

DATE: September 6, 2017

TO: California State Clearinghouse
Responsible and Trustee Agencies
Interested Parties and Organizations

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Placer County
Government Center Master Plan Update

REVIEW PERIOD: September 7, 2017, to October 6, 2017

NOTICE OF PREPARATION

Placer County (County) is preparing an Environmental Impact Report (EIR) for the Placer County Government Center (PCGC) Master Plan Update (project or PCGC Master Plan Update). The County is requesting the views of agencies, organizations, and individuals on the scope and content of the environmental review.

This Notice of Preparation (NOP) has been prepared in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.) and the CEQA Guidelines (14 CCR 15000 et seq.). According to CEQA Guidelines, Section 15064, an EIR must be prepared if it is determined that there is substantial evidence in light of the whole record that the project may have a significant impact on the environment.

The PCGC Master Plan Update will establish a long-term vision and ongoing facilities-planning guide, which the County intends to employ for capital improvement projects at the PCGC campus, North Auburn, California, within a 20-year planning horizon. This program-level EIR will include project-level analysis for three components of the PCGC Master Plan Update.

SCOPING MEETING

Responsible agencies and members of the public are invited to attend and provide input on the scope of the environmental document for the project at a community meeting on Monday, September 18, 2017, from 5:30 p.m. to 7:00 p.m. at the following location:

Community Development Resource Center – Planning Commission Room
3091 County Center Drive
Auburn, California 95603

Written comments regarding relevant issues may be submitted at the meeting.

PROJECT OVERVIEW

The project will update the 1993 Comprehensive Facilities Master Plan for the PCGC and establish a long-term vision and ongoing facilities-planning guide for capital improvement projects at the PCGC campus with a 20-year planning horizon. The PCGC Master Plan Update Vision is to “create a balanced campus which positions the Placer County Government Center to more efficiently provide services to the community, provide a vital and compelling work environment, and support the area’s economic vitality”.¹ The PCGC Master Plan Update describes the development context and guiding principles for this planning effort. It also presents an assessment of the existing conditions and use of the campus, and identifies the anticipated site and use needs. The recommended PCGC Master Plan Update is supported by assessments and planning for transportation and circulation, infrastructure and utilities, landscape and open space, economic development, and zero net energy and water planning. The PCGC Master Plan Update process will also include development of architectural and landscape design guidelines and a phasing and implementation plan.

These plan elements will provide the County with a guide for implementing priority facility and infrastructure projects over time. In addition to the PCGC Master Plan Update’s primary focus on future development of County facility functions and supporting infrastructure, the PCGC Master Plan Update will also evaluate the County’s Fulweiler Avenue services, in the City of Auburn, for a potential future relocation to the PCGC. Another PCGC Master Plan Update focus is the evaluation and determination of County and private land use development areas at the campus.

TYPE OF EIR

The PCGC Master Plan Update will be analyzed in a programmatic EIR, as defined in CEQA Guidelines, Section 15168. In addition, two components of the project will be evaluated at a project level of review. These include a potential new Health and Human Services building and a multifamily residential project proposed to be located at the PCGC.

PROPOSED PROJECT

This NOP provides a detailed summary of the project. For more information regarding the project, please contact Shirlee Herrington, Environmental Coordination Services, by phone at 530.745.3132 or email at sherring@placer.ca.gov. A copy of this NOP is available for review at the Auburn Library, Placer County Community Development Resource Center’s public counter, and the County’s website.

Location

The PCGC is located west of State Route 49, between Bell and Atwood Roads, in North Auburn, California, as shown on Figure 1, Vicinity Map. The PCGC houses many County facilities, as identified in Table 1, which is provided at the end of this NOP, following the report figures, and shown on Figure 2, Site Map. The project site consists of approximately 200 acres of mostly developed land with several undeveloped areas that are currently maintained (mowed or disked) or have been developed as parks or left as undeveloped open space. The project site consists of the following seven parcels: Assessor’s

¹ Williams and Paddon. 2017. *Placer County Government Center Master Plan*. Draft Strategic Version. May 1, 2017.

Parcel Numbers 051-120-061-000, 051-120-010-000, 051-110-013-510, 051-120-064-000, 051-120-065-000, 051-120-066-000, and 051-120-067-000.

The County functions that will be considered for potential relocation as part of the PCGC Master Plan Update are the County Executive Office, “The Domes” at 175 Fulweiler Avenue, and the County Administrative Office at 145 Fulweiler Avenue.

Site Description

The PCGC campus consists primarily of one- and two-story structures, including some of the original World War II–era DeWitt General Hospital barracks-style hospital buildings and more contemporary facilities that have replaced the hospital buildings over the last several decades. The hospital complex was built between 1943 and 1945. After World War II, the hospital was sold to the State of California to be used as the DeWitt State Mental Hospital. It functioned in this capacity until 1971, at which time it was transferred to the County of Placer.

The primary use of the PCGC continues to be County offices, facilities, and functions, as well as a Home Depot home improvement store located on 10 acres of leased land at the eastern side of the campus. The existing buildings are spread over an area composed of approximately 140 acres, and include more than 960,000 square feet of building space. The remaining approximately 40 acres at the PCGC are vacant and undeveloped. Table 1 provides an inventory of the existing facilities at the PCGC, including building names, numbers, and size. As shown in Table 1, the County occupies the majority of the buildings on campus for numerous County functions, including office and warehouse space. There are a few locations leased to private enterprises and others that are currently vacant. Table 1 identifies buildings by their building number, as shown on Figure 3, Existing Site Plan.

The project site is located in the County within the Auburn Bowman Community Plan Area. Land use designations for the project site include Mixed-Use and Open Space. The project site is zoned Office Professional (OP-DR-Dc-AO), Commercial Planned Development (CPD-Dc-AO), Heavy Commercial (C3-Dc-AO), Medium Density Residential (RM-DL6-AO), and Open Space (O-AO). The AO zoning overlay indicates that the site is within the aircraft overflight zone associated with the Auburn Municipal Airport, which is located approximately 2 miles east of the PCGC.

While many of the original buildings from the DeWitt General Hospital remain on site, building demolition and construction have occurred over the last 30 years, beginning with construction of the Finance and Administration Building in the late 1980s. The Auburn Main Jail and Juvenile Detention Center were constructed on the site in the early and mid-1990s. In the early 2000s, the County demolished several of the original DeWitt General Hospital buildings to allow for the construction of the Auburn Justice Center and the Community Development Resource Center buildings. Most recently, the County constructed a new animal services center in the western portion of the campus.

The PCGC property supports a variety of vegetation communities, as shown on Figure 4, Vegetation Communities. The majority of the site is made up of native and non-native annual grassland that includes patches of native and non-native weedy species (ruderal vegetation) throughout the site, most

of which are also disturbed. The remaining acreage consists primarily of oak woodland and developed and disturbed habitat. Two detention basins and a small pond also exist within the site boundary, and the area surrounding the pond provides a limited amount of riparian habitat.

The project site is located on a ridge at an elevation of approximately 1,400 feet above mean sea level. Across the project area, elevations range between 1,380 and 1,440 feet above mean sea level. The majority of the site is located within the North Ravine watershed, while approximately 53 acres in the northern and eastern portions of the project site are located within the Rock Creek watershed. Natural drainage features on site include wetland swales and ephemeral drainages that drain water generally from north to south across the project area. A segment of the Ophir Canal runs north to south along the eastern boundary of the site. It runs underground south of the site.

Surrounding Land Uses

The PCGC is surrounded by commercial and residential development. Adjacent parcels to the north support commercial and office uses, including some medical offices. The Timberline at Auburn Project, a 119-acre continuing care facility located north of Bell Road at Richardson Drive, is currently under construction and is planned to eventually accommodate 858 residential units. To the west, northwest, and southwest are suburban residential and limited agriculture land uses, a self-storage business, a church, and a senior facility (Oakwood Village/Auburn Oaks Care Center). Southeast and south of the PCGC are suburban density single-family residences. Commercial/light industrial development lies to the east and northeast. A Home Depot store is located at the eastern side of the PCGC property, and additional commercial development is present along State Route 49 east of the site.

Project Objectives

The PCGC Master Plan Update is intended to guide future development opportunities at the PCGC so that the campus is an attractive, accessible, sustainable, safe, and functional environment for work, recreation, and cultural opportunities for the community. Thus, the County's objectives for the project are to adopt a campus-wide plan that does the following:

- Accommodates the future facility needs required to support County services for the residents of the County
- Creates a vibrant community and campus by incorporating a diversity of land uses across the campus that include retail, housing, office, and mixed-use opportunities
- Consolidates government services to provide efficient delivery of services
- Establishes best practices for sustainable design, improves energy efficiency, and reduces average water consumption rates within the site
- Provides office space that offers the amenities necessary to support employee functionality, productivity, and collaboration
- Identifies opportunities for development to maximize the value of the site
- Identifies potential for public-private development opportunities at the site, best use being the PCGC commercially zoned property areas

- Determines campus-wide infrastructure and facility needs and the plan to upgrade, replace, or install new systems and buildings as anticipated over time to ensure adequate service to the proposed land uses and to reduce infrastructure inefficiencies
- Defines a central green to help reinforce the campus identity and connectivity through the site
- Forms the design criteria that promote healthy, safe, productive, and comfortable indoor and outdoor environments for the hundreds of employees who work at the government center
- Provides site and building design criteria that create long-term, life-cycle-based solutions and reinforce a cohesive civic appearance

PCGC Master Plan Update Programmatic Elements

The proposed PCGC Master Plan Update defines potential anticipated uses for the PCGC site, as shown on Figure 5, Conceptual Land Use Plan. The project includes possible retention of approximately 690,000 square feet of existing building space, as well as construction of approximately 410,000 square feet of new County facilities, 30,000 square feet of community use, and approximately 510,000 square feet of new mixed use, including commercial and residential elements. This proposed mix of land uses reflects the square footage needed to support future County facility needs and the County's ability to capitalize on likely market opportunities. The draft PCGC Master Plan Update is available for review on the County's website (<http://www.placer.ca.gov/pcgc>).

Only one change to the land use designations under the Auburn Bowman Community Plan is proposed. An area designated as Residential Multifamily (RM-6) on the eastern side of the campus is potentially proposed to be changed to Mixed-Use, as shown on the majority of the existing adjacent land use at the PCGC as shown on Figure 6, Proposed Community Plan Land Use Designations.

The County potentially proposes to modify the zoning areas and types that would allow the anticipated mix of uses that may be developed at the site, as shown on Figure 7, Proposed Zoning Designations. In the areas at the eastern side of the campus where mixed-use development is anticipated, the existing CPD-Dc-Ao (Commercial Planned Development) is proposed to be expanded to include other adjacent areas. Additionally, the Town Center Commercial (TC) zoning overlay would be applied to the mixed-use district to allow greater flexibility in accommodating the desired mix of uses with new zoning district CPD-TC-Dc-Ao. This zoning area will include the proposed central green, community center, and historic district. In addition, the current area designated as Office Professional (OP-Dc-Ao) will be changed to Heavy Commercial (C3-Dc-Ao), including all areas proposed for future County government buildings.

Architectural and landscape design guidelines will be developed, and in conjunction with form-based design criteria, will provide the basis for the look, size, and layout of projects at the campus.

The PCGC Master Plan Update is organized into four planning districts, which are described below. The project will define maximum average density and intensity assumptions for each land use district. It will also include landscape guidelines, sustainability guidelines, design guidelines, and phasing guidelines to help direct the execution of the recommendations over the next 20 years.

Government Services District

This district would include the existing Community Development Resource Center, Finance Administration Building, and Auburn Justice Center, along with new buildings that would be constructed generally in the central portion of the property to house Health and Human Services and the Agricultural Commissioner and Farm Advisor. A new County Administration Center is proposed to be constructed in the northeastern portion of the site near Bell Road. This district would also include the County's Corporation Yard, which would be reconfigured and expanded within the southeastern corner of the site, where the existing buildings would be retained. The potential planned total of County facilities in the Government Services District is approximately 1,100,000 total square feet, which includes approximately 690,000 square feet of existing facilities. This district would include the Corporation Yard, which would remain in its current location and existing buildings in the southeastern portion of the campus. Building space needs to accommodate County services are documented in the Facilities Utilization Needs Assessment presented on pages 34 through 37 of the draft PCGC Master Plan Update, while the specific facilities that would be included in this district are described in the Potential County Projects discussion on pages 38 through 40 of the PCGC Master Plan Update.

Community District

This district is proposed to include approximately 10 acres in the central portion of the campus and to serve as a key organizing element. It is bordered by each of the other three planning districts and provides connectivity between and among all parts of the PCGC campus. It is planned to include a potential 30,000-square-foot event center surrounded by large landscaped areas to the north and south. The landscaping north of the event center would include retention of existing trees and planting of additional trees and vegetation to create an urban forest crossed by a network of pedestrian and bicycle paths. The landscaping to the south of the event center could potentially consist of an approximately 3-acre turfed space that would be available for informal gathering as well as planned events.

Historic DeWitt District

This district is planned to include five existing, original DeWitt General Hospital buildings that would be retained on site and may be converted to house museum space that would provide educational and interpretive exhibits regarding the area's pre-history and history. The museum buildings proposed to be retained within this district include the chapel located on B Avenue and the four hospital wing buildings located to the south of the chapel. As described in the Potential County Projects discussion of the PCGC Master Plan Update, this museum would include a warehouse facility of approximately 19,700 square feet that would be used for administrative office and archival storage needs for the Placer County Museums Division. Outside of museum space, other building uses could include incubator and maker spaces, art studios, and community meeting space.

Mixed-Use District

This district would be located in the southeastern portion of the site, south and west of the existing Home Depot store. The district would include a mixture of multifamily residential uses and commercial and office uses. It may also include a hotel. This district also includes a small residential area in the

southwest corner of the project site. Based on the economic assessment and Facility Utilization Needs Assessment, the PCGC Master Plan Update identifies that the Mixed-Use District could accommodate up to 390 dwelling units, a 171-room hotel, and 122,600 square feet of non-residential space.

Additional Master Plan Update Elements

Infrastructure: All necessary public infrastructure (water supply, sewage collection, storm drainage, and energy) is currently available at the project site. The project will include planning for infrastructure upgrades necessary to ensure adequate service for campus build out of the PCGC Master Plan Update.

