

### **3 PROJECT DESCRIPTION**

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The County of Placer (County) is proposing to adopt the Placer County Government Center (PCGC) Master Plan Update (project) to establish a long-term vision and facilities-planning guide for capital improvement projects on the PCGC campus with a 20-year planning horizon. The project would update the 1993 Comprehensive Facilities Master Plan for the PCGC campus. The proposed project anticipates development of various land use types: county facilities, retail/service commercial, offices, multifamily residential units, public park facilities and trails, and open space. The project proposes modifications to existing roadways; new roadways at certain key locations to provide greater connectivity; improvements to transit, bicycle, and pedestrian facilities; and corresponding circulation connections.

This chapter defines existing conditions at the project site and the surrounding area, summarizes land use and zoning designations for the project site, identifies project objectives, provides a detailed description of the proposed PCGC Master Plan Update, and identifies entitlements and approvals that would be required to implement the proposed project. Figures are provided to facilitate a thorough understanding of the project's regional location, site characteristics, and project components. The description of the project included in this chapter sets forth the project characteristics upon which the evaluation of potential impacts in this draft environmental impact report (EIR) is based. As discussed in Chapter 2, Introduction, this EIR provides a programmatic analysis of the environmental effects associated with implementation of the proposed PCGC Master Plan Update, as well as project-level analysis of the environmental effects of two components of the proposed PCGC Master Plan Update: construction of a new Health and Human Services building with 135,700 square feet of building space on a 5.6-acre site, and construction of a Multifamily Residential project of a maximum of 100 dwelling units on a 3-acre site located on the east side of 1<sup>st</sup> Street near B Avenue.

#### **3.1 STUDY AREA CHARACTERISTICS**

##### **Project Location and Adjacent Land Uses**

As shown in Figure 3-1, Regional Location, the project site is located in Placer County, north of the City of Auburn and within the census designated area of North Auburn. The project site is located west of State Route 49, between Bell and Atwood Roads, as shown in Figure 3-2, Aerial Photograph.

The project site consists of approximately 200 acres of mostly developed land, with several undeveloped areas that are currently maintained (mowed or disked), have been developed as parks, or have been left as undeveloped open space. Approximately 40 acres of the site are undeveloped (Appendix C). The project site consists of the following seven parcels: Assessor Parcel Numbers

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

The PCGC campus 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 campus are suburban-density single-family residences. Commercial/light industrial development lies to the east and northeast. A Home Depot store is located on the eastern side of the PCGC campus, and additional commercial development is present along State Route 49 east of the site.

## **Project Site Description**

### ***Prior and Existing On-Site Uses***

Prior to 1942, the project site was used for livestock pasture and orchards. Small farm buildings were present on the site when the land was acquired by the United States (U.S.) War Department in 1943. The central historic core of the PCGC campus was then developed as the DeWitt General Hospital, which cared for battle casualties during the last 2 years of World War II (1943–1945). In late 1945, the hospital was deactivated and closed as a U.S. Army installation. The State of California acquired DeWitt General Hospital in 1946 and activated it as a California state hospital in early summer 1946. The DeWitt State Hospital provided care for thousands of mental-health patients until the state closed the hospital and transferred the land to the County of Placer in 1972 (NFA/URS 2002).

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. Although many of the original buildings from the DeWitt General Hospital remain on site, building demolition and construction has 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 in the early and mid-1990s. In the early 2000s, the County demolished several of the original DeWitt General Hospital buildings to allow for 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 (County of Placer 2018a).

The PCGC campus primarily supports County offices, facilities, warehouse space, and functions, as well as a Home Depot home improvement store located on 10 acres of leased land on the eastern side of the campus. These facilities are a mixture of relatively new buildings that have been built within the last 10 years, and old buildings with structures built as early as 1942. The existing buildings are spread over an area composed of approximately 140 acres, and include more than 960,000 square feet of building space (County of Placer 2018a). There are a few locations leased to private enterprises and others that are currently vacant. Table 3-1 identifies buildings by their building number, as shown in Figure 3-3, Existing Site Plan. This figure also reflects the approximately 40 non-contiguous acres on the PCGC campus that are vacant and undeveloped.

**Table 3-1**  
**Placer County Government Center Existing Buildings**

Building Number	Address	Current Use	Size (square feet)
12, 13, 14	2950 Richardson Drive	Finance Administration Building	87,543
21, 21G	2985 Richardson Drive	DeWitt Museum	1,218
25	3081 County Center Drive	Community Development Resources Agency	100,831
107	11464 B Ave. 11465 C Ave.	Health and Human Services	8,739
108	11474 B Ave. 11475 C Ave.	Health and Human Services	10,788
109	11484 B Ave. 11485 C Ave.	Health and Human Services	9,668
110	11512 B Ave. 11513 C Ave.	Health and Human Services	10,479
111	11522 B Ave. 11523 C Ave.	Health and Human Services	10,106
112	11532 B Ave. 11533 C Ave.	Grand Jury/ Health and Human Services	9,265
113	11542 B Ave. 11543 C Ave.	Health and Human Services	9,723
114	11552 B Ave. 15253 C Ave.	Health and Human Services	9,299
115	11562 B Ave. 11563 C Ave.	Health and Human Services	8,487
116	11572 B Ave. 11573 C Ave.	Health and Human Services	8,419
117	11582 B Ave. 11583 C Ave.	Health and Human Services	10,057
118	2945 1 <sup>st</sup> Street	Chapel	4,815

**Table 3-1  
Placer County Government Center Existing Buildings**

<b>Building Number</b>	<b>Address</b>	<b>Current Use</b>	<b>Size (square feet)</b>
208	11480 C Ave.	Museum storage; Administrative Services	11,395
209	11500 C Ave.	Museums; Administrative Services, building maintenance shop	17,311
210	11476 C Ave.	Department of Public Works and Facilities; Placer County Sheriffs Office	41,398
211	11534 C Ave. 11535 D Ave.	Clerk Recorder Elections	8,656
212	11544 C Ave. 11545 D Ave.	Health and Human Services; Clerk Recorder Elections	8,955
301	11412 E Ave. 11411 F Ave.	Department of Public Works and Facilities	13,127
302	11430 E Ave. 11429 F Ave.	Administrative Services; Department of Public Works and Facilities	13,406
303	11442 E Ave. 11441 F Ave.	Emergency shelter	11,954
304	11460 E Ave. 11459 F Ave.	Administrative Services	12,967
305	11472 E Ave. 11471 F Ave.	Department of Public Works and Facilities; Placer County Sheriffs Office	13,594
306	11477 E Ave.	Agriculture Commissioner; Farm Advisor	10,830
307	2785 2 <sup>nd</sup> Street	Placer County Sheriffs Office Morgue; Agriculture Commissioner	5,712
308	2755 2 <sup>nd</sup> Street	Parks and Grounds	1,935
309	11536 D Ave. 11537 E Ave.	Vacant	5,018
310	11536 D Ave. 11537 E Ave.	Vacant	5,018
311	11546 D Ave. 11547 E Ave.	Vacant	5,112

**Table 3-1  
Placer County Government Center Existing Buildings**

<b>Building Number</b>	<b>Address</b>	<b>Current Use</b>	<b>Size (square feet)</b>
312	11556 D Ave. 11557 E Ave.	Vacant	5,118
313	11576 D Ave. 11577 E Ave.	Vacant	5,118
313D	11577 E Ave.	Vacant	3,243
314	11586 D Ave. 11587 E Ave.	Vacant	5,131
315	11596 D Ave.	Vacant	4,769
318	11517 F Ave.	Vacant	4,394
319	11528 E Ave.	Vacant	1,808
319A	2745 2 <sup>nd</sup> Street	Vacant	720
320	11538 E Ave. 11539 F Ave.	Vacant	5,116
321	11548 E Ave. 11549 F Ave.	Vacant	5,116
322	11558 E Ave. 11559 F Ave.	Vacant	5,116
323	11568 E Ave. 11569 F Ave.	Vacant	5,116
324	11578 E Ave. 11579 F Ave.	Vacant	5,116
401	11448 F Ave.	Department of Public Works and Facilities – gas station	1,597
402	11448 F Ave.	Department of Public Works and Facilities – tire barn	2,400
403	11448 F Ave.	Department of Public Works and Facilities – garage	18,574
410	11558 F Ave.	Vacant	21,122
411	11558 F Ave.	Vacant	2,008
412	11558 F Ave.	Vacant	200
413	11510 F Ave.	Department of Public Works and Facilities – utilities	325
416	11510 F Ave.	Department of Public Works and Facilities – utilities	2,400

