



**COUNTY OF PLACER**  
**Community Development Resource Agency**

**ENVIRONMENTAL  
COORDINATION  
SERVICES**

Michael J. Johnson, AICP  
Agency Director

E. J. Ivaldi, Coordinator

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

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

PROJECT: Placer County Housing Element Update 2013-2021 (PGPA 20120231)

PROJECT DESCRIPTION: The project proposes an update of the Housing Element in the Placer County General Plan, as mandated by State Housing Element Law (Government Code Section 65580 (et seq.)), to meet the existing and projected housing needs of all economic segments of the community for year 2013-2021.

PROJECT LOCATION: Unincorporated Placer County

APPLICANT: Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603

The comment period for this document closes on **July 8, 2013**. A copy of the Negative Declaration, along with the Housing Element policy document, is available for public review at the County's web site: <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the County's public libraries. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sacramento Bee on Friday, June 7, 2013



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**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**

|   |                            |
|---|----------------------------|
| <b>Title:</b> Placer County Housing Element Update 2013-2021  | <b>Plus#</b> PGPA 20120231 |
| <b>Description:</b> The project proposes an update of the Housing Element in the Placer County General Plan, as mandated by State Housing Element Law (Government Code Section 65580 (et seq.)), to meet the existing and projected housing needs of all economic segments of the community for year 2013-2021. |                            |
| <b>Location:</b> Unincorporated Placer County   |                            |
| <b>Project Applicant:</b> Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603   |                            |
| <b>County Contact Person:</b> Christopher Schmidt   | 530-745-3076               |

**PUBLIC NOTICE**

The comment period for this document closes on **July 8, 2013**. A copy of the Negative Declaration, along with the Housing Element policy document, is available for public review at the County's web site: <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>, Community Development Resource Agency public counter, and at the County's public libraries. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

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



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## INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

### A. BACKGROUND:

|  |                     |
|--|---------------------|
| Project Title: <b>Placer County Housing Element Update 2013-2021</b> | Plus# PGPA 20120231 |
| Entitlements: General Plan Amendment                                 |                     |
| Location: Unincorporated Placer County                               |                     |

### Project Description:

The project is a comprehensive update of the Housing Element that was adopted by Placer County in 2009. State Housing Element Law (Government Code Section 65580 (et seq.)) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. The previous Element served a seven-and-a-half year planning period from January 1, 2006 to June 30, 2013. The new Housing Element planning period is October 31, 2013 to October 31, 2021. Upon its adoption, the 2013 Housing Element will become part of the Placer County General Plan.

On April 9, 2013 the Placer County Board of Supervisors approved the 2013 Draft Housing Element for review by the California Department of Housing and Community Development (HCD). The County submitted the Draft Housing Element to HCD on April 22, 2013, and HCD has 60 days to review the draft and submit comments to the County. The County will then address HCD comments and approve a final Housing Element for certification by the State. This entire process is anticipated to be completed by December 2013.

“Projected Housing Needs” for Placer County during this housing element period were determined through the regional housing needs allocation (RHNA) process. California law requires HCD to project the statewide housing need and allocate the statewide need amongst the various regions in California. The Sacramento Area Council of Governments (SACOG) allocated the region’s “fair share” housing need among the jurisdictions within its boundaries, including Placer County, pursuant to State guidelines. In April 2012, SACOG assigned 5,031 housing units to Placer County for the period from January 1, 2013, through October 31, 2021. Of the 5,031 housing units,

3,258 units are to be affordable to moderate-income households and below, including 1,365 very low-income units, 957 low-income units, and 936 moderate-income units. The allocation is equivalent to a yearly need of approximately 570 housing units for the nearly nine-year time period.

To demonstrate that the County has sufficient land capacity to accommodate this housing need, the County conducted an inventory of vacant sites allowing higher-density residential development. A complete inventory of all vacant residential land within unincorporated Placer County was not conducted. The vacant land inventory demonstrated that Placer County has a total residential capacity (8,408) in excess of its RHNA for affordable units (3,258). Additionally, Placer County has sufficient capacity for above moderate-income (market rate) housing to meet its RHNA. Therefore, the County will not need to rezone any additional sites to accommodate its RHNA.