Off-Site Improvements: At this time, no specific off-site improvements have been identified. However the PCGC Master Plan Update and EIR will evaluate the need for such improvements and any environmental effects associated with their construction.

Phasing and Timeline: It is expected that the facilities and site improvements anticipated in the PCGC Master Plan Update will be constructed throughout the 20-year implementation. The initial implementation phases are anticipated to include the three project-level components described below. Additional phasing information will be developed and included in the proposed PCGC Master Plan Update.

PCGC Master Plan Update Project-Level Components

The Placer County Master Plan Update will be analyzed with the EIR process at a program level but will include project-level review of a potential new Health and Human Services building, a multifamily residential project, and demolition of existing structures.

Health and Human Services Building

The proposed PCGC Master Plan Update locates a new Health and Human Services building near the center of the site, southwest of the proposed roundabout that would connect County Center Drive with B Avenue. It would be bounded by the existing B Avenue, C Avenue, Rustic Lane, and Richardson Drive. This building would be constructed on behalf of the County under a design-build contract. Thus detailed building plans will be prepared in the future. This area currently supports buildings 107, 108, and 109 at 11464 B Avenue/11465 C Avenue, 11474 B Avenue/11475 C Avenue, and 11484 B Avenue/11485 C Avenue, all of which would be demolished to accommodate construction of the proposed Health and Human Services Building; this represents a total of 29,195 square feet of demolition.

The County has completed a facility programming document that defines the anticipated site and building size, usage, space types and adjacencies, and basic building systems. The building is expected to be approximately 135,700 square feet, three stories, and located on 5.6 acres. It would house approximately 435 employees from six Health and Human Services divisions with an anticipated growth over time of 142 to 577. The majority of staff would be for administration and customer service for the Executive and Administration, Adult System of Care, Children's System of Care, Environmental Health, Human Services, and the Public Health divisions of Health and Human Services. Building spaces will include a main lobby, conferencing and team rooms, open and private office areas, training and interview rooms, storage and work rooms, break rooms, central storage, and receiving. The site is anticipated to accommodate parking for 406 employees, 48 visitors, and 40 fleet vehicle spaces to

begin. This is expected to increase by potentially 56 spaces at project buildout. The parking lot would extend from the building westward to Richardson Drive.

The facility programming document also includes options for a potential replacement of the existing Health and Human Services Public Health Lab located on C Avenue. This facility would be constructed on another part of the PCGC campus, separate from the new Health and Human Services building, and would include one acre of site work and 7,690 square feet of one-story building space, housing various laboratory functions for both public health and bio-terrorism testing and response.

Multifamily Residential

The proposed PCGC Master Plan Update locates multifamily residential use in the northeastern portion of the project site on the east side of First Street. This portion of the site is zoned Office Professional (OP-Dc-AO) and Commercial Planned Development (CPD-Dc-AO). The project proposes to add the Town Center (TC) zoning overlay district to this designation. Development of multifamily residences within the CPD zone would require issuance of a Conditional Use Permit, under Section 17.20.010 of the Placer County Code.

This site consists of approximately 3 acres and is expected to support a maximum of 65 dwelling units based on current zoning. The CPD zone allows residential density at a maximum of one unit for each 2,000 square feet of lot area, which correlates to 21.78 units per acre. Buildings would be limited to 50 feet in height and the site development would be limited to a maximum lot coverage of 50%. There are no defined minimum setback requirements under the CPD zone. The multifamily development would include parking consistent with the minimum requirements identified in Section 17.54.060B, specifically “one off-street parking space for studio and one-bedroom units, and with one additional off-street parking space for units with two bedrooms or more. In addition, one off-street guest parking space shall be provided for every four units in an apartment complex, rounded upward to the nearest whole number.”

It is the intent, as part of the PCGC Master Plan Update process, to revisit the current zoning and pursue higher residential densities for this area of the campus with the Town Center (TC) designation.

ENVIRONMENTAL IMPACT REPORT PREPARATION

Environmental Factors Potentially Affected

The County has elected not to prepare an Initial Study for this EIR. The EIR will consider the project's potential effects in the following resource areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gases
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Circulation
- Tribal Cultural Resources
- Utility Services

The project is expected to have no impact to agricultural and forestry resources and mineral resources. The project site has been largely developed since the 1940s, does not contain substantial timber resources, and is not used as nor is zoned for agricultural uses. The project site 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. Therefore, the project would not result in any impacts to agricultural and forestry resources, and thus, will not be analyzed in the EIR.

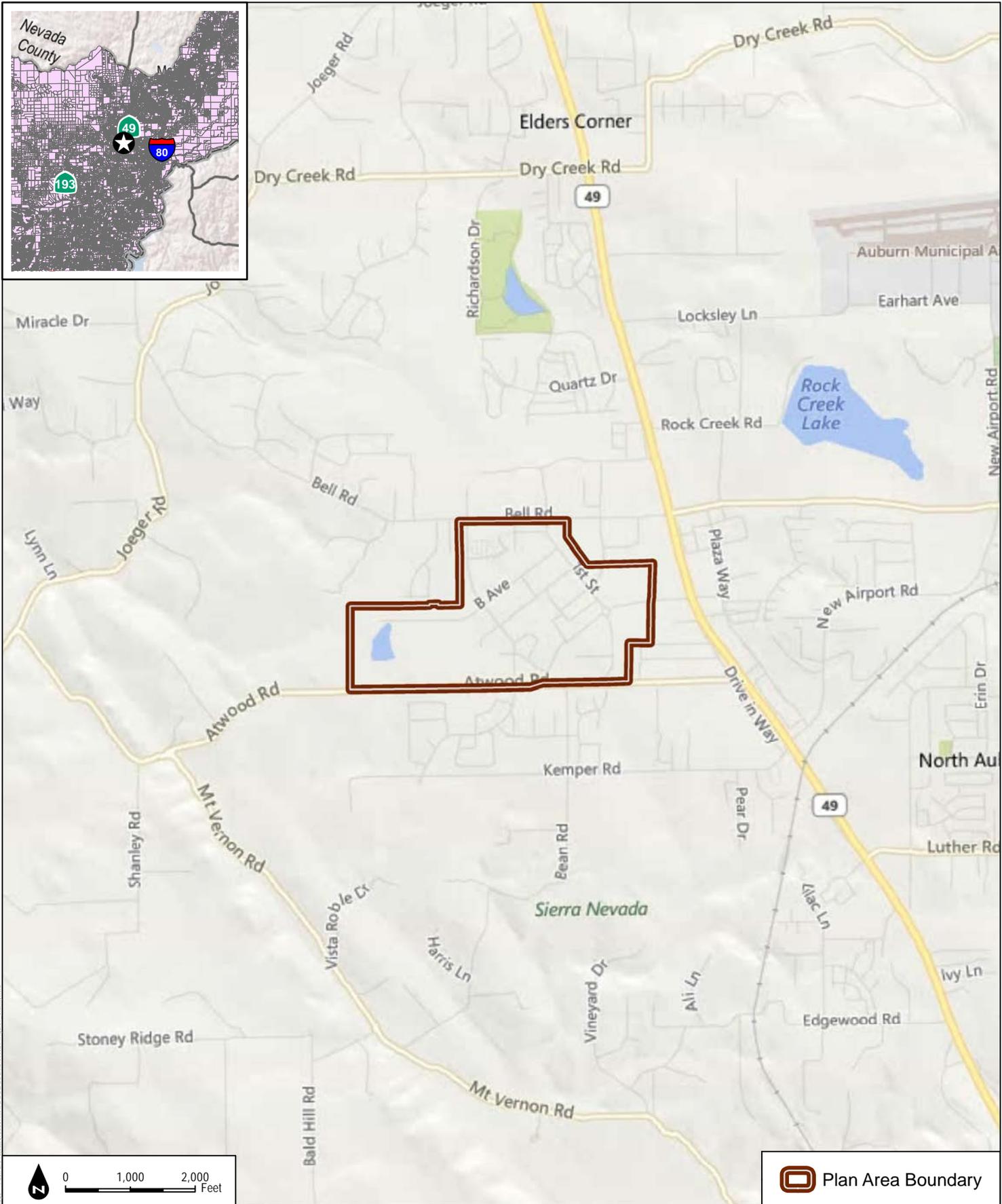
Additionally, the project site does not support mineral recovery activities and is not known to contain substantial mineral resources. Furthermore, the development of the project site as the project would not destroy any existing, and yet unknown, mineral resources. Therefore, the project would not result in any impacts to mineral resources, and thus, will not be analyzed in the EIR.

NOP Comment Period

Written comments should be submitted at the earliest possible date but no later than 5:00 p.m. on October 6, 2017, to:

Shirlee Herrington; Environmental Coordination Services, Placer County Community Development Resource Agency; 3091 County Center Drive, Suite 190, Auburn, California 95603; 530.745.3132; sherring@placer.ca.gov.

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 Plan Area Boundary

SOURCE: Bing Maps (Accessed 2017)



Placer County Government Center Master Plan Update

FIGURE 1
Vicinity Map

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 Plan Area Boundary

FIGURE 2
Site Map

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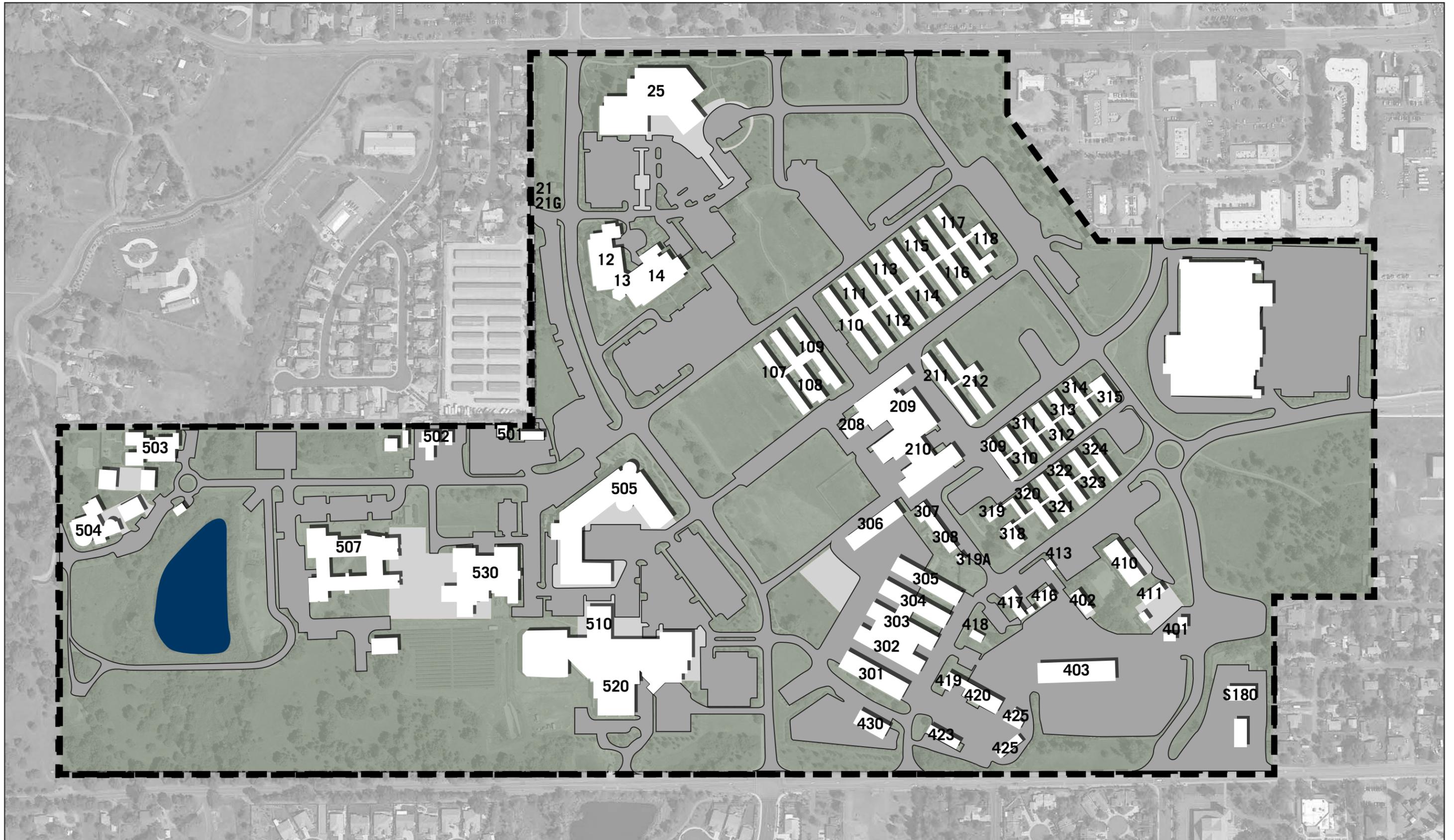
SOURCE: Bing (Accessed 2016); County of Placer (2016)

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Placer County Government Center Master Plan Update

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SOURCE: Williams + Paddon (2017)

