

CHAPTER 21 OTHER CEQA CONSIDERATIONS

This chapter presents analysis of the proposed Placer County Government Center Master Plan Update Project (PCGC Master Plan Update or project) and construction of the proposed Health and Human Services building and Multifamily Residential project at 1st Street and B Avenue with respect to the following considerations that are required to be discussed in an environmental impact report (EIR) in accordance with the California Environmental Quality Act (CEQA):

- Effects Not Found to Be Significant (Section 21.1)
- Significant and Unavoidable Environmental Impacts (Section 21.2)
- Significant and Irreversible Environmental Changes (Section 21.3)
- Growth Inducement (Section 21.4)
- Areas of Controversy Section 21.5)

21.1 EFFECTS FOUND NOT TO BE SIGNIFICANT

Section 15128 of the CEQA guidelines requires that an EIR briefly describe potential environmental effects that were determined not to be significant and therefore were not discussed in detail in the EIR. The environmental issues discussed in the following sections are not considered significant, and the reasons for the conclusion of non-significance are discussed below.

This section discusses potential environmental impacts associated with implementation of the proposed PCGC Master Plan Update that were found not to be significant based on the analysis in the Notice of Preparation (NOP). The NOP was released for public review on September 6, 2017. No Initial Study was prepared with the NOP, as the County assumed that a number of impacts would be significant or potentially significant even after implementation of mitigation. The NOP outlined two resource areas in which the proposed project would be unlikely to result in a potentially significant impact: agriculture and forestry and mineral resources. The NOP found that the PCGC Master Plan Update would have no impact to agricultural and forestry resources and mineral resources, as the site has been largely developed since the 1940s, does not contain substantial timber resources, is not used as nor zoned for agricultural uses, and is neither subject to a Williamson act contract nor listed in the Farmland Mapping and Monitoring Program database as Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance. Additionally, the NOP found that the project site did not support mineral recovery and activities, was not known to contain substantial mineral resources, and implementation of the PCGC Master Plan Update would not destroy any unknown, existing mineral resources.

21.2 SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL IMPACTS

Implementation of the PCGC Master Plan Update and the mitigation measures identified in Environmental impact Analysis in Chapters 5 through 19 would reduce most of the project's significant impacts to levels that are less-than-significant.

The PCGC Master Plan Update would result in the following significant and unavoidable impacts:

- 8-1:** Cause a substantial adverse change in the significance of a historical resource.
- 8-5:** Contribute to substantial adverse changes in historical, archeological, or tribal resources in the cumulative scenario.
- 10-1:** Result in intersection operations that conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.
- 10-2:** Result in roadway segment operations that conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.
- 10-8:** Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system in a cumulative scenario.
- 10-9:** Conflict with an applicable congestion management program in a cumulative scenario.

The Health and Human Services Building would result in the following significant and unavoidable impacts:

- 8-1:** Cause a substantial adverse change in the significance of a historical resource.
- 10-1:** Result in intersection operations that conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.
- 10-2:** Result in roadway segment operations that conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.

- 10-8:** Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system in a cumulative scenario.

The Multifamily Residential project would result in the following significant and unavoidable impacts:

- 8-1:** Cause a substantial adverse change in the significance of a historical resource.
- 10-1:** Result in intersection operations that conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.
- 10-2:** Result in roadway segment operations that conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.
- 10-8:** Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system in a cumulative scenario.

A summary of the potentially significant and significant impacts of the project, the applicable mitigation measures, and the residual level of impact significance is provided in Chapter 1, Executive Summary.

21.3 SIGNIFICANT AND IRREVERSIBLE ENVIRONMENTAL CHANGES

The CEQA Guidelines mandate that an EIR address any significant irreversible environmental changes that would be involved in the proposed action should it be implemented (14 CCR 15126(c)). An impact would fall into this category if:

- The project would involve a large commitment of nonrenewable resources.
- The primary and secondary impacts of the project would generally commit future generations of people to similar uses.
- The project involves uses in which irreversible damage could result from any potential environmental incidents associated with the project.
- The proposed consumption of resources is not justified (e.g., the project results in wasteful use of energy).

Determining whether the plan or a proposed project may result in significant irreversible changes requires a determination of whether key resources would be degraded or destroyed in such a way

that there would be little possibility of restoring them. The project site is located within an urbanized area within Placer County and the site does not support sources of nonrenewable resources, such as mineral resources. Natural resources in the form of building materials would be used in the construction of the individual projects; these resources have varying degrees of renewability. However, their use would be characteristic of typical development projects and use of these resources for construction of an individual project is not expected to negatively impact the availability of these resources for other uses. Due to the scale of the PCGC Master Plan Update and the anticipated phased development over approximately 20 years, the use of construction materials and nonrenewable resources would not be unusual or extraordinary, and as a result there would be no significant irreversible environmental effects related to resource consumption during construction.

The PCGC Master Plan Update would not result in impacts that commit future generations to similar uses. The PCGC campus would be uniquely suited to the proposed residential, office, County, and commercial uses. However, should the buildings become vacant in the future it would be feasible for interior renovations to be made to adjust the buildings to a different user or to demolish buildings and develop the site for a different land use.

The individual projects undertaken to implement the PCGC Master Plan Update would not introduce highly hazardous land uses or activities to the PCGC campus such that there would be a potential for irreversible damage from incidents such as a release of hazardous materials, explosion, or other potentially catastrophic event.

On a permanent, long-term basis, the projects in the PCGC Master Plan Update would consume energy. However, as discussed further in Chapter 19, the Plan's energy consumption does not constitute a significant and irreversible environmental change.

21.4 GROWTH INDUCEMENT

CEQA requires a discussion of ways in which the proposed project could induce growth in the project area. The CEQA Guidelines identify a project as growth inducing if it fosters economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment (14 CCR 15126.2(d)). New employees from office, commercial, or industrial development and new population from residential development represent direct forms of growth. These direct forms of growth have a secondary effect of expanding the size of local markets and inducing additional economic activity in the area. A project could indirectly induce growth by reducing or removing barriers to growth or by creating a condition that attracts additional population or new economic activity.

The Master Plan Update's potential to induce growth in the project area is discussed in Chapter 6, Population and Housing. In that analysis, the Master Plan Update was found to have a less than

significant potential to induce growth in the region. The proposed PCGC Master Plan Update would not require extension of infrastructure to any undeveloped areas and would not increase the capacity of the public service and utility systems that serve the site. Infrastructure upgrades would be completed throughout the project site to improve service efficiency and serve the proposed new buildings on site. These upgrades would not increase the ability of service providers to serve currently undeveloped areas in the project region.

The private development that may occur under the proposed PCGC Master Plan could stimulate some additional commercial development in the vicinity, particularly along the State Route 49 corridor. However, these areas are already zoned for commercial development. Thus the project would not induce commercial growth for properties not already planned for such land uses.

While the proposed project would increase the area's housing supply and introduce new employment to the area, the project would not directly lead to population or employment growth that surpasses the regional projections or contravenes local land use plans and zoning designations.

21.5 AREAS OF CONTROVERSY

Areas of controversy and concern that were identified in comment letters received in response to the Notice of Preparation and public scoping meeting for this EIR include:

- The need for housing, particularly affordable housing
- Loss of historic resources
- Changes in visual conditions associated with the proposed level of development
- The need to incorporate sustainability measures to reduce energy and water consumption
- Providing access to transit
- Potential health effects associated with release of asbestos and lead-based paint during building demolition
- Coordination of water supply from the Placer County Water Agency and Nevada Irrigation District

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