The 2013 Housing Element represents a modification to existing policies and implementation programs in the 2009 Housing Element. The 2013 Housing Element preserves the most successful programs from the last Element and proposes new programs to meet the housing needs of the county's residents. Some of the more significant changes in the 2013 Housing Element Update include an expanded focus on infill and transit-oriented housing, increased incentives/lower fees for the development of affordable housing, and allowing secondary dwelling units on smaller parcels of land.

There are several programs in the Housing Element Update that encourage higher-density, mixed-use, and transit-oriented development that could result in increased height, reduced parking, and increased residential densities beyond those anticipated in the Placer County Code of Ordinances. However, the Housing Element is strictly a policy document. Specific housing projects and/or General Plan amendments will require project-specific environmental review.

Based on the State of California Environmental Quality Act (CEQA) Guidelines and professional judgment, the proposed project would result in a significant impact on housing if it would:

1. Create a demand for additional housing without providing for accompanying housing development; or
2. Result in the displacement of substantial amounts of existing affordable housing.

The 2013 Housing Element will not displace substantial amounts of existing housing and will not substantially alter the location or extent of designated residential land uses. As a result, adequate area is available to provide for anticipated housing demand.

No specific housing projects are approved as part of Housing Element adoption. In fact, the Housing Element, in itself, would not directly result in changes to the physical environment (environmental effects). After Housing Element adoption, the County will evaluate specific housing development proposals based on their compliance with the General Plan, relevant Community Plans, Zoning Ordinance, and other ordinances. Additional environmental review of potential environmental effects in compliance with the California Environmental Quality Act may be required prior to development of any specific housing units. Compliance with the programs and policies of the Housing Element, alone, does not ensure project approval.

**Project Site:** County-wide; all designations allowing residential development

## **B. ENVIRONMENTAL SETTING:**

Placer County is a geographically diverse county. While the western portion of the County contains suburbs of the Sacramento Region, the eastern portion lies within the Lake Tahoe Region. Placer County is one of the fastest growing counties in the state. Between 2000 and 2010, the County's population grew from 248,399 to 355,328. The proposed Housing Element update encompasses all of the land within the unincorporated areas of the county.

## **C. PREVIOUS ENVIRONMENTAL DOCUMENT:**

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

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency 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 will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

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

- ➔ Placer County General Plan EIR

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

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 775 North Lake Boulevard, 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. 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)].
- e) 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.
- f) 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- All Items:**

The Housing Element Update identifies an assigned growth need of 5,031 housing units for development from January 1, 2013 to October 31, 2021. Without identifying the location and type of residential development, it is not possible to anticipate how development of new housing units will potentially impact the existing visual character of unincorporated areas of the county. To ensure that significant impacts to aesthetic resources do not occur, future development of residential uses will be in accordance with applicable County standards and guidelines, as well as the requirements mandated during the environmental review of individual projects.

**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:**

Adopting the updated Housing Element will not by itself convert Prime Farmland, Unique Farmland, or conflict with existing zoning for agricultural use or a Williamson Act contract. A land inventory analysis undertaken in Section II of the Housing Element showed the County has sufficient properly zoned land capacity to accommodate the Regional Housing Needs Allocation.

**III. AIR QUALITY – Would the project:**

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

**Discussion- All Items:**

The proposed updated Housing Element analyzes adopted land use policies and serves as a policy guide for meeting existing and future housing needs of the unincorporated areas of Placer County. The proposed Housing Element does not revise, replace or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies. Individual future residential projects will be subject to supplemental environmental review as required by State law and County policy. The project will not conflict with existing Community Plan land use designations as there are no changes in zoning required to adopt the Housing Element update.

**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 |

**Discussion- All Items:**

The proposed Housing Element and associated implementation programs will not affect biological resources. Potential biological impacts associated with construction of 5,031 housing units would vary on a project-by-project basis. Each development project would be subject to separate environment review at the time a specific development proposal is made, and project-specific biological constraints (e.g., presence of rare/endangered species, locally designated species or habitats) would be further assessed at that time in accordance with the California Environmental Quality Act (CEQA).

**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:**

The Housing Element update identifies an assigned growth need of 5,031 housing units for development through from January 1, 2013 to October 31, 2021. Without specific data on the location and type of new residential development, it is not possible to determine potential impacts to cultural (historic and archeological) resources. The proposed updated Housing Element does not involve revisions to the development standards that would impact cultural or historical resources.

Review of new residential development(s) will permit an analysis of how such development may potentially conflict with cultural resources. Adherence to applicable County, State, and Federal standards and guidelines related to the protection/preservation of cultural resources, as well as the requirements mandated during the environmental review of individual projects will reduce potential impacts related to cultural resources to a less than significant level.