**Table 3-1  
Placer County Government Center Existing Buildings**

<b>Building Number</b>	<b>Address</b>	<b>Current Use</b>	<b>Size (square feet)</b>
417	11498 F Ave.	Placer County Sheriffs Office Dive Team	3,559
418	11460 F Ave.	Department of Public Works and Facilities – roads administration	1,220
419	11428 F Ave.	Department of Public Works and Facilities – roads sign shop	1,805
420	11432 F Ave.	Department of Public Works and Facilities – roads transit	3,453
420A	11432 F Ave.	Department of Public Works and Facilities – roads transit modular	153
421	11432 F Ave.	Department of Public Works and Facilities – roads paint storage	1,800
423	11402 F Ave.	Department of Public Works and Facilities – roads barn	3,600
425	11418 F Ave.	Department of Public Works and Facilities – roads striping garage	3,154
430 (500)	2725 3 <sup>rd</sup> Street	Department of Public Works and Facilities – parks	7,250
510, 520	11252 C Ave.; 2775 Richardson Drive; 2275 Richardson Drive	Auburn Jail and Auburn Jail Kitchen	119,910
505	2929 Richardson Drive	Auburn Justice Center	110,200
530	11260 B Ave.	Juvenile Detention Center	43,526
502	11251 B Ave.	Wildlife rescue	9,292
507	11232 B Ave.	Animal Services Center	36,987
503A, 503C, 503D	11084 B Ave, 11098 B Ave, 11080 B Ave.	Children's Emergency Shelter	19,113
504	n/a	Secure	14,508
516	11267 B Ave.	Placer County Sheriffs Office Boat Barn	1,500
S180	11645 Atwood Road	Placer County Fire Station 180	9,400

Source: County of Placer 2018a

A number of buildings that were constructed as part of the original DeWitt General Hospital were demolished between 2004 and 2014, as shown in Table 3-2. Several of these buildings were identified for demolition in the 2003 DeWitt Government Center Facility Plan EIR (County of Placer 2003) (2003 Facility Plan EIR). As required by that EIR, the County retained an architectural historian to conduct photographic recordation of the entire PCGC campus. The recordation was prepared in compliance with the Historic American Buildings Survey standards, and was completed prior to demolition of the buildings identified for removal in the 2003 Facility Plan EIR. Subsequent to completion of the photographic recordation, as part of the U.S. Army Corps of Engineers' consideration of the County's application for permits to impact wetlands and waters of the U.S. under Section 404 of the Clean Water Act, the State Historic Preservation Office issued a determination that the PCGC campus did not qualify as a historic district or support any historic buildings (Mikesell 2004). The County relied on this determination to demolish additional structures (beyond those identified for removal in the 2003 Facility Plan EIR), with no need for further environmental analysis. Buildings that were demolished but were not identified in the 2003 Facility Plan EIR for removal are Buildings 6, 9, 10, 27, 102–106, 201–203, and 416.

**Table 3-2**  
**Placer County Government Center Building Demolition by Year**

Building Number	Year Demolished
2, 3, 4, 5, 503, 504, 506	2004
401, original DeWitt water treatment plant, existing gas station is now labeled 401	2008 (as part of the Home Depot project)
1, 6, 7, 8, 416	2009
213, 214, 215, 216, 217	2010
102, 103, 104, 105, 106, 207	2011
9, 10, 27, 203A, 204, 206	2013
201, 202, 203B, 205	2014

Source: County of Placer 2017

### **Habitats and Vegetation**

Dudek completed a Biological Resources Technical Report for the PCGC campus in 2016. The report is provided as Appendix C to this EIR. As presented in Appendix C, biological resources on the project site are limited by the extent of existing development, but include four land cover types: native and non-native annual grassland, oak woodland, riparian, and developed/disturbed habitat, as shown in Figure 3-4, 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 (Appendix C).

Three detention basins and a pond also exist within the site. Wetland habitats consist of riparian wetland, seasonal wetland, and wetland swale. No special-status plant species have been identified as being present on the site. Three special-status wildlife species have moderate potential to occur on the project site: loggerhead shrike (*Lanius ludovicianus*), Townsend’s big-eared bat (*Corynorhinus townsendii*), and California black rail (*Laterallus jamaicensis coturniculus*). There is foraging and nesting habitat for loggerhead shrike and other raptors, and Townsend’s big-eared bat could use the buildings throughout the site for roosting and the entire site for foraging. California black rail could use the pond in the western portion of the site for nesting and foraging (Appendix C).

### **Historic and Archaeological Resources**

A records search for the project vicinity completed by the North Central Information Center at California State University Sacramento on August 1, 2017, identified 11 previous studies that have been completed within the project site (Appendix D). All portions of the project site have been included in previous technical investigations. Through these prior studies identified by the records search, two cultural resources were found within the project site. The first resource is the Dewitt General Hospital complex, which is listed in the National Register of Historic Places as a historic district that includes 66 acres of the PCGC property. The PCGC Master Plan Update proposes to demolish portions of this district. Dewitt General Hospital was constructed in World War II and contained more than 80 buildings, roads, a steam power plant, a water treatment plant, an incinerator, a sewer treatment plant, and other additional components designed to allow it to function as a self-contained facility (NFA/URS 2002). The historic district is delineated as the area bounded by 1st Street, B Avenue, Richardson Drive, and Atwood Road. Within this boundary, the contributing elements of the historic district consist of 50 buildings and structures. Five buildings and structures exist within the historic district that do not contribute to the district (NPS 2015).

The second resource identified within the project site consists of a prehistoric bedrock milling site. No development is proposed in proximity to this resource, and, thus, impacts to this resource would be avoided by project design. The region surrounding the project site would have been in Hill Nisenan (also known as the southern Maidu) tribal territory during the ethnohistoric period. This group inhabited the Yuba, Bear, and American River watersheds, extending from the Sierra Nevada summit to the Sacramento River. The Nisenan spoke one of four closely related Maidu languages, including Konkow, Chico Maidu, Mountain Maidu, and Nisenan (Wilson and Towne 1978).

The native soils within the project site have been substantially disturbed through the initial construction of Dewitt General Hospital and subsequent use and maintenance. For this reason, there is a low potential for intact prehistoric cultural resources to be present within the project’s

direct impact area. However, given the site’s history, there is a potential that World War II–period activity resulted in the deposition of historical deposits and/or features that remain undocumented.

### **Geology and Soils**

The project site is located in the western foothills of the Sierra Nevada mountain range at an elevation of approximately 1,400 feet above mean sea level in a complex geologic environment. Elevations across the project site range from 1,375 and 1,435 feet. Slopes within the site generally range from 2% to 15% (NFA/URS 2002).

The project site is located in the eastern portion of the Western Metamorphic Terrane, predominantly consisting of Jurassic igneous and sedimentary rocks of island-arc origin. The site is underlain by rocks known as the Smartville Complex, composed of mafic/intermediate volcanic and plutonic rocks formed along an island-arc chain whose outcrops west of State Route 49 are controlled by northwest-trending, gently dipping folds that fall to the southeast (NFA/URS 2002).

The western slope of the Sierra Nevada is underlain by a series of metamorphic rock assemblages that trend north-northwest/south southeast between the Mesozoic granitics of the Sierra Nevada batholiths on the east and the sediment-filled Sacramento Valley to the west. These metamorphic rocks were developed by convergent plate tectonics in the Early Paleozoic to Late Jurassic (400 to 120 million years ago) and consist of three northerly trending units bound by faults and classified on the basis of age and lithology: the Eastern, Central, and Western Metamorphic Terranes (NFA/URS 2002).

According to the Natural Resources Conservation Service (USDA 2015), three soil types are mapped within the project site: Auburn silt loam, 2%–15% slopes; xerorthents, cut and fill areas; and Auburn-Rock outcrop complex, 2%–30% slopes. Auburn silt loam soils are well-drained residuum weathered from metamorphic rock. Xerorthents consist of mechanically removed and mixed soil material in which horizons are no longer discernable. These soils are typically well-drained. Auburn-Rock outcrop complex soils are found on rocky side slopes of metamorphic rock foothills and are shallow and well drained.

### **Hydrology**

The majority of the project site is located within the North Ravine watershed, and 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 site. A large pond is present on the western portion of the site (Appendix I; NFA/URS 2002).