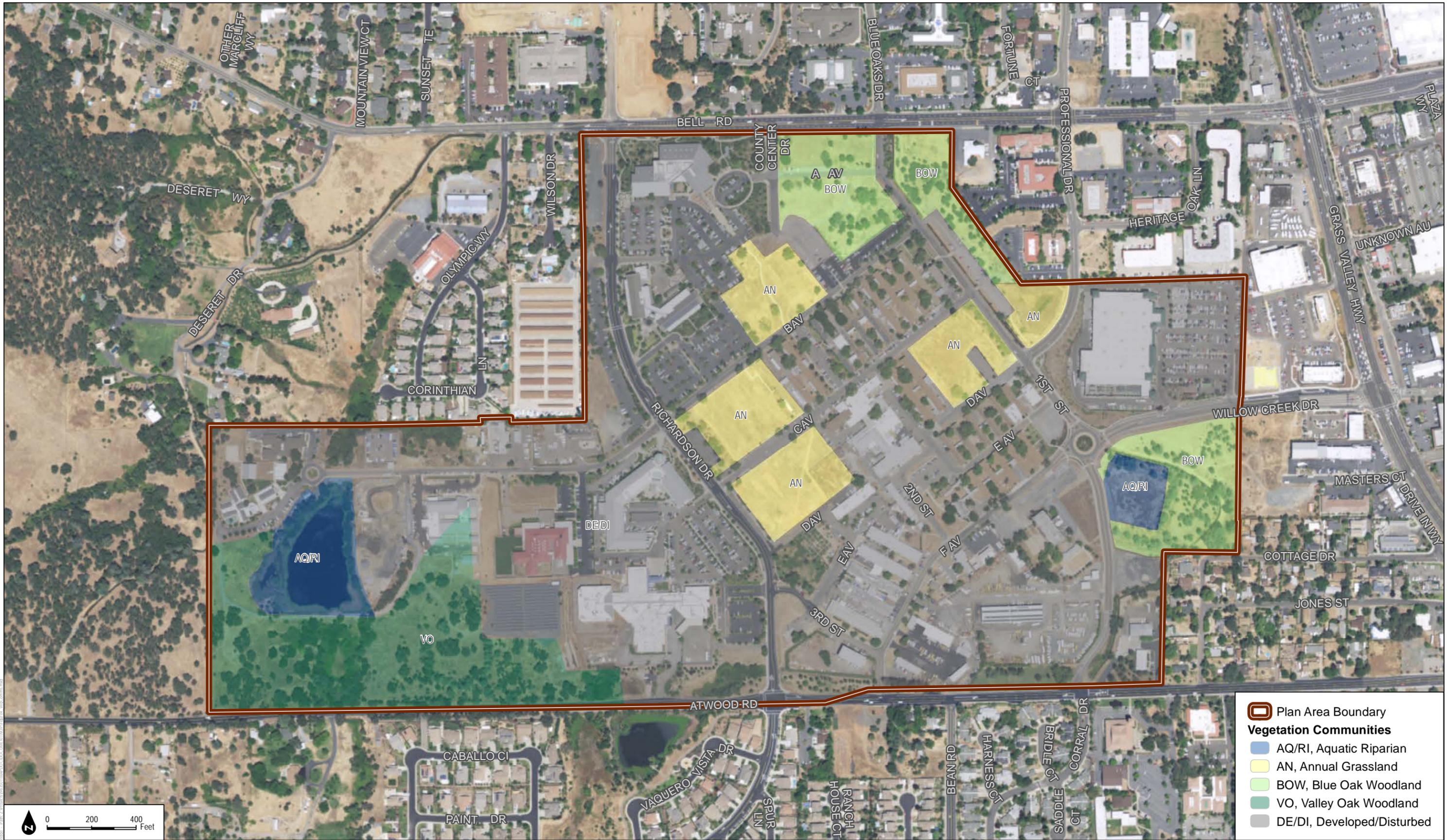
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Placer County Government Center Master Plan Update

FIGURE 3
Existing Site Plan

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-  Plan Area Boundary
- Vegetation Communities**
-  AQ/RI, Aquatic Riparian
-  AN, Annual Grassland
-  BOW, Blue Oak Woodland
-  VO, Valley Oak Woodland
-  DE/DI, Developed/Disturbed

0 200 400 Feet

SOURCE: ESRI Basemaps (Accessed 2016); County of Placer (2016)



Placer County Government Center Master Plan Update

FIGURE 4
Vegetation Communities

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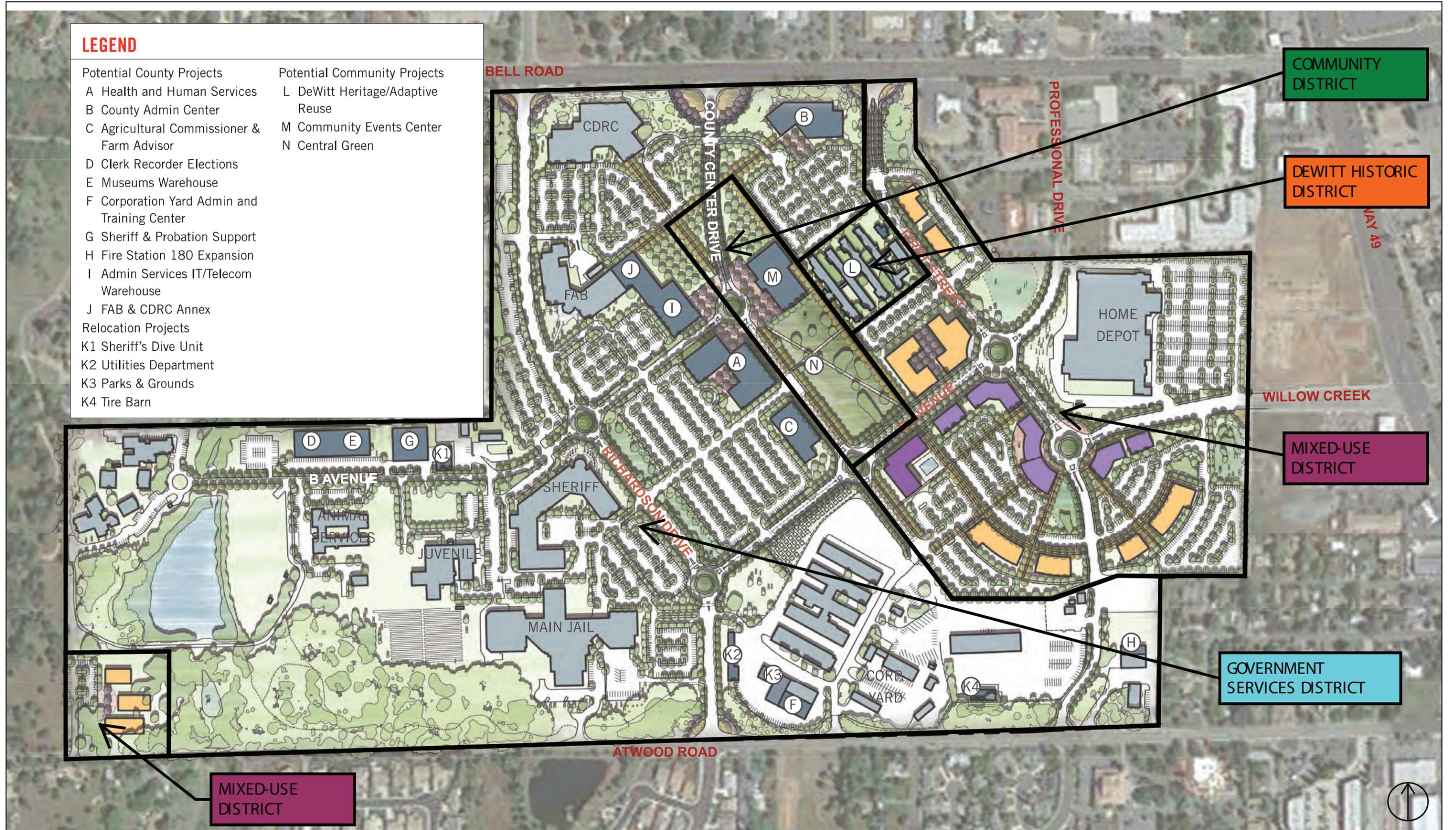
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Potential County Projects

- A Health and Human Services
- B County Admin Center
- C Agricultural Commissioner & Farm Advisor
- D Clerk Recorder Elections
- E Museums Warehouse
- F Corporation Yard Admin and Training Center
- G Sheriff & Probation Support
- H Fire Station 180 Expansion
- I Admin Services IT/Telecom Warehouse
- J FAB & CDRC Annex
- K1 Sheriff's Dive Unit
- K2 Utilities Department
- K3 Parks & Grounds
- K4 Tire Barn

Potential Community Projects

- L DeWitt Heritage/Adaptive Reuse
- M Community Events Center
- N Central Green



SOURCE: Williams + Paddon (2017)

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Placer County Government Center Master Plan Update

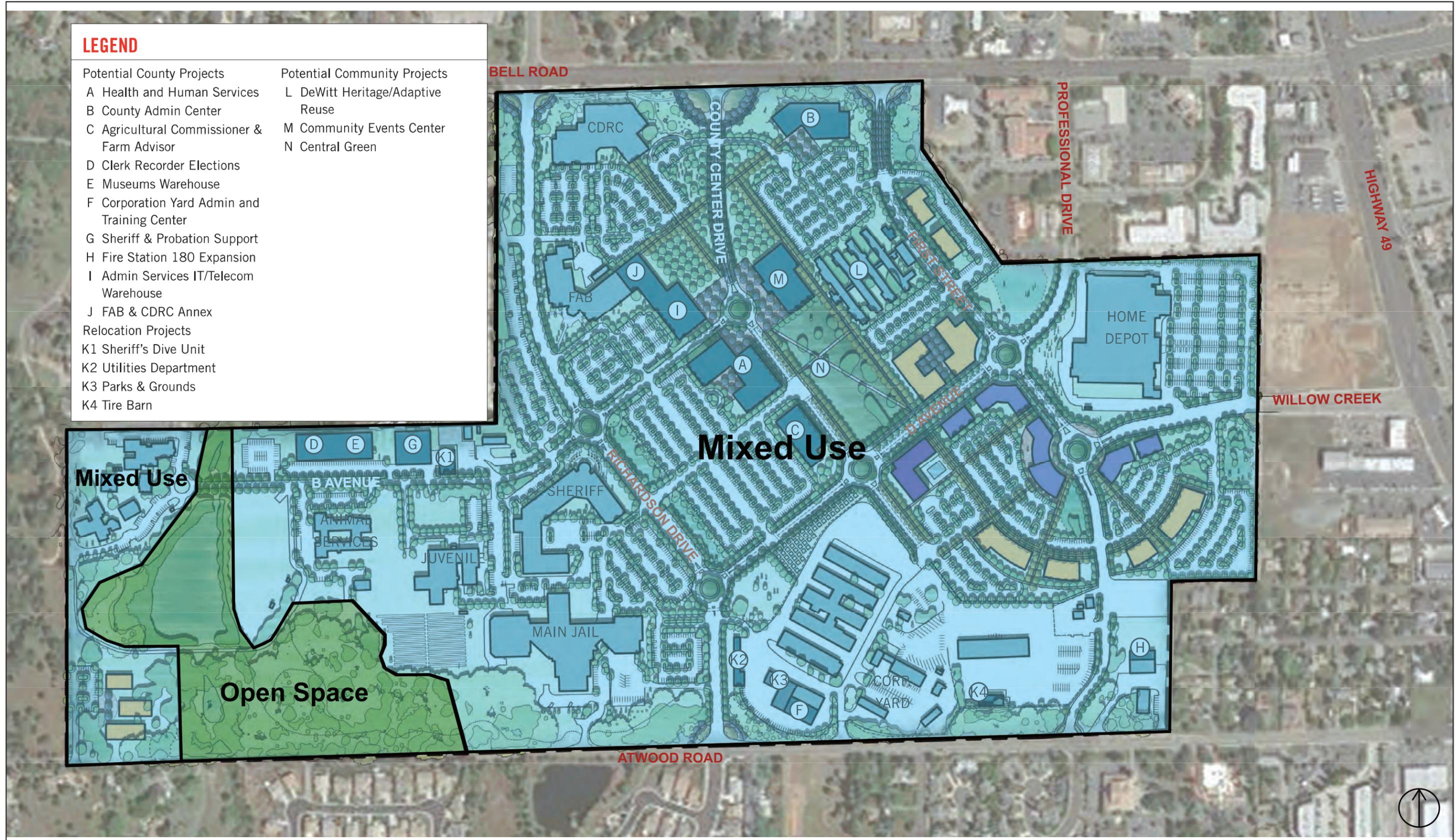
FIGURE 5
Conceptual Land Use Plan

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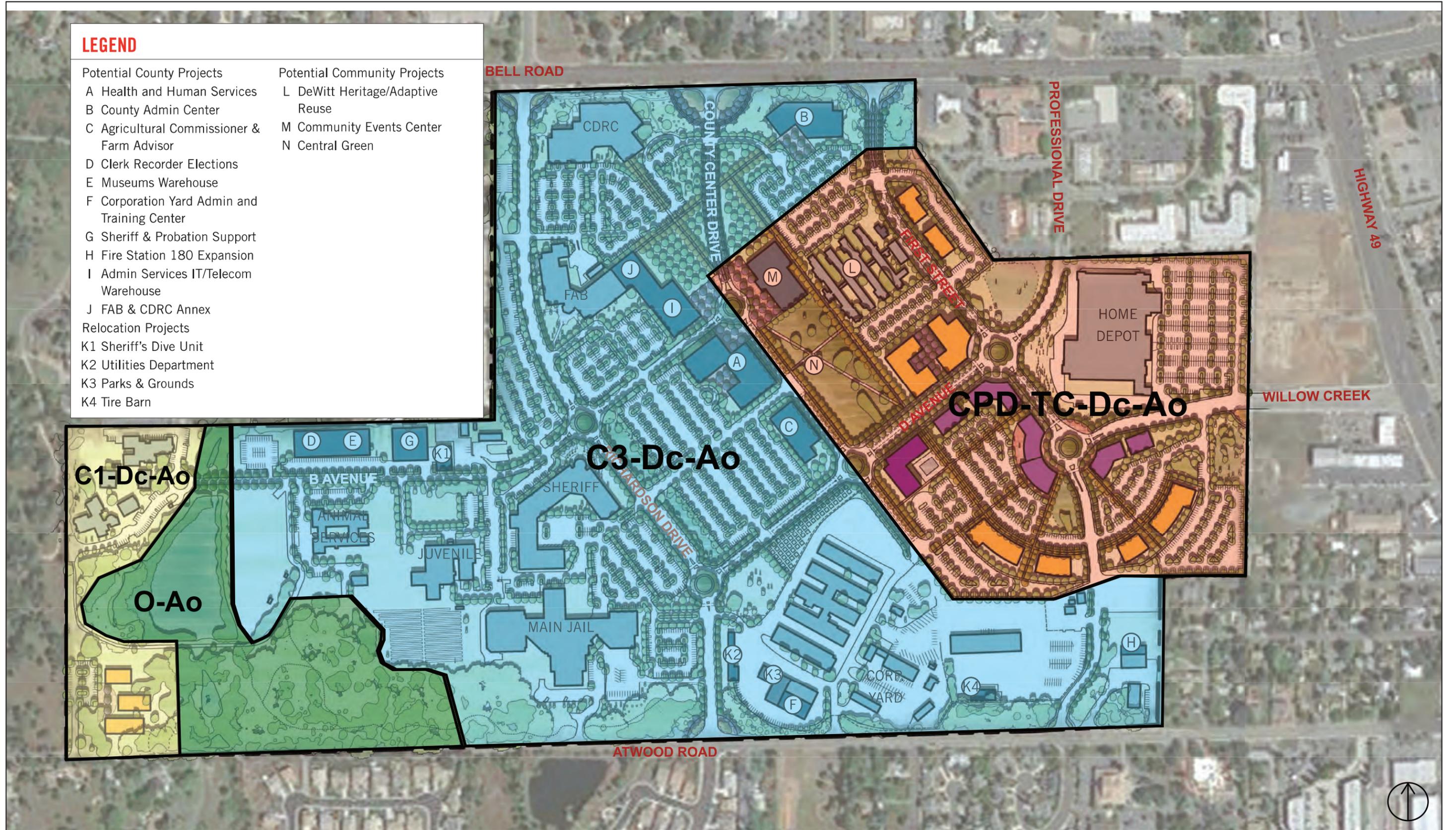
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| Potential County Projects | Potential Community Projects |
| A Health and Human Services | L DeWitt Heritage/Adaptive Reuse |
| B County Admin Center | M Community Events Center |
| C Agricultural Commissioner & Farm Advisor | N Central Green |
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| J FAB & CDRC Annex | |
| Relocation Projects | |
| K1 Sheriff's Dive Unit | |
| K2 Utilities Department | |
| K3 Parks & Grounds | |
| K4 Tire Barn | |



