 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 Department, Gerry Haas, Chairperson
 Engineering and Surveying Department, Janelle Fortner
 Engineering and Surveying Department, Wastewater, Ed Wydra
 Department of Public Works, Transportation
 Environmental Health Services, Grant Miller
 Air Pollution Control District, Brent Backus
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Vance Kimbrell
 Placer County Fire / CDF, Bob Eicholtz

Signature *Gina Langford* Date August 2, 2007
 Gina Langford, 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

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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, Suite 190, 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.

County Documents	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input type="checkbox"/> Land Division Ordinance	
	<input type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Department	<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input checked="" type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input 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
		<input type="checkbox"/> Utility Plan
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____

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Initial Study & Checklist continued

		<input type="checkbox"/>
		<input type="checkbox"/>
	Air Pollution Control District	<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"/> URBEMIS Model Output
		<input type="checkbox"/>
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/>
	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
		<input type="checkbox"/>

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COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

E. J. Ivaldi, Coordinator

**ADDENDUM TO A PREVIOUSLY-ADOPTED
MITIGATED NEGATIVE DECLARATION**

Project Name: Rock Creek Plaza Expansion and Remodel (PCPM 20130003)

State Clearinghouse Number: 2005092041

Project Location:

The project site comprises 22 acres and is located at the southeast corner of State Route 49 and Bell Road in the North Auburn area (Assessor's Parcel Numbers: 052-040-035, -036, -039, -045, -046, -047, -069, -081, 082, -097, -098 and -099).

Project History

Rock Creek Plaza is a 21.27-acre shopping center located at the southeast corner of State Route 49 (SR49) and Bell Road in the North Auburn area. Originally constructed in 1980, the center is presently developed with 212,183 square feet of commercial floor area that supports a variety of retail uses. Historically, Rock Creek Plaza has been anchored by a supermarket and convenience-oriented businesses used by supermarket shoppers. At the time of original construction, no Conditional Use Permit was required for its establishment.

In October 2007, the Placer County Planning Commission approved a Conditional Use Permit (PCPA 20070429), a Variance to the minimum on-site parking requirement and adopted a Mitigated Negative Declaration to allow for the expansion and remodel of the Rock Creek Plaza. The project consisted of six development phases including structural remodels of existing buildings within the center; parking lot, landscape and frontage improvements and a series of expansions to major and inline tenant spaces. In total, the center was approved to be expanded to an ultimate build-out of 265,500 square feet, approximately 53,317 square feet larger than what presently exists. The Variance allowed for a total of 954 on-site parking spaces, where 1,328 spaces are required by the Zoning Ordinance.

To date, the first three phases of the project have been completed: Phase I included the parking lot and internal roadway improvements; Phase II included façade improvements and structural remodels; and Phase III included frontage improvements along Bell Road and SR 49. Phase IV has not yet been initiated, but includes the construction of a 17,252 square-foot drug store with a drive-through pharmacy in the open parking lot adjacent to SR49 between the existing Starbucks/AT&T building and the vacant, two-story former Citibank building.

Revised Project

The applicant is requesting a Modification of the previously approved Conditional Use Permit as well as a Minor Boundary Line Adjustment to allow for a revision to Phase IV of the Rock Creek Plaza Expansion and Remodel project. The modification would include the construction of an 8,214 square-foot restaurant/retail structure that would replace the previously approved, but not yet constructed 17,252 square-foot drug store.

The revision also includes the demolition of an existing 8,121 square-foot two-story structure on an adjacent parcel. This existing structure is the former Citibank building, which is relatively the same square footage as the proposed replacement structure. However, the Citibank building is two stories tall, where the replacement structure is single story. Therefore, the proposed restaurant/retail structure will encompass a larger footprint. As a result, a minor boundary line adjustment is necessary to move the property lines of the Citibank building parcel southward and westward, creating a larger parcel that can accommodate the proposed new retail structure.

For purposes of comparison, the approved project, if constructed, would result in 265,500 square feet of overall retail space within the existing shopping center. Whereas, the proposed modification would result in 248,341 square feet of overall retail space. This would reduce the total allowed square footage for the center by 17,159 square feet.