An extensive network of canals and reservoirs supplies surface water for domestic use throughout the surrounding area, to the City of Auburn, and to the residential and agricultural regions of the County to the south and west of the PCGC. The canals are owned and operated by three different agencies: Pacific Gas & Electric, Placer County Water Agency, and the Nevada Irrigation District (NID). A segment of the Ophir Canal, which is owned by NID, runs north/south along the east side of 1<sup>st</sup> Street from Bell Road to Professional Drive. It then runs underground along the boundary of the Home Depot site and surfaces on the south side of Willow Creek Drive. The segment between Willow Creek Drive and Atwood Road is called the Kemper Canal, which runs underground south of the site (NFA/URS 2002).

### **Stormwater Drainage**

There are seven stormwater drainage sheds located throughout the 200-acre project site, as described in Chapter 15 Hydrology and Water Quality. These sheds range in size from 9.27 acres to 77.67 acres and contain between 46% and 86% impervious surface area (Appendix H).

In the central core of the PCGC, where many of the original 1940s era structures remain, underground utility infrastructure is of the same vintage and no provisions for stormwater were made. Thus in much of this area stormwater runoff flows “by way of surface flow with little to no underground storm pipes used to convey runoff. The site’s surface topography lends itself to good drainage but this area is likely subject to localized flooding where existing underground storm improvements do not exist to be able to alleviate the flooding.” Similarly, storm water quality infrastructure is minimal within this portion of the PCGC campus. In areas where more recent development has occurred, storm runoff is routed to drainage inlets and catch basins, then collected in underground pipes, and conveyed to the natural low areas of the campus where existing wet and dry basins collect and ultimately convey runoff downstream (Appendix H).

As development proceeds as proposed under the PCGC Master Plan Update, new storm water drainage and water quality infrastructure would be installed in accordance with the project’s Master Drainage Report and the design criteria of the Placer County Stormwater Management Manual, as well as meeting the State Phase II National Pollutant Discharge Elimination System Permit post-construction requirements established in the West Placer Storm Water Quality Design Manual (County of Placer 2016a). This would include providing on-site water quality treatment for all runoff, and onsite retention of stormwater runoff generated by the 2-year, 24-hour storm event while flood control on-site local detention of stormwater peak flows for the 2-, 10-, and 100-year storms and hydromodification requirements would be met at the eight stormwater basins throughout the PCGC campus.

## Water Supply

Domestic water supply at the PCGC campus is provided by the Placer County Water Agency (PCWA), and NID water is used to provide fire flow to the Community Development Resource Center building. The campus water is supplied by PCWA, with the pipeline system maintained by the County. Much of the water system is original to the DeWitt General Hospital facility and is intended to be upgraded over time as part of implementation of the PCGC Master Plan Update. There are two emergency inter-ties between the on-site water lines and NID lines: one on Richardson Drive south of Bell Road and the other near the intersection of 1st Street and Atwood Road. The area surrounding the project site is within NID's service boundaries, and the eastern portion of the project site is in an exclusionary zone within NID's boundaries. The western portion of the project site is within PCWA water service Zone 1 (County of Placer 2018a Appendix E).

## 3.2 GENERAL PLAN AND ZONING DESIGNATIONS

### Project Site

The project site is located in Placer County within the Auburn/Bowman Community Plan planning area. Land use designations for the project site consist of Mixed-Use and Open Space (County of Placer 1999). 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) (County of Placer 2010). The Dc (Design Scenic Corridor) zoning overlay indicates that projects must obtain Design Review approval before building permits can be issued. The AO (Aircraft Overflight) 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 campus (Placer County Airport Land Use Commission 2014).

### Adjacent Parcels

Lands surrounding the project site are also developed, as seen in the aerial photograph in Figure 3-2. Community plan designations adjacent to the PCGC campus consist of Professional Office and Commercial to the northeast, and Low- to Medium-Density Residential to the north and west. To the south of the project site is a mixture of Rural Residential and Medium-Density Residential land uses. The properties to the east and southeast comprise land-use designations for Mixed-Use, Medium-Density Residential, and Office/Professional (County of Placer 1999). The land use designations for properties adjacent to the PCGC campus are shown in Figure 3-5, Community Plan Land Use Designations.

The zoning districts applied to properties adjacent to the PCGC campus are shown in Figure 3-6, Zoning Designations. Most of the adjacent areas carry the Dc designation, as discussed previously.

Lands to the east of the project site carry the following zoning designations: CPD-Dc (Commercial Planned Development), C2-Dc (General Commercial), C3-UP-Dc (Heavy Commercial, Conditional Use Permit Required), RM-DL-6 (Multiple Family, maximum density of 6 units per acre), and OP-Dc (Office Professional). Lands to the south of the PCGC campus are primarily zoned for residential development at various densities from 1 to 10 dwelling units per acre, including RM-DL-10 (with and without an additional PD-10 designation) and RS-AG-B-40-PD-1. Small areas zoned OP-Dc (Office Professional, Design Scenic Corridor) also exist south of the project site. Lands to the west are zoned for rural residential land uses with minimum lot sizes of 1 acre or more (RS-AG-B-4.3 and RS-AG-40-PD-1), and lands to the north mainly carry zone designations of OP-DR-Dc and C3-Dc (County of Placer 2018b).

### **3.3 PROJECT OBJECTIVES**

The PCGC Master Plan Update is intended to guide future development opportunities on the PCGC campus so that the campus is an attractive, accessible, sustainable, safe, and functional environment for work, recreation, and cultural opportunities for the community. The proposed PCGC Master Plan Update includes the following vision statement:

“Create a balanced campus which positions the Placer County Government Center to more efficiently provide services to the community, to provide a vital and compelling work environment, and to support the area’s economic vitality” (County of Placer 2018a).

This is further expressed in the guiding principles described in the PCGC Master Plan Update and used to shape the conceptual land use plan; these principles are efficient delivery of government services, employee well-being, campus identity and connectivity, building community, diversity in land use, integrating sustainability, and adaptive reuse (County of Placer 2018a). In addition to the vision statement and guiding principles, the County has identified the following discrete objectives for adopting and implementation of 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, multifamily housing, office, and mixed-use opportunities.
- Consolidates government departments to provide efficient delivery of public 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 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 non-motorized connectivity throughout the site, including provision of sidewalks and bicycle facilities throughout the campus.
- 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, lifecycle-based solutions and reinforces a cohesive civic appearance.

### **3.4 PROJECT DESCRIPTION**

As discussed in Chapter 2, Introduction, this EIR evaluates the environmental effects from implementation of the proposed PCGC Master Plan Update, and the effects from construction of two initial individual projects anticipated under the PCGC Master Plan Update. The analysis of the PCGC Master Plan Update meets the requirements for a programmatic analysis as defined in California Environmental Quality Act (CEQA) Guidelines Section 15168, and the analysis of the two initial projects meets the requirements for project-level analysis as described in CEQA Guidelines Section 15161.

#### **PCGC Master Plan Update**

The proposed PCGC Master Plan Update defines potential anticipated uses for the PCGC campus, as shown in Figure 3-7, Conceptual Land Use Plan. The project anticipates retention of approximately 650,000 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 uses, 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 PCGC Master Plan Draft Strategic Vision is available for review on the County's website (<http://www.placer.ca.gov/pcgc>). The PCGC Master Plan Update provides a conceptual site plan for the PCGC property and establishes allowable land uses, development standards, and design guidelines that will shape future development projects. Build-out of the PCGC Master Plan Update

is anticipated to take approximately 20 years. It is not possible to precisely predict the specific mix of land uses that will develop within the project site. For the purposes of the impact analysis throughout this EIR, development projections for the PCGC property were determined based on a detailed assessment of the existing and future space needs for each County department located at the site (County of Placer 2018a Appendix A) as well as a local market analysis that considered the potential for the site to support private commercial and residential uses (County of Placer 2018a Appendix G). These considerations were used to determine a reasonable development scenario for the PCGC property. The development scenario does not reflect full maximum potential build-out of the property. For example, the Development Standards allow a maximum building height of 50 feet, but the development scenario does not assume that all new construction onsite would achieve this maximum height. The actual amount of development may vary from the assumptions used in this EIR. As discussed in Chapter 2 and Section 3.5, as each individual development project is proposed, Placer County would review the proposed project for consistency with the PCGC Master Plan Update and the assumptions used in this EIR to determine if additional environmental review is needed. The analysis throughout this EIR assumes that development under the PCGC Master Plan Update would include:

- Retaining 650,000 square feet of existing buildings, of which 324,000 square feet would continue to house County offices and facilities;
- Constructing a total of 1,123,400 square feet of new buildings, of which 351,100 square feet would house County offices and facilities providing a total of 675,100 square feet of County offices and facilities, including expanding Fire Station #180 by 3,300 square feet;
- Constructing 182,800 square feet of new mixed-use buildings in the mixed-use area which would support 61,150 square feet of retail, 30,575 square feet of office, and 30,575 square feet of residential (31 units) and constructing a 60,500-square foot hotel with 101 guest rooms;
- Constructing a total of 485 multifamily dwelling units, including 100 in the Multifamily Residential project located at 1<sup>st</sup> Street and B Avenue, 354 in other multifamily residential buildings, and 31 in the mixed-use area; and
- Allowing for adaptive reuse of some of the retained buildings, with 23,950 square feet each of office and retail uses; combined with the mixed-use area development, the PCGC Master Plan Update is projected to accommodate a total of 85,100 square feet of retail space and 54,525 square feet of office use.