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| Potential County Projects | Potential Community Projects |
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| Relocation Projects | |
| K1 Sheriff's Dive Unit | |
| K2 Utilities Department | |
| K3 Parks & Grounds | |
| K4 Tire Barn | |



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Table 1
Placer County Government Center Existing Buildings

Building	Current Use	Address	Existing Area (square feet)
Placer County Government Center			
12 13 14	Finance Administration Building (FAB)	2950 Richardson Dr. 2952 2954 2956 2958 2960 2968 2966 2964 2962 2970 2976 2980 2986	87,543
21 21G	DeWitt Museum	2985 Richardson Dr. 2975	1,218
25	Community Development Resource Center (CDRC)	3091 County Center Dr.	97,923
100 RAMP			
107	Health and Human Services	11464 B Ave. 11465 C Ave.	8,739
108	Health and Human Services	11474 B Ave. 11475 C Ave.	10,788
109	Health and Human Services	11484 B Ave. 11485 C Ave.	9,668
110	Health and Human Services	11512 B Ave. 11513 C Ave.	10,479
111	Health and Human Services	11522 B Ave. 11523 C Ave.	10,106
112	Grand Jury/ Health and Human Services	11532 B Ave. 11533 C Ave.	9,265
113	Health and Human Services	11542 B Ave. 11543 C Ave.	9,723
114	Health and Human Services	11552 B Ave. 15253 C Ave.	9,299

Table 1
Placer County Government Center Existing Buildings

Building	Current Use	Address	Existing Area (square feet)
115	Health and Human Services	11562 B Ave. 11563 C Ave.	8,487
116	Health and Human Services	11572 B Ave. 11573 C Ave.	8,419
117	Health and Human Services	11582 B Ave. 11583 C Ave.	10,057
118	Chapel	2945 First St.	4,815
200 RAMP			
208	Museum Storage/Admin Services	11480 C Ave. <i>11484</i> <i>11486</i> <i>11488</i> <i>11490</i>	4,997 6,398
208.1	Vacant	-	
209	Museums/Admin Services/Building Maintenance Shop	11500 C Ave. 11510 11526 <i>2875 2nd St.</i>	17,311
210	Department of Public Works and Facilities/ Placer County Sheriffs Office	11476 C Ave. <i>2801 2nd St.</i> <i>2803</i> <i>2805</i> <i>2809</i> <i>2815</i> <i>2819</i> <i>2855</i>	41,398
211	Clerk Recorder Elections	11534 C Ave. 11535 D Ave.	8,656
212	Health and Human Services/ Clerk Recorder Elections	11544 C Ave. 11545 D Ave.	8,955
300 RAMP			
301	Department of Public Works	11412 E Ave. 11411 F Ave.	13,127
302	Admin Services/ Department of Public Works and Facilities	11430 E Ave. 11429 F Ave.	13,406

Table 1
Placer County Government Center Existing Buildings

Building	Current Use	Address	Existing Area (square feet)
303	Emergency Shelter	11442 E Ave. 11441 F Ave	11,954
304	Admin Services	11460 E Ave. 11459 F Ave.	12,967
305	Department of Public Works and Facilities/ Placer County Sheriffs Office/Oes	11472 E Ave. 11471 F Ave.	13,594
306	Ag Commissioner/ Farm Advisor	11477 E Ave.	10,830
307	Placer County Sheriffs Office Morgue/ Ag Commissioner	2785 2nd St.	5,712
308	Parks and Grounds	2755 2nd St.	1,935
309	Vacant	11536 D Ave. 11537 E Ave.	5,018
310	Vacant	11546 D Ave. 11547 E Ave.	5,112
311	Vacant	11556 D Ave. 11557 E Ave.	5,118
312	Vacant	11566 D Ave. 11567 E Ave.	5,118
313	Vacant	11576 D Ave. 11577 E Ave.	5,118
313D	Vacant	11577 E Ave.	3,243
314	Vacant	11586 D Ave. 11587 E Ave.	5,131
315	Vacant	11596 D Ave.	4,769
318	Vacant	11517 F Ave.	4,394
319	Vacant	11528 E Ave.	1,808
319A	Vacant	2745 2nd St.	
320	Vacant	11538 E Ave. 11539 F Ave.	5,116
321	Vacant	11548 E Ave. 11549 F Ave.	5,116

**Table 1
Placer County Government Center Existing Buildings**

Building	Current Use	Address	Existing Area (square feet)
322	Vacant	11558 E Ave. 11559 F Ave.	5,116
323	Vacant	11568 E Ave. 11569 F Ave.	5,116
324	Vacant	11578 E Ave. 11579 F Ave.	5,116
400 RAMP			
401	Department of Public Works and Facilities - Gas Station	11448 F Ave.	1,597
402	Department of Public Works and Facilities - Tire Barn	11448 F Ave.	2,400
403	Department of Public Works and Facilities - Garage	11448 F Ave.	18,574
410	Vacant	11558 F Ave.	21,122
411	Vacant	11558 F Ave.	200
412	Vacant	11558 F Ave.	
413	Department of Public Works and Facilities - Utilities	11510 F Ave.	325
416	Department of Public Works and Facilities - Utilities	11510 F Ave.	2,400
417	Placer County Sheriffs Office Dive Team	11498 F Ave.	3,559
418	Department of Public Works and Facilities - Roads Admin	11460 F Ave.	1,220
419	Department of Public Works and Facilities - Roads Sign Shop	11428 F Ave.	1,805
420	Department of Public Works and Facilities - Roads Transit	11432 F Ave.	3,453
420A	Department of Public Works and Facilities - Roads Transit Modular	11432 F Ave.	
421	Department of Public Works and Facilities - Roads Paint Storage	11432 F Ave.	1,800
423	Department of Public Works and Facilities - Roads Barn	11402 F Ave.	3,600

Table 1
Placer County Government Center Existing Buildings

Building	Current Use	Address	Existing Area (square feet)
425	Department of Public Works and Facilities - Roads Striping Garage	11418 F Ave.	3,154
430 (500)	Department of Public Works and Facilities - Parks	2725 3rd St.	7,250
510 520	Auburn Jail-Kitchen Auburn Jail	11252 C Ave. 2775 Richardson Dr. 2275 Richardson Dr.	119,910
505	Auburn Justice Center (AJC)	2929 Richardson Dr.	110,200
530	Juvenile Detention Center (JDC)	11260 B Ave.	43,526
502	Wildlife Rescue	11251 B Ave.	9,292
507	Animal Services Center	11232 B Ave.	36,987
503A 503C 503D	Children's Emergency Shelter (CES) - Admin Modular Classroom Shelter	11084 B Ave. 11098 B Ave. 11080 B Ave. <i>11090</i> <i>11094</i>	19,113
504	Women's Shelter	Not Available	14,508
516	Placer County Sheriffs Office Boat Barn	11267 B Ave.	1,500
S180	Placer County Fire Station 180	11645 Atwood Rd.	9,400
Fulweiler Site			
	Auburn Administration Center (AAC)	145 Fulweiler	19,609
	County Administration Building (CAB)	175 Fulweiler	23,675

INTENTIONALLY LEFT BLANK



Erik C. White, Air Pollution Control Officer

October 6, 2017

SENT VIA E-MAIL: SHerring@placer.ca.gov

Shirlee Herrington,
 Environmental Coordination Services
 Placer County
 Community Development Resources Agency
 3091 County Center Drive, Suite 190
 Auburn, CA 95603

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Placer County Government Center Master Plan Update Project

Ms. Herrington,

Thank you for submitting the **Notice of Preparation of a Draft Environmental Impact Report for the Placer County Government Center Master Plan Update Project** (Project) to the Placer County Air Pollution Control District (District) for review and comment. The District provides the following comments for consideration.

- On page 3 under the Site Description, the dates given for the building demolition and construction should align with the information provided on the county's website. The Finance and Administration Building was built in 1998. The Community Development Resource Center building was 2006 and the Auburn Justice Center was 2008, making those mid-2000s. This information can be found here: <https://www.placer.ca.gov/departments/facility/capitalimprovements/projects>
- The District's CEQA Thresholds of Significance for criteria pollutants and Greenhouse Gas (GHG) are summarized in the tables below:

Criteria Pollutant Thresholds								
Construction Phase			Operational Phase Project-Level			Operational Phase Cumulative-Level		
ROG	NOx	PM ₁₀	ROG	NOx	PM ₁₀	ROG	NOx	PM ₁₀
(lbs/day)	(lbs/day)	(lbs/day)	(lbs/day)	(lbs/day)	(lbs/day)	(lbs/day)	(lbs/day)	(lbs/day)
82	82	82	55	55	82	55	55	82

Greenhouse Gas Thresholds			
Bright-line Threshold 10,000 MT CO ₂ e/yr			
Efficiency Matrix			
Residential		Non-residential	
Urban	Rural	Urban	Rural
(MT CO ₂ e/capita)		(MT CO ₂ e/1,000sf)	
4.5	5.5	26.5	27.3
De Minimis Level 1,100 MT CO ₂ e/yr			

The District recommends applying the District's adopted thresholds to determine the level of significance for the Project's related criteria pollutants and GHG impacts.

- The District's California Environmental Quality Act (CEQA) Air Quality 2017 Handbook (Handbook) provides recommended analytical approaches and feasible mitigation measures when preparing air quality analyses for land use projects. The Handbook is available on the District's website at

<http://www.placerair.org/landuseandceqa/ceqaairqualityhandbook>. Except where noted below additional detail relating to the following recommended items can be found within the Handbook.

- The Project is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the District. The SVAB is designated as nonattainment for federal and state ozone (O₃) standards, nonattainment for the federal particulate matter standard (PM_{2.5}) and state particulate matter standard (PM₁₀). Within the Air Quality section of the Initial Study, the District recommends the discussion include the area designations for the federal and state standards for the SVAB.
- The California Emissions Estimator Model (CalEEMod) is recommended when estimating the Project related air pollutants emissions from construction and operational phases. CalEEMod quantifies criteria pollutant emissions, including greenhouse gases (GHGs) from construction and operation (including vehicle use), as well as GHG emissions from energy production, solid waste handling, vegetation planting and/or removal, and water conveyance. In addition, CalEEMod calculates the benefits from implementing mitigation measures, including GHG mitigation measures, developed and approved by CAPCOA. Please contact the District for information on appropriate default settings applicable to the project area.

The District requests copies of all modeling analysis files during the review of the DEIR for public review and comment.

- In the event the air quality analysis demonstrates the potential for the Project to cause or generate significant adverse air quality related impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. Additional mitigation measures can be found in the District's CEQA Handbook within the following related appendices.

Appendix A. District Rules and Regulations (Construction and Operational)

Appendix C. Recommended Mitigation Measures (Construction)

Appendix E. Recommended Mitigation Measures (Operational)

Appendix F. Mitigation Measures (Greenhouse Gases)

- As previously stated, the Project is located within the SVAB and is designated nonattainment for the PM_{2.5} standard. PM has been linked to a range of serious respiratory and cardiovascular health problems¹. Wood burning devices are a source of PM emissions which contribute to the region's air pollution. The District recommends that the construction, installation or use of wood burning devices be prohibited within the Project area. Only natural gas or propane fired fireplace appliances shall be allowed. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application.
- The District recommends a CALINE 4 modeling analysis for carbon monoxide (CO) concentration be performed and discussed within the environmental document either of the following scenarios is true for any intersection affected by the project traffic, the project should conduct a site-specific CO dispersion modeling analysis to evaluate the potential local CO emission impact at roadway intersections:
 - A traffic study for the project indicates that the peak-hour LOS on one or more streets or at one or more intersections (both signalized and non-signalized) in the project vicinity will be degraded from an acceptable LOS (e.g., A, B, C, or D) to an unacceptable LOS (e.g., E or F); or
 - A traffic study indicates that the project will substantially worsen an already existing unacceptable peak-hour LOS on one or more streets or at one or more intersections in the project vicinity. "Substantially worsen" includes situations where a delay would increase by 10 seconds or more when project-generated traffic is included.

¹ <http://www.epa.gov/ncer/science/pm/>

6. The project description mentions that existing buildings will be demolished. This should be part of the discussion for air quality.

If there is any further renovation and/or demolition, be advised that this needs to take place under the U.S. EPA's NESHAP requirements. The following should be an advisory note on the improvement plans for this project.