**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 Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)   |                                |  |                              | X         |

**Discussion- All Items:**

Adopting the updated Housing Element will not by itself affect geologic and soil conditions. Potential geologic impacts associated with the construction of new housing units would vary on a project-by-project basis. Each development project would be subject to separate environmental review at the time a specific development proposal is made, and project-specific geologic constraints (e.g., potential for fault rupture, ground shaking, ground failure, subsidence, expansive soils) would be evaluated at that time.

**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 |
| 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- All Items:**

The updated Housing Element will not create concerns regarding hazards or hazardous materials. Future development in the county will be subject to hazardous materials regulations and would be required to meet fire safe guidelines. Project-specific health hazards will be evaluated at the time a specific development proposal is made.

**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- All Items:**

All future development will be subject to site-specific environmental studies as determined appropriate by the County and will comply with all applicable County policies related to hydrology and water quality. Each development project would be subject to separate environmental review at the time a specific development proposal is made, and project-specific hydrologic impacts (e.g. changes in drainage patterns, increased surface runoff, flood hazards, water quality degradation) would be evaluated at that time.

**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 adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)                               |                                |  |                              | X         |
| 3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN) |                                |  |                              | X         |
| 4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)   |                                |  |                              | X         |
| 5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)   |                                |  |                              | X         |
| 6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)  |                                |  |                              | X         |
| 7. Result in a substantial alteration of the present or planned land use of an area? (PLN)   |                                |  |                              | X         |
| 8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)   |                                |  |                              | X         |

**Discussion- All Items:**

The proposed project is to adopt the 2013-2021 Housing Element update, which provides policies and programs to address housing requirements in the unincorporated areas of Placer County. Adoption of the Housing Element does not grant entitlements for any projects. As a part of the County General Plan, the Housing Element complies with the adopted General Plan and will not change residential land use designations outlined in the Land Use Element.

**X. MINERAL RESOURCES** – Would the project result in:

| Environmental Issue   | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)                                |                                |  |                              | X         |
| 2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN) |                                |  |                              | X         |

**Discussion- All Items:**

Adopting the Housing Element will not by itself substantially result in the loss of the availability of mineral resources, particularly petroleum resources. All future development proposals as a result of the updated Housing Element will be analyzed for specific project impacts to mineral resources.

**XI. NOISE** – Would the project result in:

| Environmental Issue   | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)   |                                |  |                              | X         |
| 2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)  |                                |  |                              | X         |
| 3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)  |                                |  |                              | X         |
| 4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN) |                                |  |                              | X         |
| 5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)  |                                |  |                              | X         |

**Discussion- All Items:**

The updated Housing Element and its programs will not affect noise conditions. Based on the objectives of the proposed Housing Element, it is anticipated that 5,031 housing units would be developed. Potential noise impacts associated with construction and occupation of these new units would vary on a project-by-project basis. The County's existing Noise Ordinance (Article 9.36 of the County Code) would apply to proposed residential development and each development project would be subject to separate environmental review at the time a specific development proposal is made; project-specific noise impacts or constraints would be evaluated at that time.

**XII. POPULATION & HOUSING** – Would the project:

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

**Discussion- All Items:**

Adoption of the updated Housing Element will not by itself induce substantial population growth in unincorporated Placer County. As required by State law, the Housing Element is designed to address the housing needs forecasted for unincorporated Placer County for the 2013-2021 planning period. Without specific details regarding future developments, it is impossible to evaluate inducement of population growth. Through the County's environmental review process, future development projects would be evaluated for potential growth inducing impacts.

The project sets forth programs and policies to facilitate housing conservation and maintenance and therefore has the potential to improve the quality of the existing housing stock within the county. The Housing Element also contains programs and policies to address the County's future housing needs by encouraging housing that provides diversity in type and price. No aspect of the project involves the displacement of any number of people.

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

| Environmental Issue   | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. Fire protection? (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 proposed Housing Element analyzes adopted land use policies and will not change residential land use designations within the Land Use Element of the Placer County General Plan and, therefore, would not cause an increase in demand for public services. All future development will be subject to site-specific environmental studies as determined appropriate by the County, and will comply with all applicable County policies and regulation related to public services.