The proposed expansion and remodel would provide 22 additional parking spaces for a total of 976 parking spaces, where 954 parking spaces were approved with the previous project.

CEQA Determination

Under CEQA Guidelines Section 15164, an addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

Under Section 15162, the lead agency shall prepare a subsequent EIR or negative declaration if there are any new significant environmental effects associated with the revised project. With respect to the proposed expansion and remodel of Rock Creek Plaza, the revisions are only minor technical changes that do not result in any new significant environmental effect(s); therefore, an addendum to the mitigated negative declaration is appropriate to satisfy CEQA requirements for the proposed project.

The Addendum need not be circulated for public review; however, the addendum is to be considered by the decision making body prior to making a decision on the project.

Analysis

As mentioned above, the project would result in reduced floor area for the shopping center and the demolition/construction would occur entirely within a previously developed portion of the site (parking lot). Therefore, there is no potential for an increase in the significance of any environmental impacts beyond what has been addressed in the approved Mitigated Negative Declaration. While this analysis would normally result in a finding of conformance with the previously adopted environmental document, staff has determined that there is a reduction in impacts resulting from the modification that eliminates the need for a previously identified mitigation measure.

Mitigation Measure XV.4 states, "The total floor area allowed for all restaurants, bars and medical services within the Rock Creek Plaza will not exceed 26,550 square feet or 10% of the total floor area of the plaza."

This mitigation measure was intended to reduce the potential impacts that could have resulted from insufficient on-site parking upon full build-out of the approved project. As approved, the project would have provided less than 72 percent of the required parking and staff considered that to be a potentially significant impact. Under the proposed modification, total on-site parking would be provided at 79 percent of the required number. The addition of seven percent of the parking spaces brings the project closer to compliance with the minimum on-site parking requirements for shopping centers. Now, at nearly 80% of the required capacity, the potential

impacts that could result from insufficient on-site parking are considered to be less than significant without the need for mitigation.

Summary and Conclusion

In summary, the analysis of this Addendum concludes that the implementation of the project modifications would not result in impacts that were not identified in the previously adopted Mitigated Negative Declaration. None of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR or negative declaration have occurred, and thus an addendum to the Mitigated Negative Declaration is appropriate to satisfy CEQA requirements for this project.

This addendum includes the elimination of Mitigation Measure XV.4 which is supported by the following findings:

1. Through this modification, the approved retail space within the shopping center would be reduced by approximately 17,159 square feet and this would reduce the need for 86 parking spaces,
2. The redesign of Phase IV will result in an increase of 22 new parking spaces above what is approved,
3. Staff has observed that the shopping center, when fully occupied, does not experience a deficiency of on-site parking,
4. The restaurants are dispersed around the perimeter of the site and are generally separated by major tenants and individual buildings. This serves to reduce the impact of restaurant parking intensities on the adjoining retail uses within the project site,
5. Public transit stops are located at the southern Quartz Drive entrance to the site and other recently developed pedestrian amenities (sidewalks, benches, an open air plaza, etc.) also encourage alternative forms of transportation, thereby reducing the need for on-site parking.
6. The proposed removal of Mitigation Measure XV.4 would address the reduction of a potential environmental impact through project redesign, but would not alter the project boundaries, land use or off-site infrastructure. Therefore, the impacts on the physical environment would be unchanged.
7. The proposed removal of Mitigation Measure XV.4 has been determined to no longer be necessary as potential project impacts resulting from insufficient on-site parking will be less than significant without the need to restrict any potential high-traffic generating uses.
8. The property owners have agreed to the proposed removal of the mitigation measure.

**Mitigation Monitoring Program
Mitigated Negative Declaration PLUS # PCPM 20130003
For Rock Creek Plaza Expansion and Remodel**

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

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

Standard Mitigation Monitoring Program (pre project implementation):

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

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

Mitigation Measures: III.1, VI.1, VI.2, VI.3, VI.4, VI.5, VI.6, VI.7, XI.1, XV.1, XV.2, XV.3, XVI.1, XVI.2, XVI.3,