- The Asbestos National Emission Standard for Hazardous Air Pollutants (Asbestos NESHAP) (Title 40 Code of Federal Regulations, Subpart M § 61.145) establishes requirements applicable to demolition and renovation projects. Generally, these requirements are:
 - a. Prior to beginning renovation or demolition, a thorough asbestos inspection must be conducted by a California Division of Occupational Safety and Health (CAL OSHA) Certified Asbestos Consultant or a Site Surveillance Technician.
 - b. Owners or operators must submit written notification to the California Air Resources Board (ARB) and the U.S. Environmental Protection Agency at least 10 working days prior to beginning renovation or demolition activity.
 - i. **For demolition projects:** Written notification is required for all demolition projects, even if no asbestos is identified in the inspection. State law prohibits local agencies from issuing demolition permits unless the applicant has demonstrated exemption or compliance with the notification requirements of the Asbestos NESHAP (CA Health and Safety Code § 19827.5).
 - ii. **For renovation projects:** Written notification is required if the amount of asbestos containing material that will be disturbed during the renovation exceeds 260 linear feet of material on pipe, 160 square feet of material on other facility components, or 35 cubic feet of "off facility components" where the length or area could not be measured prior to disturbance.
- Any regulated asbestos containing material must be removed by a CALOSHA licensed and registered asbestos abatement contractor and disposed of at a landfill approved to receive asbestos-containing waste material.
- For more information or to obtain a copy of the Asbestos NESHAP Notification form for projects located in Placer County, please visit the ARB's Asbestos NESHAP webpage (<http://www.arb.ca.gov/enf/asbestos/asbestos.htm>) or call ARB at (916) 322-6036 or the U.S.EPA at (415) 947-4182.

7. The use of fire to manage the vegetation on this property, including maintaining to withstand a wildfire should may be permitted under the Placer County Air Pollution Control District's Regulation 3 and should be included as part of the project.

Thank you for allowing the District this opportunity to review the project proposal. Please do not hesitate to contact me at 530.745.2327 or ahobbs@placer.ca.gov if you have any questions.

Sincerely,



Ann Hobbs
Air Quality Specialist
Planning & Monitoring Section

cc: Yushuo Chang, Planning & Monitoring Section Supervisor

Maureen F. Bauman
P.O. Box 4561 Auburn, CA 95603

Re: Public Comment for the Notice of Preparation for the PCGC Master Plan Update EIR

Dear Mr. Breckenrigdge

The following are my comments in response to the scope of environmental topics for evaluation in the EIR:

I support the designation of Town Center zoning however the additional requirement of the conditional use permit will be problematic for some needed uses. As the EIR evaluates Air Quality and Transportation I would encourage consideration of increased density for housing at this complex. Placer is experiencing an acute housing shortage, particularly for low and very low income. The government center with its proximity to walkable retail is in a unique position to address this. The proximity of close retail would reduce the impact of air quality with less automobile usage and easily accommodate public transportation.

It is going to be critical to assure there are regular bus lines and walking paths through this area to reduce the impact of air quality and decrease the use of personal vehicles. Any encouragement to reduce personal vehicle use would be a positive impact to the Placer County environment.

The need to keep 690,000 of existing building space to honor the history of these buildings seems excessive to me. The main use of these historic buildings was to house a mental health facility which provided treatment consistent with the time and would be memorable to help people remember how far the mental health system has come. At this point, the reduction of existing buildings and the increase of space for housing/retail would have a positive impact on Placer due to the unique potential of this space and the significant need for specialized housing in Placer.

If there is consideration for specialized residential housing it would be critical that these considerations are discussed with Placer County Health and Human Services to assure that there is agreement on the priority of persons in need in Placer.

Thank you for considering my comments

Maureen F. Bauman
P.O. Box 4561
Auburn, CA 95604
Bauman50@sbcglobal.net

Shirlee Herrington

From: Ramona Brockman <ramona.brockman@gmail.com>
Sent: Tuesday, October 03, 2017 3:33 PM
To: Placer County Environmental Coordination Services
Subject: Notice of Preparation Public Comment PCGC Master Plan Update

To: Environmental Coordination Services, Placer County Community Development Resource Agency

From: Ramona Brockman, 4060 Ridge Drive, Loomis CA 95650

Re: Public Comment for the Notice of Preparation for the PCGC Master Plan Update EIR

I would like to thank the Placer County facilities management department and Williams + Paddon Architects for holding numerous public meetings regarding the PCGC/DeWitt Center and their efforts in developing an overall favorably designed Master Plan Update that addresses the communities needs as well as historic preservation elements. However, I would like to present the following comments regarding the draft PCGC Master Plan Update.

1) In regards to the project vision and guiding principles, I would like to see a more comprehensive policy statement noting the goal to retain and adaptively reuse historic DeWitt buildings, in whole and in part, throughout all of the land-use districts identified in the Master Plan Update. Such a policy would help ensure that the Master Plan Update complies with the historic preservation goals stated in the Auburn-Bowman Community Plan as well as the Placer County General Plan.

2) The DeWitt General Hospital is listed on the National Register of Historic Places as a historic district encompassing all of the World War II era DeWitt Hospital structures and qualified for listing under all three areas of historic significance: A) association with significant events; B) association with significant person(s), and C) significant architectural design. DeWitt Hospital is also included on the National Register multiple property listing of Latinos in Twentieth Century California as it was the residence and studio of prominent Latino artist, Martin Ramirez. Therefor, besides the five DeWitt buildings already identified for preservation in the Master Plan Update Historic District, it is important to retain, in whole or in part, additional key DeWitt Hospital buildings and features throughout the property. In particular, preserving the Dewitt Theater is important as it is a significant design element of the hospital and it likely has a significant connection to the life and work of artist Martin Ramirez. Additional elements essential to the history and design of the DeWitt Hospital include its Patient Wards and their connecting corridors to the Chapel and Theater, the Auditorium, the Gymnasium, Swimming Pool and the Grid Street Pattern. Considering the aforementioned DeWitt Hospital's historic significance, does the preferred option as presented in the Master Plan Update provide the greatest opportunity to adaptively reuse and preserve historic buildings, or do any of the alternative options presented enable more historic buildings to be preserved and adaptively reused?

3) Given the economic constraints as discussed in the Economic Assessment section of the Master Plan Update, is there a phasing plan that would include the maintenance and reuse of existing historic DeWitt buildings? For instance, the Master Plan Update states that an event center is envisioned to be adjacent to the Central Green. The historic Dewitt Auditorium is already located in this area and can likely function as an event center as this was its original purpose. Likewise, reusing the DeWitt Theater and former senior center buildings can help create synergy and interest bringing the public back to the DeWitt Center and attracting developers. Capitalizing on

DeWitt's history through both historic preservation and creative design to adaptively reuse entire or significant portions of the key historic DeWitt Hospital buildings would utilize an important and proven Placemaking technique as well as follow the goals of the Auburn-Bowman Community Plan and the Placer County General Plan.

4) The NOP states that the proposed Health and Human Services building will demolish three historic DeWitt Hospital Patient Wards included in the National Register listing of the DeWitt Hospital Historic District. Will the Health and Human Services building project level EIR include alternatives other than total demolition of the three historic Patient Wards? It seems premature to advise historic building demolition before the EIR is drafted.

5) Why does the candidate finding approach study, referenced as appendix G, not include the use of historic building financial incentives such as the adaptive reuse federal tax credits program?

6) Do the DeWitt Hospital building condition evaluations take into account the fact that these buildings qualify for California Historic Building Codes?

7) While the description of the Historic District on page 79 does not reference the relocation of the current DeWitt museum, renderings of the proposed Historic District depict the relocation of this building.

The relocation of the current museum to the Historic District site would compromise the historic sense of place as this building pre-dates World War II, thus detracting from the historic DeWitt Chapel and Patient Wards constructed by the army.

8) How will the Master Plan Update adhere to the Surplus Land Act which states that a good faith effort must be made to use any surplus government land for affordable housing and/or recreational use?

Thank you for your attention to these concerns and questions.

Sincerely,
Ramona Brockman

DEPARTMENT OF TRANSPORTATION

DISTRICT 3
703 B STREET
MARYSVILLE, CA 95901
PHONE (530) 741-4286
FAX (530) 741-5346
TTY 711
www.dot.ca.gov



*Serious drought.
Help save water!*

October 11, 2017

GTS# 03-PLA-2017-00084
03-PLA-049 PM 6.259

Shirlee Herrington
Placer County Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603

Placer County Government Center Master Plan Update

Dear Shirlee Herrington:

Thank you for including the California Department of Transportation (Caltrans) in the environmental/application review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

The project will update the 1993 Comprehensive Facilities Master Plan for the PCGC and establish a long-term vision and ongoing facilities-planning guide for capital improvement projects at the PCGC campus with a 20-year planning horizon. These plan elements will provide the County with a guide for implementing priority facility and infrastructure projects over time. The project site is located in North Auburn on the west side of State Route (SR) 49, north of Atwood Road and south of Bell Road. The following comments are based on the Notice of Preparation of an Environmental Impact Report (NOPEIR) received.

Traffic Operations

Our primary concern regarding development of the Placer County Government Center is the impact of northbound left turns on SR 49.

SR 49/Atwood Road

There are 347 northbound left turns in the AM peak at the SR 49/Atwood Road intersection, well above the demand for dual left turn lanes, based on the general rule of adding a second left-turn lane when there are more than 300 vehicles per hour. We recognize these constraints:

- Widening SR 49 to provide the additional turn lane would be difficult and costly.
- There are existing safety and operational concerns at the Atwood Road/Drive-In Way intersection, which is very close to the SR 49/Atwood Road intersection. Providing two westbound lane through this intersection might exacerbate the condition.
- Atwood Road has only one westbound lane west of Drive-In Way, and widening would be costly and disruptive to existing development.

Please include discussion of the feasibility of improvements at this intersection, and possible alternatives that will minimize further degradation of LOS due to proposed development.

SR 49/Willow Creek Drive

There are 181 northbound left turns in the AM peak and 153 in the PM peak at this intersection. While this is currently below the 300 vehicles/hour threshold, future development is likely to create a demand for dual left turn lanes. The relatively new shopping center in the northwest quadrant contains several restaurants, so any future traffic studies should include the midday peak hour volume.

SR 49/Masters Court

In conjunction with northbound left turns here, we are concerned about left turns at this intersection. Left turns are currently allowed here, even though uncontrolled left turns are generally not recommended across three lanes of oncoming traffic. The major reason for this is the large trucks that need access to the Les Schwab Tire Center. The intersection skew make the southbound-to-westbound right turn difficult for large trucks, so northbound-to-westbound left turns are allowed. Our long-term preference would be to have Masters Court extend either west to First Street or north to Willow Creek Drive. This would allow large trucks to enter Masters Court from the extension. Then left turns from SR 49 to Masters Court could be prohibited, which would provide needed storage length for left turns to Willow Creek Drive.

Ms. Shirlee Herrington, Placer County Community Development Resource Agency
October 11, 2017
Page 3

Miscellaneous

Page 13 of the traffic study discusses a mix of Class II and Class III bike facilities on SR 49 from Interstate 80 to the Nevada County line. An upcoming major rehabilitation project will provide Class II Bike Lanes from Interstate 80 to Dry Creek Road. Figure 5 shows existing Class II Bike Lanes on SR 49. As this will be true in the near future, no changes to this figure are needed.

Page 20 of the traffic study identifies near-term improvements. The “SR 49/Education Street Intersection” bullet discusses improvements at this intersection as well as intersection improvements along 1st Street at Professional Drive and Willow Creek Drive. Please distinguish these improvements from the SR 49/Education Street improvements. Also, it should be noted that the 1st Street and Willow Creek Drive has a roundabout in place. Including this intersection in a discussion for a signal improvement is unclear.

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any question regarding these comments or require additional information, please contact David Smith, Intergovernmental Review Coordinator for Placer County, by phone (530) 634-7799 or via email to david.j.smith@dot.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Yount', with a long horizontal flourish extending to the right.

KEVIN YOUNT, Branch Chief
Office of Transportation Planning
Regional Planning Branch—North

Department of Facilities Services
11476 C Ave.
Auburn, CA 95603

Dear Sirs,

October 2, 2017

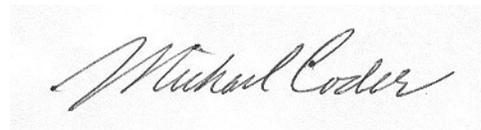
As a property owner, a resident of Placer County, and advocate for the preservation of local history, I am concerned that the Health and Human Service building construction will demolish three historic DeWitt Hospital patient wards that are included in the National Register listing of DeWitt Hospital as a historic district.

The Master Plan should include a detailed policy statement to retain and adaptively reuse the historic DeWitt structures, especially important buildings, including the theatre, (which was, at county expense examined and found to be structurally sound), and attached patient wards, auditorium, gym, pool, and powerhouse.

I am also wondering if the site development alternatives 1, 2, or 3 have greater opportunity to preserve or adaptively reuse more historic DeWitt buildings?

I would also like to inquire how the county intends to maintain the structural integrity of all of the historic DeWitt buildings to allow for the greatest potential of reuse as the Master Plan build-out time frame is twenty years?

Sincerely,

A handwritten signature in cursive script that reads "Michael Coder". The signature is written in dark ink on a light-colored, slightly textured background.

Michael Coder
10701 Mt. Vernon Rd.
Auburn, CA 95603



EDMUND G. BROWN JR.
GOVERNOR



MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

29 September 2017

Paul Breckenridge
Placer County
2855 Second Street
Auburn, CA 95603

CERTIFIED MAIL
91 7199 9991 7035 8360 3605

RECEIVED
FACILITY SERVICES
2017 OCT -2 PM 3:59

COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, PLACER COUNTY GOVERNMENT CENTER MASTER PLAN UPDATE PROJECT, SCH# 2017092020, PLACER COUNTY

Pursuant to the State Clearinghouse's 7 September 2017 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environment Impact Report* for the Placer County Government Center Master Plan Update Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:
http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Caltrans Phase I MS4 Permit, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/caltrans.shtml.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance (i.e., discharge of dredge or fill material) of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements (WDRs)

Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

Land Disposal of Dredge Material

If the project will involve dredging, Water Quality Certification for the dredging activity and Waste Discharge Requirements for the land disposal may be needed.

Local Agency Oversight

Pursuant to the State Water Board’s Onsite Wastewater Treatment Systems Policy (OWTS Policy), the regulation of septic tank and leach field systems may be regulated under the local agency’s management program in lieu of WDRs. A county environmental health department may permit septic tank and leach field systems designed for less than 10,000 gpd. For more information on septic system regulations, visit the Central Valley Water Board’s website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/owts/sb_owts_policy.pdf

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

- 1. Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
- 2. Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other

action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of the waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.

A handwritten signature in black ink that reads "Stephanie Tadlock". The signature is written in a cursive, flowing style.