**XIV. RECREATION – Would the project result in:**

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

**Discussion- All Items:**

The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change residential land use designations in the Land Use Element of the Placer County General Plan and, therefore, would not cause an increase in demand for recreational facilities. All future development will be subject to site-specific environmental studies as determined appropriate by the County, and will comply with all applicable County policies and regulation related to recreational services.

**XV. TRANSPORTATION & TRAFFIC – Would the project result in:**

| Environmental Issue   | Potentially Significant Impact | Less Than Significant with Mitigation Measures | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD) |                                |  |                              | X         |
| 2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)  |                                |  |                              | X         |
| 3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)   |                                |  |                              | X         |
| 4. Inadequate emergency access or access to nearby uses? (ESD)  |                                |  |                              | X         |
| 5. Insufficient parking capacity on-site or off-site? (ESD, PLN)  |                                |  |                              | X         |
| 6. Hazards or barriers for pedestrians or bicyclists? (ESD)   |                                |  |                              | X         |
| 7. Conflicts with adopted policies 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- All Items:**

The proposed Housing Element and its programs will not directly affect transportation facilities or traffic conditions. However, the objectives of the updated Housing Element would be expected to generate 5,031 housing units from 2013 through 2021. The nature and extent of local traffic impacts would vary on a project-by-project basis. Project-

specific traffic impacts (e.g., level of service operation, access or circulation issues, provision of appropriate pedestrian and bicycle facilities, reduction or removal of hazards or safety concerns) would be evaluated when such proposed project plans are submitted to the County. Mitigation measures have been integrated into the General Plan in the form of goals, policies and implementation measures to ensure that local traffic impacts are mitigated to a less than significant level.

**XVI. UTILITIES & SERVICE SYSTEMS – Would the project:**

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

**Discussion- All Items:**

The proposed Housing Element and its programs will not directly affect utility service systems. However, the objectives of the updated Housing Element would be expected to generate 5,031 housing units from 2013 through 2021. Most of this new development is anticipated to occur in areas that are already developed, or adjacent to urbanized areas. However, it is impossible to accurately determine utility and service system requirements of future development without site locations and specific project details. Future utility and service system needs will be evaluated on an ongoing basis as each new development is proposed.

**XVII. GREENHOUSE GAS EMISSIONS – Would the project:**

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

**Discussion- All Items:**

The proposed amendments to the zoning ordinance do not grant entitlements for any projects. Since no development is anticipated at this time, the specific effects to greenhouse gas emissions would be speculative at this time.

**E. MANDATORY FINDINGS OF SIGNIFICANCE:**

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

**Discussion- All Items:**

The draft Housing Element is a policy document intended as a guide to decision-makers in meeting the County’s housing objectives over the next five years. Accordingly, the draft Element does not authorize specific housing development projects for specific sites. Housing projects undertaken in the course of implementing the goals, policies, and programs identified in the Draft Housing Element will be subject to project-specific environmental review in accordance with Section 10562 et seq. of the CEQA Guidelines. Any indirect impacts associated with future housing construction have already been addressed in the Placer County General Plan EIR and various community plan EIRs.

**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 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:

There **WILL NOT** be a significant effect on the environment. A **NEGATIVE DECLARATION** will be prepared.

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

- Planning Department, Christopher Schmidt, Chairperson
- Engineering and Surveying Division, Rebecca Taber
- Department of Public Works, Transportation, Andrew Gaber
- Environmental Health Services, Laura Rath
- Flood Control Districts, Andrew Darrow
- Facility Services, Parks, Andy Fisher



Signature \_\_\_\_\_ Date June 5, 2013  
 E.J. Ivaldi, Environmental Coordinator

**I. SUPPORTING INFORMATION SOURCES:**

The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8 am to 5 pm, 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, 775 North Lake Boulevard, Tahoe City, CA 96145.

|                         |  |
|-------------------------|--|
| <b>County Documents</b> | <input checked="" type="checkbox"/> Community Plan(s)                                |
|                         | <input checked="" type="checkbox"/> Environmental Review Ordinance                   |
|                         | <input checked="" type="checkbox"/> General Plan                                     |
|                         | <input type="checkbox"/> Grading Ordinance   |
|                         | <input type="checkbox"/> Land Development Manual                                     |
|                         | <input type="checkbox"/> Land Division Ordinance                                     |
|                         | <input checked="" type="checkbox"/> 2003 Housing Element, Draft 2008 Housing Element |