### ***General Plan and Zoning***

The PCGC Master Plan Update anticipates that the existing land use designations throughout the project site would be changed to a land use designation of Placer County Government Center Master Plan under the Auburn/Bowman Community Plan, as shown on Figure 3-5.

The County also proposes to modify the zoning designations for portions of the campus, as shown in Figure 3-6, Proposed Zoning Designations. In the areas at the eastern side of the campus where mixed-use development is proposed, the existing CPD-Dc-AO (Commercial Planned Development) is proposed to be expanded to include the proposed Multifamily Residential Thematic Area on the eastern side of the property, the Mixed-Use Thematic Area, the DeWitt Heritage Area, and the portion of the Community Thematic Area that would include the proposed event center and community green. Additionally, the Town Center Commercial (TC) zoning overlay is proposed to be applied to all of the land zoned CPD to allow greater flexibility in accommodating the desired mix of uses. In addition, the area currently designated as Office Professional (OP-Dc-AO) is proposed to be changed to Heavy Commercial (C3-Dc); this zoning designation would be applied to all areas proposed for future County government buildings. The AO zoning overlay would also be applied to those areas that are within the aircraft overflight zones as identified by the Placer County Airport Land Use Commission, as shown on Figure 3-6. The open space zoned area around the existing pond in the western portion of the site is proposed to be expanded to the east, to encompass the oak woodland habitat between Atwood Road and the new Animal Services Center. Finally, the westernmost portion of the PCGC property is proposed to be zoned C1-Dc, Neighborhood Commercial.

### ***Development Standards and Design Guidelines***

The PCGC Master Plan Update proposes the adoption of project-specific Development Standards (County of Placer 2018c) and Design Guidelines (County of Placer 2018d) that define allowable land uses, maximum building heights and site coverage, and maximum average density and intensity assumptions for future development within the project site. The Development Standards define proposed land uses, circulation, development, parking, signage, and lighting for each of the Thematic Areas described in the following subsection. Design guidelines discuss values, sustainability, site selection, sustainability, and provide the basis for the look, size, and layout of future projects within the PCGC campus. The PCGC Master Plan Update and supplementary documentation also address proposed landscape design, phasing, strategies, and materials as well as discussing signage/wayfinding, lighting, and trails guidelines to shape campus implementation over the next 20 years.

### *Thematic Areas*

The PCGC Master Plan Update is organized into nine thematic areas, which are shown on Figure 3-8, Thematic Areas, and described as follows.

#### Multifamily Residential

The Multifamily Residential Thematic Area is composed of three areas - the westernmost portion of the PCGC property, the northeast corner, and the southeast corner. It would support commercial activities and activate the public spaces within all land use areas. New construction in the Multifamily Residential district is expected to include 454 dwelling units, with a maximum density of 30 dwelling units per acre and a maximum of 40% site coverage. The maximum building height would be 50 feet, which could accommodate buildings up to 4 stories tall. At full build-out, there is projected to be a total of approximately 438,200 square feet of building space in the Multifamily Residential Thematic Area (County of Placer 2018a, d, and e). The portion of the Multifamily Residential area in the northeast corner of the PCGC property includes a segment of the Ophir Canal while the portion of this district in the southeast corner of the PCGC property includes a segment of the Kemper Canal; both segments would be encased and placed in a pipe below ground as part of construction in these portions of the district.

#### Mixed-Use

The Mixed-Use Use Thematic Area is proposed in the eastern portion of the PCGC campus, south and west of the existing Home Depot store and east of the Community District. The Mixed-Use District would include a mixture of multifamily residential, commercial (retail, hotel), and office uses. As stated previously, this district is projected to include 182,800 square feet of new mixed-use buildings in the mixed-use area which would support 61,150 square feet of retail, 30,575 square feet of office, and 30,575 square feet of residential (31 units). It is also planned to include a hotel with 60,500 square feet and 101 guest rooms. The proposed development standards allow for Mixed-Use construction to include up to 30 dwelling units per acre with no residential units on the ground floor. The maximum building height is 50 feet (four-stories) and a maximum of 40% site coverage would be allowed (County of Placer 2018a, d, and e). This district also includes a segment of the Kemper Canal that would be encased and placed in a pipe below ground as part of construction projects that occur adjacent to the canal.

#### General Commercial

The General Commercial Thematic Area is proposed in the northeastern portion of the PCGC property and is primarily occupied by the Home Depot and associated parking lot. No changes to this parcel are expected and none of the proposed PCGC Master Plan Update content, including

the Development Standards and Design Guidelines would be applicable to the General Commercial area.

### Community

The Community Thematic Area is proposed on 10 acres in the middle of the PCGC campus to serve as a key organizing element – providing opportunities for building and open space that accommodate public gathering and promotes health. It is bordered by the Government Services areas, the Mixed-Use area, and the DeWitt Heritage area and provides connectivity between and among all parts of the PCGC campus. The Development Standards limit site coverage in the Community Thematic Area to 15% and allow a maximum building height of 50 feet. This area is planned to include a 30,000 square foot Events Center surrounded by landscaped areas to the north and south. The landscaping north of the Events Center would include retention of existing trees and planting of additional trees and vegetation to create an urban forest crossed by a robust network of pedestrian and bicycle paths. The landscaping to the south of the event center is anticipated to consist of an approximately 3-acre turfed space that would be available for informal gathering and planned events. The Community Area would also include an intermodal transit station at County Center Drive north of B Avenue (County of Placer 2018a, d, and e).

### DeWitt Heritage

The DeWitt Heritage Thematic Area is proposed in the northeastern portion of the PCGC campus and is planned to include five existing, original DeWitt General Hospital buildings that would be retained on site and would be available for adaptive reuse. A portion of these buildings could be converted to include museum space that would provide educational and interpretive exhibits regarding the area’s pre-history and history. The buildings proposed to be retained within the DeWitt Heritage Area are the Army Chapel located on B Avenue and the four hospital wing buildings located south of the chapel. As described in the Potential County Projects discussion in the draft PCGC Master Plan Update (County of Placer 2018a), 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. No existing building demolitions are planned for this area. Outside of museum space, other building uses could include incubator and maker spaces, art studios, and community meeting spaces (County of Placer 2018a).

### Government Services 1 and 2

The Government Services Thematic Areas 1 and 2 dominate the central portion of the PCGC campus. The Government Services 1 area would stretch from Bell Road to Atwood Road and incorporate all of the existing government office buildings that are proposed to be retained within the site. New construction within Government Services 1 area is expected to include an annex to the Finance Administration Building and the Community Development Resource Center (19,200

square feet) as well as a new County Administration Center (64,800 square feet). The Government Services 2 area would be located in the center of the PCGC property and is expected to support construction of the Health and Human Services building described later in this section as well as a new Agricultural Commissioner and Farm Advisor office (22,200 square feet) The Government Services 1 and 2 areas would allow a maximum building height of 50 feet. Building space needed to accommodate County services are documented in the Facilities Utilization Needs Assessment presented on pages 34 through 37 of the PCGC Master Plan Strategic Vision, and 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 draft PCGC Master Plan Strategic Vision (County of Placer 2018a).

#### Corporation Yard

The Corporation Yard Thematic Area is composed of two areas proposed in the northwest and southeast portions of the campus. The existing Corporation Yard buildings are spread across the southerly portion of the PGCG campus fronting Atwood Road and include a mix of buildings that were part of the original DeWitt General Hospital campus and newer buildings including a garage, fuel station island, and tire barn. Reconfiguration and consolidation of similar functions within a secured boundary is desired for this district. The Corporation Yard area would be used by the Road Maintenance, Transit, Parks and Grounds, Building Maintenance, and Environmental Utilities divisions. The Development Standards allow for new construction in the Corporation Yard area to include a maximum building height of 35 feet. (County of Placer 2018a, d, and e). The Corporation Yard area includes Fire Station #180, which is proposed to be expanded by 3,300 square feet.