Stephanie Tadlock
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

September 5, 2017

Thank you for the opportunity to comment on the NOP for the Pacer County Government Center. I may submit more comments once I have a chance to review the NOP. Here are my comments:

Residential Density – The proposed plan recommends residential densities of 30 units per acre or more. The maximum residential density in the A/BCP is 15 units/acre. The EIR should explain how the higher density will be achieved.

The EIR needs to address the impacts on recreational amenities at the PCGC

- **Swimming Pool** – Although the swimming pool has been filled-in with dirt, it is my understanding that the fill material was a safety measure and was not intended to destroy the pool. If the pool had been impacted, the County would have destroyed a protected cultural resource. If the pool is ultimately destroyed as a result of the master plan, the loss of the pool needs to be mitigated.
- **Community Garden** – If the community garden is proposed to be removed, the loss of the garden needs to be mitigated.

Existing State and Local laws and polices

California Surplus Land Act (Government Code 54220-54233) – This law requires that surplus government land first be considered for affordable housing, park and recreational proposes. The EIR needs to discuss how this project is in compliance with this state law.

1994 Auburn Bowman Community Plan (It was amended in 1999). The following are additional policies, beyond what was referenced in the draft plan, that apply to the project.

A) Population and Housing

- Discourage large concentrations of low-cost housing through dispersal of such units through mixed-use areas, within single-family subdivisions, as accessory apartments, etc. Exceptions to this may be areas closely tied to an exceptional location in terms of proximity to social services, medical facilities, commercial areas, transit facilities, and recreational opportunities.
- Develop a mixed-use designation for the north Auburn area to encourage commercial projects to provide housing. The mixed use district will allow for residential uses in conjunction with commercial projects or for a specific type of residential use not currently found in the Auburn area.
- Whenever feasible, new multifamily and other higher density single-family residential development projects should be oriented toward adjacent roadways to tie the development in with the surrounding neighborhoods.

- Pedestrian walkways should be incorporated into multifamily and urban residential subdivisions to provide access to adjoining neighborhoods and adjacent commercial areas.
- If determined to be appropriate for residential development, the County may lease, sell, or grant County-owned surplus property to facilitate the construction of affordable housing.
- **SURPLUS COUNTY LAND - Housing Program-** As opportunity arises, the County shall evaluate all County-owned surplus land to determine its suitability for workforce and affordable housing. This evaluation should include the identification of appropriate entities to hold or acquire such land. The County shall also identify a process for transferring the properties to these entities, including procedures for land exchanges if sites more suitable for affordable and workforce housing are identified. Affordable housing developed under this program shall have affordability covenants to ensure long-term deed restrictions. Responsibility: CDRA Planning Services Division Timeframe: June 2014 Funding: General Fund

B) Land Use

- Prevent additional unattractive strip commercial areas from developing in the Plan area. Such areas are characterized by linear buildings parallel to major roads without sufficient architectural interest, setbacks, or character, and often having monotonous, reticulated building facades (see Placer County Design Guidelines, Pages 33-35). Compliance with these guidelines is strongly encouraged.
- Encourage land uses that accommodate commercial services that are regional in character, that provide goods and services that residents now travel outside the area to obtain, that provide goods and services in short supply in the area, while at the same time acknowledging that site constraints, design guidelines, and other land use considerations may limit the development of "regional malls," "power centers," very large commercial boxes or similar types of development.
- Mixed use designation for DeWitt – The EIR needs to compare the proposed master plan with the general Mixed-use discussion on pages 46 to 47, the specific DeWitt discussion on pages 49 to 52 and planning principle #3 on page 10.

C) Community Design

- including solid fences. Natural vegetation should dominate where possible. Where existing vegetation is inadequate, the use of native plant materials is encouraged. Landscaping materials should provide an informal character and smooth transition between buildings, parking lots adjoining roadways and open areas.
- Where possible, preserve native trees and support the use of native and/or drought tolerant plant materials in all revegetation/landscaping projects.
- Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them and use them as a focal point of community design.

- Whenever feasible, new multifamily and other higher density single family residential development projects should be oriented toward adjacent roadways to tie the development in with the surrounding neighborhood.

Cultural Resources

- Identify and protect from destruction and abuse all representative and unique historical, cultural, and archaeological sites and their immediate environment.
- Encourage the development of multipurpose facilities which can function as recreational sites, open space areas and for historic, cultural, and archaeological preservation.
- Require site specific studies for archaeological or historical sites within the federal government's definition of "historical context" in all instances where land development has the potential to have a detrimental impact on these sites.
- Protection of significant cultural resource is a priority over recordation and/or destruction.

Placer County General Plan

Land Use

- The County shall require that new commercial development be designed to encourage and facilitate pedestrian and cyclist circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.
-
- The County shall require new commercial development to be designed to minimize the visual impact of parking areas from public roadways and existing residential uses.

Jobs/Housing Balance

- The County shall encourage the creation of primary wage-earner jobs, or housing which meets projected income levels, in those areas of Placer County where an imbalance between jobs and housing exists.

Development Form and Design

- Except as otherwise provided in the Design Guidelines of an approved Specific Plan, the County shall require all new development to be designed in compliance with applicable provisions of the Placer County Design Guidelines Manual.
- Historically or architecturally significant buildings should be preserved and not be substantially changed in exterior appearance in ways that diminish their historical character, unless doing so is necessary to avoid or mitigate hazards, and other means of mitigation are infeasible. Such structures should be preserved and used as focal points of community design.
- The County shall, where appropriate, require new development to provide activity pockets along public sidewalks as pedestrian amenities, including such features as benches, sitting ledges, and mini-parks.
- The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.

Cultural Resources

- The County shall assist the citizens of Placer County in becoming active guardians of their community's cultural resources.
- The County shall solicit the cooperation of the owners of cultural and paleontological resources, encourage those owners to treat these resources as assets rather than liabilities, and encourage the support of the general public for the preservation and enhancement of these resources.
- The County shall solicit the views of the Native American Heritage Commission, State Office of Historic Preservation, North Central Information Center, and/or the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.
- The County shall coordinate with the cities and municipal advisory councils in the County to promote the preservation and maintenance of Placer County's paleontological and archaeological resources.
- The County shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a Countywide cultural resource data base, to be maintained by the Division of Museums.
- The County shall require that discretionary development projects are designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical, or paleontological consultants, depending on the type of resource in question.
- The County shall use the State Historic Building Code to encourage the preservation of historic structures.
- The County shall support the registration of cultural resources in appropriate landmark designations (i.e., National Register of Historic Places, California Historical Landmarks, Points of Historical Interest, or Local Landmark).

Airport Safety

- The County shall limit land uses in airport safety zones to those uses listed in the applicable airport comprehensive land use plans (CLUPs) as compatible uses. Exceptions shall be made only as provided for in the CLUPs. Such uses shall also be regulated to ensure compatibility in terms of location, height, and noise.

Landscape Guidelines

- The EIR should discuss consistency with the Placer County Landscape Guidelines, including parking lot shading. The parking lot shading specifically states that: *Trees shall be planted and maintained throughout the parking lot to ensure that, within fifteen (15) years after establishment of the parking facility, at least fifty (50) percent of the parking area is shaded.*
- The soil in North Auburn has a lot of rock and may not be conducive to tree growth. Most of the trees planted in North Auburn parking lots appear to have stunted growth. A mitigation measure to ensure that good tree growth occurs should include adequate soil preparation prior to the planting of trees in the parking lot.

Placer County Design Guidelines Manual

- The EIR should discuss the consistency with the Placer County Design Guidelines Manual

Shirlee Herrington

From: Charlene Daniels <cdaniels2525@yahoo.com>
Sent: Thursday, October 05, 2017 3:46 PM
To: Shirlee Herrington
Subject: PCGC NOP comments

Shirlee

The following are additional comments for the PCGC Master Plan now that I have had the opportunity to review the Notice of Preparation:

- On page 10 of the NOP, it states that: "as part of the PCGC Master Plan Update process, to revisit the current zoning and pursue higher residential densities for this area of the campus with the Town Center (TC) designation". Is the TC designation a current zoning or a combined zoning designation? The Town Center is not listed in section 17.060.010 of the Zoning Ordinance. If the County is proposing to create a new TC designation, the project description should be expanded to include the new zone district. The EIR needs to evaluate the creation of a new zoning designation.
- On page 10 of the NOP, it states that the Commercial Planned Development (CPD) zone district allows for one residential unit per 2,000 square feet. However, the NOP fails to mention that the maximum density permitted by the Auburn/Bowman Community Plan (A/BCP) is 15 units per acre. The EIR should include a discussion on the maximum density permitted by the Community Plan and that the maximum density permitted by the A/BCP takes precedent over the maximum density permitted by the zone district. If the County is proposing to increase the density permitted by the A/BCP, the project description should be expanded to include the General Plan Amendment request and the EIR needs to evaluate all the impacts associated with increasing the maximum density permitted in the A/BCP. If the County is not requesting that the maximum density be increased for the A/BCP, the EIR needs to explain how the residential density will be increased from the based density of 15 units per acre.(i.e. density bonuses, transfer of density from open space areas, etc).
- Will the community garden be retained? If not, the EIR should address the loss of the recreational amenity and mitigation measures should be proposed.
- The EIR needs to include a detailed jobs/housing analysis to address the types of new jobs that will be generated by the proposed project and the impact the new jobs will have on the area's affordable housing supply. The A/BCP EIR concluded that the impact to affordable housing is considered significant in the long term due to an insufficient supply of land zoned to accommodate multi-family housing. The EIR should also propose mitigation measures to address an already significant impact.
- The City of Auburn is proposing to extend the runway of the Auburn Airport. This extension could affect the overflight zones on the County's property. The EIR should discuss the impacts of the possible expansion on the proposed master plan, including the possible impacts on residential uses especially if the C1 zone is extended to include the proposed multi-family project.

Shirlee Herrington

From: Kay Fegette <kayhf@aol.com>
Sent: Wednesday, October 04, 2017 4:41 PM
To: Shirlee Herrington

Ms Herrington:

Thank you for the opportunity to comment on the NOP for the DeWitt/PCGC Master Plan. I would like the following comments to be addressed in the EIR:

- The Auburn/Bowman Community Plan and the Placer County General Plan have numerous goals and policies for the preservation of cultural resources. The EIR should evaluate the proposed master plan for compliance with these goals and policies in light that the DeWitt Center is on the National Historic Register.
- It appears that the existing pool is proposed to be removed. I have been informed by the County that the pool can still be used if the fill material is removed. Therefore, the pool is still considered to be a recreational resource. The EIR needs to provide a mitigation measure for the loss of this recreational resource.
- The alternative analysis should address the preservation of additional historic buildings such as the theater and the auditorium.
- The project description should be enhanced to clarify the number of residential units that are proposed to replace the 90-plus Bell Garden apartments that had been demolished by the County. In the past, the County stated that the Bell Garden apartments will be replaced. The project description should specify the number of new affordable units so it is clear what the net increase of affordable residential units will be added to the County's housing supply.
- The EIR needs to address compliance with the State's Surplus Land Act.

Kay Fegette

Public Comment Form

for the Notice of Preparation for the **PCGC Master Plan Update EIR**

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir>

Scoping Meeting Date: September 18, 2017

Public Review Period: 09/07/17 to 10/06/17

Your comments must be postmarked by October 6, 2017

- ✓ Comments must be written legibly with complete contact information in order to be considered.
- ✓ Comments are preferred by email to cdraecs@placer.ca.gov, or
 - By Fax 530-745-3080
 - By Mail Environmental Coordination Services, Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn CA 95603
- ✓ Please attach additional pages if more space is needed.

Are retention basins being designed as fenced off water features — or as a compliment to the environment for public & wildlife enjoyment?

Your Name Pam Hart

Mailing Address _____

City _____ State _____ Zip 95602

Email pamulat@hotmail.com

PLACER COUNTY LOCAL AGENCY FORMATION COMMISSION

110 MAPLE STREET, AUBURN, CALIFORNIA 95603 • 530-889-4097
LAFCO@PLACER.CA.GOV

October 6, 2017

COMMISSIONERS:

RON TREABESS,
CHAIR (*SPECIAL DISTRICTS*)

DR. BILL KIRBY, VICE CHAIR
(*CITY*)

JOSHUA ALPINE
(*SPECIAL DISTRICTS*)

STAN NADER
(*CITY*)

E. HOWARD RUDD
(*PUBLIC*)

ROBERT WEYGANDT
(*COUNTY*)

JIM HOLMES
(*COUNTY*)

**ALTERNATE
COMMISSIONERS:**

JACK DURAN
(*COUNTY*)

JIM GRAY
(*PUBLIC*)

GREG JANDA
(*CITY*)

MIKE LYNCH
(*SPECIAL DISTRICTS*)

STAFF:

KRIS BERRY, AICP
EXECUTIVE OFFICER

LINDA WILKIE
*CLERK TO THE
COMMISSION*

WILLIAM WRIGHT
LAFCO COUNSEL

Attention: Shirlee Herrington, Community Development Technician
Environmental Coordination Services

Placer County Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603
Via Email and US mail

RE: Notice of preparation for the Environmental Impact Report for the
County Government Center Master Plan Update

Dear Ms. Herrington:

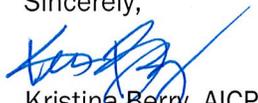
Thank you for the opportunity for opportunity to review the Notice of
Preparation for the County Government Center Master Plan Update.

While the majority of the Dewitt property is already within the Nevada
Irrigation District, a portion of the property is within an exclusionary zone or
"Island" of the District. Although the territory is not within the District, it is in
the Sphere of Influence for NID. Placer LAFCO has been working with
Nevada LAFCO and Nevada Irrigation District on annexation plans for not
just this area, but throughout Western and South Placer County where these
islands exist. It is my understanding that annexation into the NID will likely
be required for development to occur, and as such should be considered in the
Environmental Impact Report.

Although Nevada LAFCO is the Principal County for Nevada Irrigation District,
Placer LAFCO will likely be processing the annexation requests for the
District areas within Placer County. Both Nevada and Placer LAFCO should
be considered as Responsible Agencies for preparation of the
Environmental Impact Report.

Please feel free to contact me if you have any questions.