#### Open Space

The Open Space Thematic Area would be located in the western portion of the campus, including the existing pond and the majority of the blue oak woodland associated with the pond and west of the Animal Services Center. Under the PCGC Master Plan Update, the County proposes to increase the amount of land zoned as Open Space in this area. No development is planned to occur within the Open Space area. Any future development that is considered in this area would be governed by regulations established in Chapter 17 of the County Code.

#### ***PCGC Master Plan Update Infrastructure Improvements***

All necessary public infrastructure (roadways, water supply, sewage collection, storm drainage, and energy) is currently available at the project site. The proposed PCGC Master Plan Update (County of Placer 2018a) identifies infrastructure improvements that would be necessary to support build-out of the Master Plan, as introduced below and discussed in detail in Chapter 10, Transportation, and Chapter 17, Utilities and Service Systems.

### Transportation

The PCGC Master Plan Update proposes to realign 1<sup>st</sup> Street to the east north of the current B Avenue alignment to Bell Road, resulting in a new three-leg intersection at Bell Road approximately 150 feet east of Blue Oaks Drive. Due to the proximity of this new intersection to the Bell Road/Blue Oaks Drive intersection, left turns from 1<sup>st</sup> Street to Bell Road would be prohibited.

### Domestic Water Supply

The PCGC campus is supplied water through one connection to the PCWA system (at 1st Street and Professional Drive). The connection is through a master meter and two reduced-pressure detector assemblies, and is supplied by one 12-inch-diameter PCWA waterline that, according to PCWA, can deliver a maximum of 2,400 gallons per minute without installing additional connections. There are two emergency inter-tie connections (12-inch-diameter) to the NID system. These connection points are closed valves and must be manually opened to operate (County of Placer 2018a Appendix E).

NID domestic waterlines adjacent to the project site include 12-inch-diameter lines in Bell Road and Richardson Drive and a 12-inch-diameter line in Atwood Road east of 1st Street (this transitions to a 10-inch-diameter line west of 1st Street). In addition, NID recently completed installation of a 14-inch-diameter water line along Willow Creek Drive and 1st Street to Atwood Road, delivering approximately 2,300 gallons per minute (modeled) (County of Placer 2018a Appendix E).

The PCGC Master Plan Update anticipates that water supply for all County facilities within the PCGC campus will continue to come from PCWA, and NID service would be provided to all private development within the project site. No improvements to off-site water supply or distribution infrastructure would be needed. The County would maintain the existing emergency inter-ties between the on-site water lines and the NID lines to ensure that the water supply and pressure is adequate to meet fire flow demands (County of Placer 2018a Appendix E).

The PCGC Master Plan Update also explores opportunities for achieving zero net water usage, meaning that all water purchases/imports would be offset with increased on-site water reuse, recycling, groundwater recharge, improved “green” stormwater management, rainwater harvesting, and other similar techniques. The PCGC Master Plan Update involves evaluation of approaches to manage all on-site water flows/use and development of strategies to be a regional leader of efficient water management (County of Placer 2018a).

### Irrigation

The PCGC Master Plan Update includes updating the existing irrigation infrastructure within the PCGC campus to correct several deficiencies, including the following (County of Placer 2018a):

- Lack of adequate backflow prevention devices along the older PCGC buildings, causing potential cross-contamination of the domestic water system.
- Leaks in the system causing inadequate coverage. Leaks are occurring due to the age of existing pipes within the historical core of the PCGC campus, and the building up of mineral deposition, calcification, and rust, causing weakness in certain line segments.
- Low pressure and capacity issues due to old lines that have significant residue buildup.
- Lack of centralized digital control, with many of the irrigation lines requiring manual operation.
- Inability to control water usage based on weather and climate.

To address these deficiencies, the proposed PCGC Master Plan Update identifies the following strategies:

- Installing booster pumps for new facilities, where needed, to help sustain adequate pressure and supply.
- Developing a centralized evapotranspiration system to aid in significantly reducing water usage and to pinpoint system efficiencies and inefficiencies more readily to help target repairs.
- Swapping out rotor and spray head irrigation with drip emitters and converting much of the site to more drought-tolerant landscaping and vegetation.
- Developing a program to harvest rainwater that can be stored on site for irrigation.
- Use raw water from the NID canal on 1<sup>st</sup> Street for irrigation. The County would potentially construct a water storage facility within the campus, draw water from the canal up to the County's full allocation of 12 miner's inches (which is equivalent to 35 gallons per minute), and use the raw water for irrigation of landscaping around County facilities, reducing the use of potable water.

The PCGC Master Plan Update proposes to construct multifamily residential and mixed-use developments within and adjacent to the existing canal. As required by NID these projects would include encasing the canal in a pipe to prevent adverse water quality impacts to the canal due to the proximity of developed land.

### Sewage Collection

The PCGC campus sits at the high point or head of the Dewitt trunk line system. This limits the size of development structures because large effluent generation would require significant upgrades to long segments of the main Dewitt trunk line. Currently, much of the effluent passing through the PCGC campus comes from off-site catchments that are pumped into the PCGC segment of the Dewitt trunk line via force mains. The PCGC Master Plan Update identifies the following potential improvements to the sewage collection infrastructure (County of Placer 2018a Appendix E):

- Upsize the segment of the Dewitt trunk line from the Finance Administration Building to Bell Road from 15 inches diameter to 18 inches diameter to relieve throttling on large segments of the line coming from Olympic Village.
- Identify requirements for upsizing lift stations and trunk line sewer systems as each development project proceeds.

### Storm Drainage

The PCGC Master Plan Update includes a campus-wide Master Drainage Report that details an infrastructure phasing plan for implementation of regional basins, a plan for upgraded and new storm drainage system pipes, and a policy for addressing hydromodification and water quality. The Master Drainage Report requires that individual projects within the PCGC campus integrate water quality treatment at the individual project site, while regional or campus-wide facilities would be used to detain the 2-, 10-, and 100-year storm event peak flows. This would be accomplished with creation of three new regional (campus-serving) detention basins and continued use of three existing detention basins on site (Appendix H).

Further, the PCGC Master Plan Update proposes to require each individual project to set aside approximately 10% of its site for water quality features. To comply with the 2016 West Placer Storm Water Quality Design Manual, projects must incorporate site design measures (i.e., dispersed treatment features instead of a single basin in one corner of a project site) (County of Placer 2016a).

There are a number of localized areas where the potential runoff appears to exceed the capacity of the storm system or where pipe sizes decrease farther downstream (County of Placer 2018b). A more detailed assessment of local watersheds storm drainage systems would be completed to identify those pipes that may need to be upsized to increase capacity. With the PCGC Master Plan Update, there is opportunity to reduce impacts of increased stormwater runoff due to increases in impervious surfaces through implementation of low-impact development standards. Reduction of point-source discharge can occur through the use of indirect surface systems and the possibility of

implementing rainwater harvesting to help irrigate small landscape areas, community gardens, and common space areas.

### Energy

The PCGC Master Plan Update includes a goal of achieving zero net energy (ZNE) consumption within the project site. A ZNE building is essentially a building that generates as much energy as it uses over the course of a year from on-site renewable energy supplies (e.g., solar photovoltaic (PV) power) and energy-efficiency planning (such as building orientation and passive strategies for limiting heat gain). ZNE is a difficult goal to obtain, and requires cutting-edge engineering and construction techniques. In 2015, the PCGC campus consumed \$174,750 worth of natural gas and \$1.5 million worth of electricity. The PCGC campus has four large PV systems with 0.58 megawatts of total installed capacity, and three facilities already ZNE or close to being ZNE. The PCGC Master Plan Update plans for energy efficiency retrofits and additional on-site ZNE features in existing PCGC buildings (County of Placer 2018a).

The proposed PCGC Master Plan Update identifies several opportunities to increase energy efficiency throughout the campus (County of Placer 2018a):

- Improve the energy efficiency of existing buildings and systems proposed to remain.
- Construct new buildings to achieve ZNE with improved insulation, lighting, and ventilation controls.
- Install interior and exterior lighting fixture upgrades in existing buildings and landscaped areas.
- Install additional PV systems. Currently the campus supports four installations with a total of approximately 0.58 megawatts of PV generation capacity that generates approximately 900,000 kilowatt hours annually. This current PV generation meets about 13% of the current total energy demand within the PCGC campus.