Sincerely,


Kristina Berry, AICP
Executive Officer

Cc: SR Jones, Nevada LAFCO Executive Officer
Greg Jones, NID Assistant General Manager
Armon Close, Water Operations Manager

RECEIVED
OCT 02 2017
CDRA

September 25, 2017

Ms. Shirlee Herrington, Environmental Coordination Services
Placer County, Community Development Resources Agency
3091 County Center Drive, Ste. 190
Auburn, CA 95603

RE: Comments on NOP for the PCGC Master Plan Update EIR

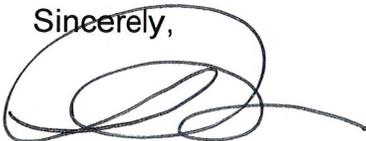
Dear Ms. Herrington:

Living in decent, affordable, and reasonably located housing is one of the most significant determinants of health and wellbeing. Proper housing means more than just shelter; housing affects our lives in other critical ways, determining our access to work, education, recreation, and shopping. A person's health -- even their life expectancy -- has been linked to which zip code they live in.

The cost and availability of housing also matters for the state's economy, affecting the ability of businesses and other employers to hire and retain qualified workers and influencing their decisions about whether to locate, expand, or remain in California. Many of our brightest college graduates leave California because they cannot find an affordable home locating to more affordable areas.

Given the history of the Dewitt Center and the number of affordable housing units it previously contained, maximizing the number of affordable housing units must be a priority. There continues to be a huge gap between the number of affordable housing units available and what is needed to house low or moderate-income households. This project presents an excellent opportunity to begin to close the gap and serve as a model for future projects.

Sincerely,



Gary McDonald
Executive Director

September 23, 2017

Shirlee Herrington

Environmental Coordination Services

Placer County Community Development Resource Agency

3091 County Center Drive, Suite 190

Auburn, CA 95603

Re: Placer County (DeWitt) Government Center Master Plan Update

I attended the Environmental Impact Report Scoping Meeting on September 18, 2017 at DeWitt and attended the Break-Out Station regarding Natural resources and sustainability.

My comments are as follows:

As a previous participant in the 2020 Vision for Auburn, in the year 2000-2001, I strongly believe that we, the community of Placer County and the City of Auburn, need to pay attention to climate changes that affect us all.

This means, to me, that we need to develop plans to reduce our carbon imprint and pay attention to our air quality and greenhouse gases. This might also include our water.

To accomplish these concerns, I would propose that Placer County install solar on all existing and future county buildings. I do notice that we do have some public buses with low emissions.

Collaboration with the City of Auburn, private developers and with the Placer County Climate Action Plan would help us all get on the same page.

Placer County can join other cities in the United States who have goals to reduce their carbon imprint.

Placer County can be an example for other California counties and cities to learn how we did it.

I look forward to receiving continued information regarding more Public Hearings and the opportunity for Public Comments.

Thank you.

Mildred Livingston

836 Holly Hills Dr.

Auburn, CA 95603-3803

530-887-1775

milleelivingston@gmail.com

LEGAL SERVICES
of
NORTHERN CALIFORNIA

September 28, 2017

Ms. Shirlee Herrington
Environmental Coordination Services
Placer County Community Development
Resource Agency
3091 County Center Drive, Suite 190
Auburn, California 95603

Re: Placer County (DeWitt) Government Center Master Plan Update (the "Project")

Dear Ms. Herrington:

Placer County is starting the process of planning for the roughly 200 acres owned by the County at the former DeWitt Center (the Project). Legal Services of Northern California (LSNC), on behalf of its clients, who are all low and very low income persons and families, wishes to submit the following comments in response to the Notice of Preparation (NOP) for the Environmental Impact Report (EIR) for the Project.

We have the following concerns which we hope to have addressed both during the planning for the project and in the EIR for the Project. All of our references with citations are taken from the Housing Element of Placer County's General Plan.

As indicated in the County's presentation of September 18, 2017, the EIR must evaluate land use and planning, and population and housing. The County must pay particular attention to the jobs/housing balance and the increased demand for housing created by the project. The County commissioned, and on August 8, 2017 accepted, the Western Placer County Nexus-Based Affordable Housing Fee Study (hereafter: Study). This study made an analysis of the types and amount of jobs created by housing and commercial development generally within the county, and the concurrent demand for additional housing. It was not a study of the DeWitt Project specifically. At Table B-10 the Study calculates that there will be 993 jobs created for each 1,000 units of market rate housing. The Study also establishes that there is a "linkage between new non-residential buildings and the need for new affordable housing units..." (Study, p. 13.) Study Table C-2 estimates that 18.1 additional households will be created for every 100,000 square feet of non-residential development. Extrapolating from this data, we may conclude that the Project will have a significant impact on the demand for affordable housing.

Overall the Project does not seem to provide enough housing of any kind. The 2-3 acres proposed for housing represents 1-2% of the land area of the Project, although apparently that amount could be increased if some

Mother Lode Regional Office:
190 Reamer Street
Auburn, CA 95603
P: 530.823.7560
F: 530.823.7601
www.lsn.net

A Legal Services Corporation Program



of the commercially zoned acreage, with a proposed but not yet adopted Town Center overlay zone, is zoned accordingly (see Housing Element policy A.5).

We believe that perhaps 10-20 percent of the Project should be used for housing. The center is in close proximity to services such as grocery stores and pharmacies, other retail services, medical services, and public transportation. In short, residential housing within the Project would probably meet all the tests for being classified as “infill housing”.

We are concerned that there is no specific reference to building housing that would be available to low and very low income persons and families within the Project description. We wish to point out that the former Bell Gardens housing development, which the County demolished, used to provide housing for 96 low income persons and families on the Project site.

The County’s most recent Housing Element provides that the County is to make provisions to address its Regional Housing Needs Allocation (RHNA) obligation of 1,365 units of very low income housing and 957 units of low income housing, by 2023. People within those income classifications are clients of our office. The County’s Housing Element Implementation Progress Report of 2016 shows that at that time only 118 very low and low income units have been built during the first four years of the eight-year element.

The County’s Housing Element lists a number of policy and programmatic goals that create a mandate to encourage in every way possible, the provision of housing for these low income citizens of the County. Without unduly lengthening this letter we simply note the following policies and programs in the County’s Housing element that pertain directly or indirectly to the provision of housing for low and very low income persons and families:

1. the County may lease, sell, or grant County-owned surplus property to provide for affordable housing (B-2); (Note that this is a state law obligation as well. See Government Code § 54221, et seq.)
2. low and very low income housing to be built at same time as market rate units, in projects with affirmative low income housing mandates as a result of project approvals (B-6);
3. fees imposed by the County may be waived in certain projects that provide for a stated minimum amount of low and very low income projects (B-8);
4. the County is to encourage multi-family housing in C-1 and C-2 zoning districts (B-12).

Clearly the County has ample authority to further these programs and policies. But the Project also provides unique opportunities for the County to identify the surplus County land which can be made available to facilitate construction of affordable housing; create internal subsidies from the sale or lease of parcels in the Project area; to pledge financial support in the form of assigning lease payments received from private developers within the Project; by assigning some of the sales taxes from new commercial developments within the Project’s boundaries; to appropriate “left over” redevelopment funds to support housing for low income residents; or to lease on favorable rates (\$1 a year year), to developers who will provide low income housing within the project’s boundaries.

Section 1 of the Housing Element provides that the most appropriate location for lower income housing is where all utilities are in place or will be, where close to public transportation and close to retail facilities. The land area within the Project meets all of those criteria.

We believe the County needs to forcefully lead the way in making certain that the Project benefits lower income households and the homeless. If the County, with all of the resources just mentioned, and with the Project solely under its control, can't make provision for and actually provide housing for its least economically well off citizens, then who can?

We stand ready to assist the County, together with our other local partners, to meet these goals for providing housing for the County's most disadvantaged citizens.

Thank you for allowing us to comment on this important project.

Legal Services of Northern California.

A handwritten signature in cursive script that reads "W. H. Whitaker". The signature is written in black ink and is positioned above the typed name and title.

W. H. Whitaker
Managing Attorney

Cc: Robert Joehnck

Shirlee Herrington

From: Wayne Nader <wnader@wavecable.com>
Sent: Monday, September 18, 2017 10:51 AM
To: Shirlee Herrington
Subject: RE: Placer County Government Center Master Plan Update, Notice of Preparation of an EIR and Scoping Meeting

Good morning Shirlee,

I sit on the planning commission and live just a short distance from the DeWitt facility. I am planning on attending tonight's scoping meeting. Previously there were three options being considered. Will the EIR cover the three options or has it been narrowed down to one? I have a preference to option 3.

The shelter is considered a "temporary" use, but will the EIR take into consideration the possibility that it will take on a more permanent status? I sit on a committee that is reviewing possible Auburn area relocation sites for the shelter, but all of the ones that we have narrowed it down to are problematic, so I think it is highly likely that DeWitt will end up as the best site for the shelter. A new facility will need to be constructed. If that is done, I would suggest putting it up right across the street from the Sheriff's facility.

Wayne

From: Shirlee Herrington [<mailto:SHerring@placer.ca.gov>]
Sent: Wednesday, September 6, 2017 1:26 PM
Subject: Placer County Government Center Master Plan Update, Notice of Preparation of an EIR and Scoping Meeting

Good Afternoon Interested Parties,

The Notice of Preparation for the subject project has been released for public review from **09-07-17 to 10-06-17**. You can access the document at the link below. Please let me know if you'd like a hardcopy sent.

<https://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/placer%20county%20government%20center%20master%20plan%20update>

You're also invited to attend the scoping meeting scheduled for the project:

MONDAY, SEPTEMBER 18TH at 5:30 PM

Placer County Community Development Resource Center, Planning Commission Hearing Room, 3091 County Center Drive, Auburn.

*Thank you,
Shirlee*

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## Public Comment Form

for the Notice of Preparation for the PCGC Master Plan Update EIR

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir>

Scoping Meeting Date: September 18, 2017

Public Review Period: 09/07/17 to 10/06/17

Your comments must be postmarked by October 6, 2017

- ✓ Comments must be written legibly with complete contact information in order to be considered.
- ✓ Comments are preferred by email to [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov), or
  - By Fax 530-745-3080
  - By Mail Environmental Coordination Services, Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn CA 95603
- ✓ Please attach additional pages if more space is needed.

SUPPORT THE TOWN CENTER ZONING TO INCREASE THE PROPOSED FIRST PHASE OF A START TO REPLACING BELL GARDENS LOW TO VERY LOW INCOME HOUSING. STRONGLY SUGGEST THAT THE 510,000 SQ. FEET OF MIXED USE INCLUDE AT LEAST 75% OF RESIDENTIAL TO CARRY OUT THE REPLACEMENT OF BELL GARDENS AND ALSO OFFER AFFORDABLE HOUSING FOR EMPLOYEES OF MIDDLE INCOME WAGE JOBS, LIKE SOCIAL WORKERS.

Your Name CHRISTINA NICHOLSON

Mailing Address 11816 KEMPER RD.

City AUBURN State CA Zip 95603

Email wplcep@pacbell.net



# NEVADA IRRIGATION DISTRICT

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1036 W. Main Street, Grass Valley, CA 95945-5424  
(530) 273-6185 ~ Fax: (530) 477-2646 ~ [www.nidwater.com](http://www.nidwater.com)

October 5, 2017

County of Placer  
Shirlee Herrington  
Environmental Coordination Services  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

*Sent via email to [sherring@placer.ca.gov](mailto:sherring@placer.ca.gov) and via U.S. mail*

Subject: Notice of Preparation of an Environmental Impact Report for the  
Placer County Government Center Master Plan Update

Dear Ms. Herrington:

The Nevada Irrigation District (District), respectfully responds to the Notice of Preparation of an Environmental Impact Report for the Placer County Government Center (PCGC). The District supports Placer County's (County) efforts to create a balanced campus to more efficiently provide service to the community.

As the local water purveyor, the District has the following comments/requests:

1. The District is obligated to provide services to lands within its service area boundaries. A majority of the PCGC properties are located within District boundaries; however, four parcels are exclusionary islands to the District's service area. For the District to provide water service, these exclusionary parcels need to be annexed into the District's service area boundary. The parcels include: 051-120-064-000, 051-120-065-000, 051-120-066-000, and 051-120-067-000. The recently adopted tax sharing agreement between the County and the District along with the Sphere of Influence Update (in process) will help to facilitate the annexation process.
2. The District operates and maintains the Ophir Canal which traverses PCGC properties. Future development in and around the canal has the potential to degrade water quality and limit working space. Per the District's encasement policy, the piping of the Ophir Canal through PCGC properties will be required.

Shirlee Herrington, Environmental Coordination Services  
Notice of Preparation of an EIR for the PCGC Master Plan Update  
October 5, 2017  
Page 2 of 2

Thank you for consideration of the Districts comments on the Notice of Preparation for the PCGC Environmental Impact Report. Please contact me at (530) 273-6185 if you have any questions.

Sincerely

A handwritten signature in blue ink that reads "Armon Close". The signature is written in a cursive style with a large initial 'A'.

Armon Close  
Water Operations Manager

cc SR Jones, Nevada County LAFCo  
Kristina Berry, Placer County LAFCo  
Greg Jones, NID Assistant General Manager  
Gary King, NID Engineering Manager  
Shannon Wood, NID Business Services Technician



PLACER COUNTY  
AIRPORT LAND USE  
COMMISSION

September 20, 2017

Shirlee Herrington  
Environmental Coordination Services  
Placer County Community Development Resources Agency  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

BRIDGET POWERS  
City of Auburn  
TONY HESCH  
City of Colfax  
STAN NADER  
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Town of Loomis  
KEN BROADWAY  
City of Rocklin  
SUSAN ROHAN  
City of Roseville  
JIM HOLMES  
KIRK UHLER  
Placer County  
RON TREABESS  
Citizen Representative  
CELIA McADAM  
Executive Director

**Re: Notice of Preparation (NOP) of an Environmental Impact Report for the Proposed  
Placer County Government Center Master Plan Update**

Dear Ms. Herrington:

Placer County is proposing to update the Placer County Government Center (PCGC) Master Plan and prepare an environmental impact report (EIR) for the proposed project. Local action required for the project includes approval of several entitlements: Master Plan Update, General Plan Amendment and Rezoning. The Placer County Airport Land Use Compatibility Plan (ALUCP) for Auburn Municipal Airport shows that the majority of the PCGC site falls within Compatibility Zone D, with a portion in the northeast corner falling under Compatibility Zone C2. A General Plan Amendment or Rezoning that affects lands within an airport influence area requires that an Airport Land Use Commission (ALUC) consistency determination be completed on the proposed project prior to local agency approval of the project.