### Telecommunications

Although the existing telecommunications infrastructure on the project site is in fair condition, several improvements are recommended to meet current and future needs:

- The existing conduit system is shared at multiple locations between the County and the network provider AT&T. This should be changed so that the County exclusively owns and maintains its conduit infrastructure.
- Underground conduit for fiber-optic, copper, and CATV interbuilding cable distribution should be upgraded to support current and future building needs.

- The telecommunications pathway should be engineered in a logical manner that allows for future growth of the campus to easily implement pathways from nearby manholes or vaults without impacting existing services.
- Primary and secondary utility services should be provided from opposite entry points at the edge of campus (for redundancy) and routed to the campus main distribution frame to provide physical separation and protection of cabling from a single cable loss or backhoe-strike event. This would prevent losing the primary and secondary services simultaneously.

### *Additional PCGC Master Plan Update Elements*

#### Development Standards and Design Guidelines

As mentioned previously, the County proposes adoption of the PCGC Development Standards and PCGC Design Guidelines (County of Placer 2018c and 2018d) as companion documents to the PCGC Master Plan Update. The Development Standards define the allowable land uses, setbacks, building forms and scale, circulation and parking standards, and signage and lighting standards that would be applied to all development throughout the PCGC Master Plan Update planning area. The Design Guidelines provide direction regarding architectural character, building materials, and landscaping for new development within the project site (County of Placer 2018a, d, and e).

#### Landscape Guidelines

The PCGC Master Plan Update notes that site planning, site design, the urban forest canopy, and architectural design will be critical “place-making” components for the PCGC campus. The PCGS Master Plan Update anticipates that the campus landscape guidelines will incorporate the following strategies (County of Placer 2018a):

- Reduce impervious surfaces to reduce creation of heat islands and reduce concentration of stormwater runoff.
- Improve the urban forest to create a unified campus identity, provide shade to reduce heat islands, and encourage walking.
- Develop a consistent set of landscaping treatments recommendations that can reinforce organization and design intent, and enhance the overall sense of place.

#### Off-Site Improvements

As discussed in Chapter 10, Transportation, and Chapter 18, Utilities and Service Systems, implementation of the proposed PCGC Master Plan Update would require off-site improvements to transportation and sewage conveyance infrastructure. This includes widening a segment of State Route 49, intersection modifications along State Route 49, and upsizing several segments of the

DeWitt Trunk sewer line. The widening of a segment of State Route 49 is anticipated to be completed by a previously approved project, Auburn Creekside Center. However, in the event that this project does not proceed, construction of this improvement may become a responsibility of Placer County and/or applicants for private development within the PCGC property. Similarly, upsizing several segments of the DeWitt Trunk sewer line is expected to be completed by the previously approved Timberline Senior Housing project, located north of the PCGC property. In the event that the Timberline project does not complete these improvements prior to construction of the Health and Human Services building, construction of these improvements would become the responsibility of Placer County.

### Tiering

It is expected that the facilities and site improvements described in the PCGC Master Plan Update will be constructed over an approximate 20-year implementation timeline. The initial implementation, Tier 1 is anticipated to include the two project-level components described below (i.e., Human Health Services Building and Multifamily Residential at 1<sup>st</sup> Street and B Avenue) as well as the multifamily residential in the southwest corner of the PCGC campus. Actual phasing and timing of individual projects will be dependent on funding availability. As shown in Figure 3-9, Tiering Plan, it is anticipated that construction would occur in four 5-year tiers, with remaining County facilities and private development occurring in Tiers 2 and 3, and development of the Event Center and Community Green in Tier 4.

### **PCGC Master Plan Update Project-Level Components**

#### ***Health and Human Services Building***

The proposed PCGC Master Plan Update would involve construction of a new Health and Human Services building near the center of the PCGC campus, southwest of the proposed roundabout that would connect County Center Drive with B Avenue. It would be bounded by existing B Avenue, C Avenue, Rustic Lane, and Richardson Drive. Under the proposed PCGC Master Plan Update, Rustic Lane would be renamed to County Center Drive and extended to the southeast. The Health and Human Services building would be placed on the eastern portion of this site, with frontages on B Avenue, County Center Drive, and C Avenue, and with parking extending westerly to Richardson Drive. The boundaries of this site and a conceptual site plan are indicated on Figure 3-7, Conceptual Land Use Plan.

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 Health and Human Services building would be constructed on behalf of the County under a currently undetermined design and construction delivery process. Detailed building plans will be prepared in the future. The following description of the proposed Health and Human Services building is based on the Facility Programming Report (County of Placer 2016b), which defines the anticipated site; building size, usage, space types, and adjacencies; and basic building systems.

The County has found that the “current Human Health Services facilities are insufficient for current use and future growth. Many of these existing facilities do not provide adequate work environments, and cannot be expanded to meet the needs of the department’s expected growth” (County of Placer 2016b). The proposed new building would allow the County to respond to its increasing population and shifting demographics, which contribute to increased demands for County public services. Further, the proposed new Health and Human Services building would allow the County to consolidate the six Health and Human Services divisions (i.e., Administration, Adult System of Care, Children’s System of Care, Environmental Health, Human Services, and Public Health) in a single location. The divisions, which often share common clientele, are currently housed in separate facilities on the PCGC campus and in privately owned leased spaces in the Auburn area. Consolidating the divisions in a modern facility will improve the public service experience for residents and Health and Human Services employees, and will allow County staff to better connect with County residents who need services through updated technology.

The Health and Human Services building is expected to consist of approximately 135,700 square feet. The building would house the existing approximately 435 Health and Human Services employees, and would accommodate the anticipated employee growth over the next 20 years. Projections of staff growth for the Health and Human Services division were developed based on “increasing population densities within the Auburn service areas of the County; expansion of services to unincorporated areas of the County; administrative conformance with new regulations; and ongoing maintenance of existing infrastructure” (County of Placer 2016b). Based on the staffing projections completed in preparation of the Facility Programming Report, it is expected that the Health and Human Services building would house up to approximately 577 employees in 2035 (County of Placer 2016b).

The building is planned to consist of three stories. Building height (maximum of 50 feet), design, materials, colors, and landscaping would conform to the Development Standards and Design Guidelines proposed with the PCGC Master Plan Update. Site improvements would include parking, vehicle and pedestrian circulation, landscaping, and stormwater infrastructure. The building and associated improvements would be located on 5.6 acres. Building space would include a main lobby, conference and team rooms, open and private office areas, training and interview rooms, storage and work rooms, break rooms, central storage, and a receiving area. Outdoor spaces for the facility would include patios, a play area, a garden, and a service/loading dock. The building site is anticipated to accommodate parking for 406 employees initially, with

the potential to add 56 spaces in the future. Parking would also be provided for 48 visitors and 40 fleet vehicles. The parking lot would extend from the building westerly to Richardson Drive.

A public health lab or clinic is not being considered as part of the Health and Human Services building or the overall PCGC Master Plan Update.

### ***Multifamily Residential***

The proposed PCGC Master Plan Update would provide multifamily residential use in the northeastern portion of the project site on the east side of 1<sup>st</sup> Street. The Multifamily Residential project would include four buildings fronting on 1<sup>st</sup> Street, a parking lot running along the eastern site boundary, and site landscaping. The boundaries of this site and a conceptual building layout are indicated on Figure 3-7, Conceptual Land Use Plan. This portion of the site is zoned Office Professional (OP-Dc-AO) and Commercial Planned Development (CPD-Dc-AO). The project proposes to remove the OP designation from this site, expand the CPD designation to cover the site, and add a Town Center (TC) zoning overlay district to this designation. Under the proposed Allowed Uses and Permit Requirements for the PCGC Master Plan Update provided in Table 2-1 of the Development Standards, development of multifamily residences within the CPD zone would require zoning clearance approval if the project meets all of the proposed Development Standards or issuance of a Minor Use Permit if it does not.

This site consists of approximately 3 acres. Under the current CPD zoning for the site, residential density is limited to a maximum of one unit for each 2,000 square feet of lot area, which correlates to 21.78 units per acre. Under these standards, the site could accommodate a maximum of 65 dwelling units. However, the proposed modification of the zoning for this area to include the Town Center (TC) overlay would allow for increased density, with a maximum of 30 dwelling units per acre, allowing approximately 90 dwelling units. The Multifamily Residential project located at 1<sup>st</sup> Street and B Avenue is currently proposed to include 79 dwelling units, although this EIR evaluates a maximum development of up to 100 dwelling units at this location.