While, the PCGC Master Plan Update provides an acknowledgement of airport land use compatibility, we recommend that the EIR address the environmental issues that encompass noise, safety and overflight due to aircraft operations.

Thank you for the opportunity to provide input on the NOP for the PCGC Master Plan. We appreciate the County's interest in planning for compatible land uses around the Auburn Municipal Airport. Should you have any questions regarding our comments, please contact David Melko of my staff at 530.823.4090.

Sincerely,



Celia McAdam, FAICP CTP  
Executive Director

DM/CM/ss

c: Ken Grehm, Placer County  
Paul Breckenridge, Placer County  
Bob Fiore, Caltrans Division of Aeronautics  
Bernie Schroeder, City of Auburn  
David Melko, PCTPA

# Placer Community FOUNDATION



phone: 530-885-4920

mailing: P.O. Box 9207 • Auburn, CA 95604 office: 219 Maple St., Suite 200 • Auburn, CA 95603

www.placercf.org

September 29, 2017

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Chief Executive Officer

Ms. Shirlee Herrington, Environmental Coordination Services  
Placer County, Community Development Resources Agency  
3091 County Center Drive, Ste. 190  
Auburn, CA 95603

RE: Comments on NOP for the PCGC Master Plan Update EIR

Dear Ms. Herrington:

Thank you for allowing the community to ask questions and provide comments on the PCGC Master Plan's Notice of Preparation/EIR. As you know, the County has a severe shortage of affordable workforce housing and given the nature and size of this project, affordable housing should be prioritized. We expect the County to set an example and deliver more than the minimum requirements of affordable housing at this site.

The EIR needs to include an adequate description of existing conditions. The site description in the NOP does not talk about buildings that were used for housing that have either been removed, repurposed or abandoned. What were the vacant areas previously used for? What is the past history of residential use on the property? What housing has been eliminated and not replaced? What replacement housing was promised but not delivered?

The EIR needs to provide a detailed jobs/housing balance analysis that evaluates whether the plan provides sufficient housing to accommodate the salaries of the new workforce in the plan area and surrounding community. The EIR should analyze the type of commercial that is appropriate for this project given its proximity to residential both in and outside of the project area and commercial uses should be appropriate to mitigate and reduce this impact to a level that is less than significant.

Further the EIR should take into consideration the jobs/housing balance in the area including the Auburn/Bowman Community Plan. As an example, in 2007, Placer County Economic Development Office commissioned the North Auburn Market and Commercial study. One of the key challenges for economic development was identified as a lack of workforce housing for area employees. Now ten years later, substantial commercial and light industrial development has occurred. The jobs are not all in the public sector/County government. The area is a major employment hub with jobs in assisted living facilities, nursing homes, retail, service industry and healthcare. The majority of these are lower wage jobs and yet new commercial developments are approved without any conversation about the need for housing. The North Auburn Community would benefit from having housing in this area that is pedestrian and environmentally friendly, close to jobs and services.



Ms. Shirlee Herrington  
September 29, 2017  
Page 2

The Auburn/Bowman Community Plan EIR concluded that the impact to affordable housing will be considered a “significant impact” in the long term without an increase in multi-family zoned land. Since the County hasn’t addressed affordable housing in its review of large commercial projects and used a significant portion of multi-family zoned land for single family homes in the north Auburn area, the DeWitt campus is likely the only viable option to provide affordable, higher-density housing. The Notice of Preparation Document references a change of land use designation under the Auburn Bowman Community Plan. The area designated Residential Multi Family is proposed to change to mixed use. How and where will this multi-family designation be replaced, given the enormous need for multi-family housing? What assurances does the plan provide that the land designated mixed-use contains a residential, preferable affordable, component and not developed as 100 percent commercial? The requirement for affordable housing with clear unit counts and development timeline should be incorporated as a mitigation measure and not a “goal.”

Affordable housing should be prioritized allowing local workers to live near this employment center and reduce impacts to traffic and air quality.

The report should clarify what percentage of the project is residential and what percentage is commercial as well as affordability levels.

The EIR should consider several alternatives.

One alternative should be an analysis to determine the impact of an “all affordable” housing plan - in line with the housing element of 40 percent very-low, 40 percent low, 20 percent moderate.

Another alternative should be to understand if only a limited number of affordable units are built at Dewitt, how it would impact the County’s ability to meet its RHNA obligations. This should include an analysis of the potential rise in costs for affordable housing since the county or affordable housing developer would have to purchase land, entitle a project and develop infrastructure elsewhere. Land is a significant cost and barrier to the production of affordable housing.

As other locations in the area are not well-suited for affordable housing since they are not close to services, the County should consider not capping density at Dewitt to maximize the affordable housing opportunity. The master plan and EIR should analyze what development standards should be relaxed or created to facilitate high density, affordable residential.

The report should consider the implications of relaxing parking standards and or developing plans that allow for residential use of government employee parking when not in use.

The report should address whether the infrastructure is in place to support high density residential and if not list the improvements needed to support it.

Ms. Shirlee Herrington  
September 29, 2017  
Page 3

The report should consider the aircraft overflight zone and locate housing to comply with requirements.

A transit hub as well as bicycle and pedestrian walkways are favored to reduce air and noise pollution within the campus and to surrounding areas.

The report should include a survey component to learn from the habitants of its existing "LEED" designated buildings on the pros/cons of the functionality of the green features to help improve the process for future county building development. These "green" tactics should also be utilized for the residential units to reduce harm on the environment as well as costs for residents.

Open space amenities should be maximized adding value to residential housing as well as public services.

While the EIR is programmatic for the entire masterplan, it is a project level EIR for the Multi Family project and the Health and Human Service building and therefore needs to address the impact of infrastructure costs on a Multi Family site. How will this affect the economic feasibility of the Multi Family project? What can the County to do assist with infrastructure costs?

What incentives over and above providing land can the County provide to achieve economies of scale?

We appreciate the opportunity to ask questions and comment.

Sincerely,



Veronica Blake, CEO  
Placer Community Foundation  
PO Box 9207  
Auburn, CA 95604

VB/fd

## **Placer County Government Center (DeWitt Property) Master Plan Presentation**

Comments by Elinor Petuskey 835 Hoyer Lane Newcastle California

Public Meeting September 18, 2017

### **FOUR DISTRICTS**

#### **County Government Area**

I understand that the county has researched and identified their future space needs in this plan and the space to accommodate these needs. If this is not correct, I would like more information and details on how this might impact the other areas in this Master Plan (Community, Mixed Use and Historical).

#### **Community Space Area**

Comments from the community have been gathered at 3 public meetings. I understand these comments should guide the scope which in turn guides the EIR. People supported affordable housing, an intergenerational community center on this site, open space, walkable and bike friendly, green energy construction, retention of the community garden, emphasis on farm to table activities and businesses, tech start-ups and art in the form of studios, galleries, shops etc.

1. This plan calls out a specific number of affordable housing units. This number must represent the final number that are built. These numbers have a habit of decreasing drastically by the time the project is completed. The county must safeguard against this.
2. This project must be as green as possible. An example for the future.
3. Is the proposed community/event center being financed by the county? Does this take the place of the proposed center at Parkside Church? DeWitt was the location of choice at all the public meetings.
4. DeWitt property has a pool which is now filled with dirt. The community needs a pool that is affordable to the public and a water feature that kids can run thru and enjoy during our future hot summers. Perhaps this water park could be shared by the public and the proposed boutique hotel.
5. Where is the community garden on the plan

## **Mixed Use Area**

There have been some great suggestions for the mixed use areas including office space, businesses with lofts above them, start up tech companies, a boutique hotel, a permanent farmers market, restaurants, art galleries etc.

1. The proposed uses for retail and office uses are rather generic. The boutique hotel use seems rather specific. What happens if there are no developers for the hotel, especially if the new Spring Hill Suites currently under construction meets the local needs?
2. Recently there was a well-attended meeting at the library about the creation of a food coop in Auburn similar to the Briar Patch in Grass Valley. This would be an interesting possible addition to the mixed use piece.

## **Historical Area**

I understand the plan saves four historic hospital barracks and the historic chapel.

The proposed museum location seems to distract from the old chapel. It is also from a different period and architectural design. I would suggest that the barracks accommodate the museum so you are standing in the space that is being presented in photos etc. This space can also accommodate other present needs such as meeting rooms, studios etc.

1. The theater which is in good condition should be saved for community use in the future.

I understand Placer County has been contacted by some developers that are interested in this unfolding project. I believe the County should take the initiative in locating and inviting innovative developers to come forward to review the Master Plan. I would suggest PLACE (Projects Linking Art Community and Environment). I took a tour of a housing/studio project for artists in Ventura that they designed, which was very innovative and could meet the affordable housing needs in a unique and beautiful way. They also worked on the redesign of the Fort Ord property near Monterrey. Check them out.

Thank you for all your hard work.

cc. Paul Breckenridge

Supervisors Jim Holmes and Jennifer Montgomery



# PRESERVATION SACRAMENTO

(916) 202-4815 - PO Box 162140, Sacramento CA 95816 – preservation.sacramento@gmail.com - PreservationSacramento.org

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Dear Paul Breckenridge,

On behalf of Preservation Sacramento and our over 400 members, some of whom are Placer County residents, I would like to thank you for the opportunity to comment on the proposed Placer County Government Center Master Plan Update. Preservation Sacramento is dedicated to protecting the Sacramento region's historic places and encouraging quality urban design through advocacy, outreach, and activism. Preservation Sacramento's Board of Directors includes cultural resource professionals, who meet the Secretary of the Interior Standards for History, Architectural History, and Archeology, as well as, concerned citizens from other disciplines and backgrounds (credentials available upon request).

In 1993 Placer County adopted its first Comprehensive Facilities Master Plan for the Dewitt Government Center. This plan included a cultural resources technical report that determined the facility was eligible for listing on the California Register of Historical Resources (CRHR) and the National Register of Historic Places (NRHP), making the district a *historical resource* for the purposes of Gov. Code § 15064.5(a)(2). The County planned to demolish 15 buildings on the site and issued a Statement of Overriding Considerations pursuant to the California Environmental Quality Act (CEQA). In the subsequent years, the County proceeded to illegally demolish additional historical resources on the property without conducting additional environmental analysis. The California Office of Historic Preservation summarized this record of illegal demolitions in a letter to the Placer County Board of Supervisors in 2015 and encouraged the County to begin a master planning process for the facility. At the same time a group of Placer County residents successfully nominated the remaining Dewitt General Hospital to the NRHP.

Preservation Sacramento submits the following points for consideration by the Placer County Board of Supervisors to consider as the County proceeds with the general plan process for the facility.

1. The Placer County website<sup>1</sup> summarizes the Master Plan project scope as including an updated cultural resources study but never mentions the Dewitt General Hospital as a historic district listed on the NRHP and CRHR. As the planning process continues, this fact needs to be at the forefront of public discourse so the public and decision makers are aware of plans that might impact these resources.
2. Placer County contains a rich historic fabric with some of California's most important historic places, yet the County has consistently acted as if the Dewitt General Hospital National Register District, and other historic places, are a hindrance to economic

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<sup>1</sup> <https://www.placer.ca.gov/departments/facility/capitalimprovements/callouts/placercountymasterplan>



# PRESERVATION SACRAMENTO

(916) 202-4815 - PO Box 162140, Sacramento CA 95816 – [preservation.sacramento@gmail.com](mailto:preservation.sacramento@gmail.com) - [PreservationSacramento.org](http://PreservationSacramento.org)

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development<sup>2</sup> rather than resources to be embraced and preserved for the enjoyment of Placer County residents.

3. Placer County's disregard for historic environmental laws and regulations over-time has led to the illegal demolition of many historic buildings formally associated with the historic district. Clearing of these parcels, while unfortunate, provides the County sufficient space to build an effective government center, while preserving the remaining historic district buildings for public and private use.
4. Preserving historic buildings is good for the environment and will help California meet its greenhouse gas reduction goals. Through adaptive reuse of the existing buildings, rather than demolition, the County can repurpose materials rather than producing the excessive waste associated with new construction. In addition, by weatherizing and modernizing existing heating and cooling systems the Dewitt General Hospital Historic District buildings can serve well into the future with minimum public investment.
5. Historic preservation makes economic sense for public agencies by utilizing existing infrastructure rather than making costly capital improvements into new buildings that will require costly operation and maintenance cost over time due to the less durable building materials when compared to historic buildings.
6. Producing a plan that calls for the demolition of historic buildings is inconsistent with the Placer County General Plan (updated 2013). California Law requires agencies in California, including local governments, to produce planning documents that are internally consistent and compatible (Gov. Code, § 65300.5). General Plan Goal 1.0, Policy 1.0.6 states that **“Historically or architecturally significant buildings should be preserved and not changed in exterior appearance in ways that diminish their historical character, unless doing so is necessary to avoid or mitigate hazards, and other means of mitigation are infeasible. Such structures should be preserved and used as focal points of community design.”**

Thank you for considering our comments. Preservation Sacramento looks forward to being involved as the planning process moves forward. If you have any questions please feel free to contact us via email at [preservation.sacramento@gmail.com](mailto:preservation.sacramento@gmail.com).

Sincerely,

Garret Root

Architectural Historian

President of the Board of Directors

Preservation Sacramento

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<sup>2</sup> <http://www.auburnjournal.com/article/10/28/15/placer-county-fights-historic-status-north-auburn-dewitt-buildings>.

## Public Comment Form

for the Notice of Preparation for the **PCGC Master Plan Update EIR**

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir>

Scoping Meeting Date: September 18, 2017

Public Review Period: 09/07/17 to 10/06/17

Your comments must be postmarked by **October 6, 2017**

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  - By Fax 530-745-3080
  - By Mail Environmental Coordination Services, Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn CA 95603
- ✓ Please attach additional pages if more space is needed.

Put Bus stop in front of NHS building to accommodate those with mobility issues, Transit hub that incorporates Gold Country Stage  
Prioritize affordable housing

Your Name Will Taylor

Mailing Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

Email WTaylor@pirs.org