Buildings would be limited to 50 feet in height, and the site development would be limited to a maximum lot coverage of 40%. The PCGC Development Standards require a minimum 5-foot landscape buffer setback between building façades and right-of-way, 10-foot rear and side setbacks, and a minimum of 20 feet of space between buildings. The multifamily residential development would include parking consistent with the minimum requirements identified in PCGC Master Plan Update Development Standards (County of Placer 2018c).

## **3.5 CEQA COMPLIANCE FOR FUTURE PHASES**

As discussed in Chapter 2, Introduction, this EIR provides a programmatic evaluation of the environmental effects associated with implementation of the proposed PCGC Master Plan Update,

as well as a project-level analysis of the environmental effects resulting from construction and operation of two individual projects anticipated under the PCGC Master Plan Update. The County’s review of future individual construction projects within the PCGC campus would be conducted in accordance with CEQA Guidelines Section 15168 regarding preparation and use of a Program EIR. Placer County would review each individual project to determine whether it conforms to the development projections and standards within the PCGC Master Plan Update and this EIR, and whether it complies with the mitigation measures provided in this EIR. The results of this conformance review would be used to determine whether additional site-specific environmental analysis is necessary. In addition to CEQA Guidelines Section 15168, such determinations would be based on the requirements and direction provided in CEQA Guidelines Section 15152, Tiering; Section 15153, Use of an EIR from an Earlier Project; Section 15162, Subsequent EIRs and Negative Declarations; Section 15163, Supplement to an EIR; and Section 15164, Addendum to an EIR or Negative Declaration.

### **3.6 ENTITLEMENTS AND REQUIRED APPROVALS**

For approval of the proposed PCGC Master Plan Update, the Placer County Board of Supervisors would be requested to complete the following actions:

- Certify the PCGC Master Plan Update EIR
- Adopt the PCGC Master Plan Update, PCGC Master Plan Update Development Standards, and PCGC Master Plan Update Design Guidelines
- Amend the Placer County General Plan to establish a Master Plan land use designation and apply it to the project site. This includes edits to General Plan Tables 1-1 and 1-2 and Figures 1-1 and 1-2 as shown in Appendix B.
- Amend the Auburn/Bowman Community Plan to replace and supersede all references to the Dewitt Center with the Placer County Government Center Master Plan Update. Revise the Auburn/Bowman Community Plan land use designations for the site as shown in Figure 3-5.
- Amend text within Placer County Code Section 17.52.135 Town Center Commercial to allow modified development standards for development in areas that include the Town Center zoning overlay subject to approval of an area plan, master plan or specific plan, as shown in Appendix B.
- Rezone portions of the PCGC campus as shown in Figure 3-6.

To authorize construction of the Health and Human Services building and the Multifamily Residential project at 1<sup>st</sup> Street and B Avenue, in addition to the actions taken by the Board of

Supervisors to approve the PCGC Master Plan Update, the following additional permits and approvals would be needed:

- Design/Site Review Approval
- Minor Boundary Line Adjustment for Multifamily Residential project
- Improvement Plan Approval
- Tree Removal Permit
- Building Permit

Further, the County may need to approve a Minor Use Permit for the Multifamily Residential project at 1<sup>st</sup> Street and B Avenue if the project does not meet the PCGC Master Plan Update Development Standards.

The same permits and approvals listed for the Health and Human Services building and the Multifamily Residential project at 1<sup>st</sup> Street and B Avenue would be needed for each subsequent action taken in implementation of the PCGC Master Plan Update, except that the need for a Minor Boundary Line Adjustment for each future project would have to be considered on a case-by-case basis and the need for a Minor Use Permit or Conditional Use Permit would be determined based on the requirements of Table 2-1 in the PCGC Master Plan Update Development Standards. Further, it is expected that the County may approve Commercial Parcel Maps to modify parcel boundaries and create new parcels within the mixed-use and multifamily residential areas to more specifically define project sites for individual construction projects, ensure that buildings and other improvements are not constructed across parcel boundaries, and facilitate application of the PCGC Master Plan Update Development Standards (site cover and setbacks) to each individual project. This EIR serves as the base CEQA document analyzing the future commercial Tentative Parcel Map(s) entitlement; however, additional project level environmental review may be necessary for adequate access and utilities to support each proposed parcel, as discussed in Chapter 2, Introduction, and Section 3.5, CEQA Compliance for Future Phases.

In addition, the following trustee or responsible agencies may use this EIR to consider their issuance of the following approvals and permits that may be needed to allow construction of the Health and Human Services building and the Multifamily Residential project at 1<sup>st</sup> Street and B Avenue. This EIR may also be used by the following agencies in consideration of future individual projects within the PCGC campus:

- U.S. Army Corps of Engineers, Clean Water Act Section 404 Nationwide Permit
- Central Valley Regional Water Quality Control Board, Clean Water Act Section 401 Water Quality Certification

- Section 402 National Pollutant Discharge Elimination System Permit
- California Department of Fish and Wildlife, Section 1602 Streambed Alteration Agreement
- U.S. Fish and Wildlife Service, Section 7 Consultation
- Placer County Local Agency Formation Commission and Nevada County Local Agency Formation Commission, service district annexation

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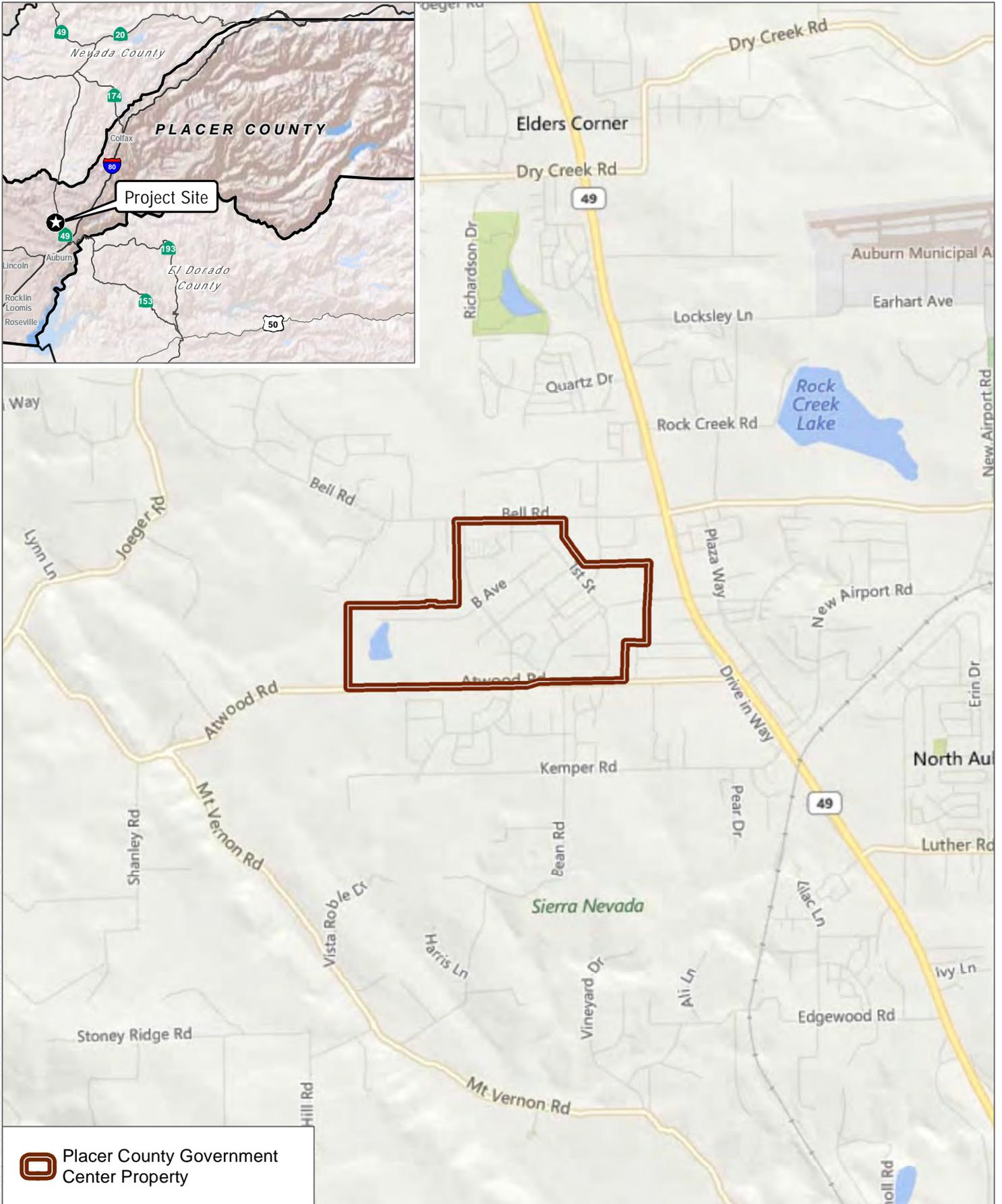
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SOURCE: Bing Maps 2018



FIGURE 3-1  
Regional Location

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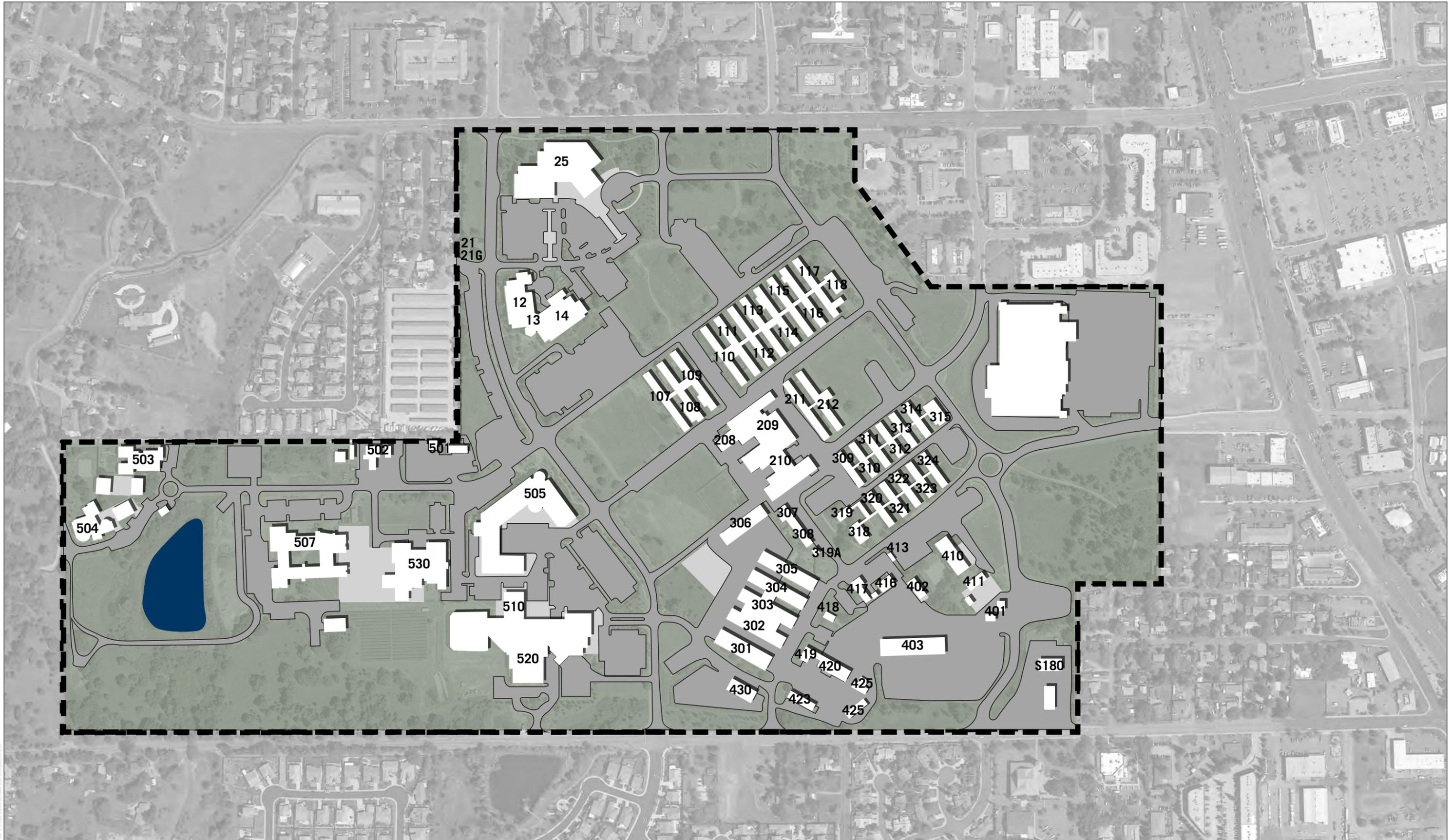


SOURCE: USDA 2016; Placer County 2011

FIGURE 3-2

Aerial Photograph

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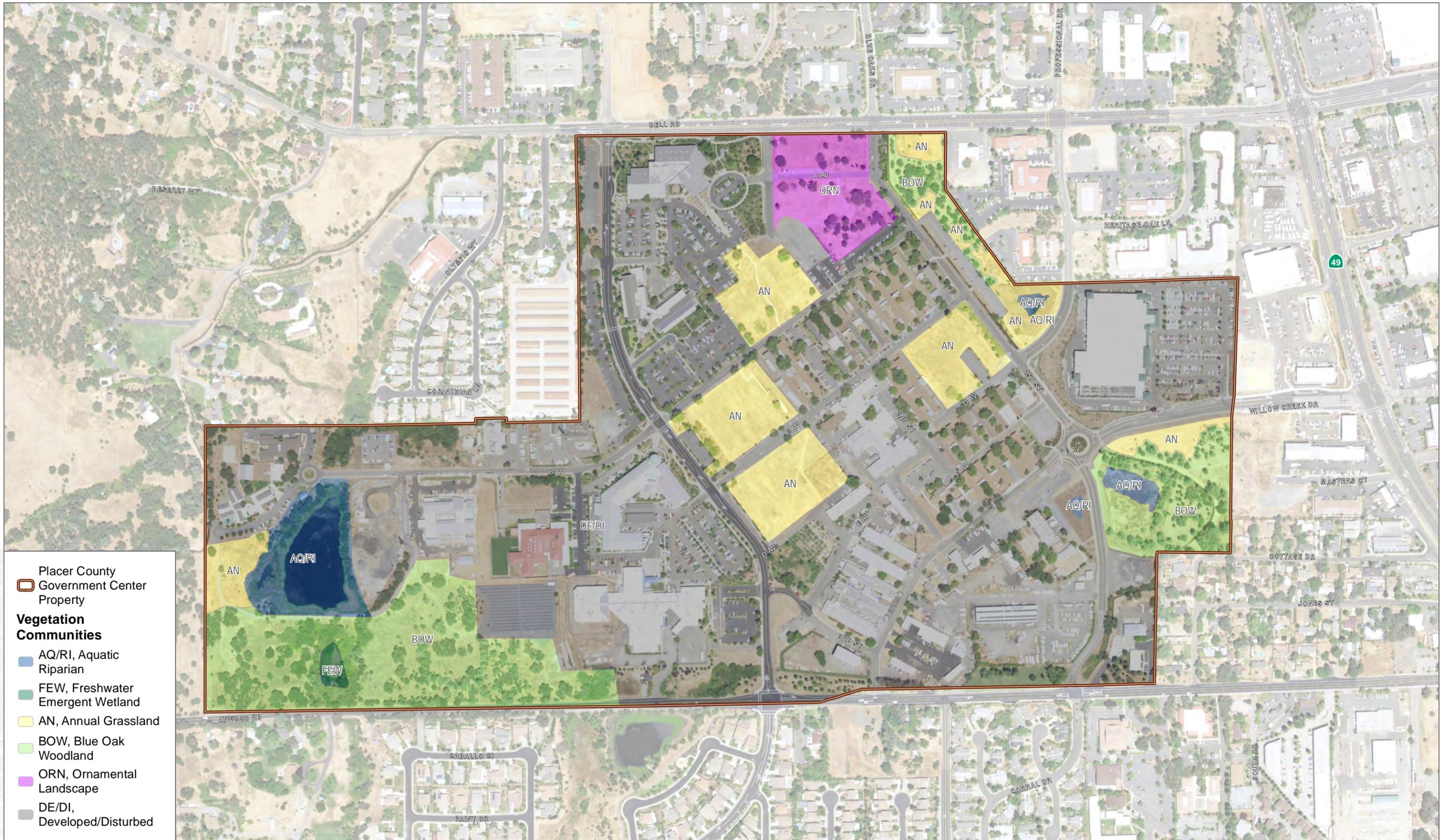
SOURCE: Williams + Paddon 2017

FIGURE 3-3

Existing Site Plan

Placer County Government Center Master Plan Update

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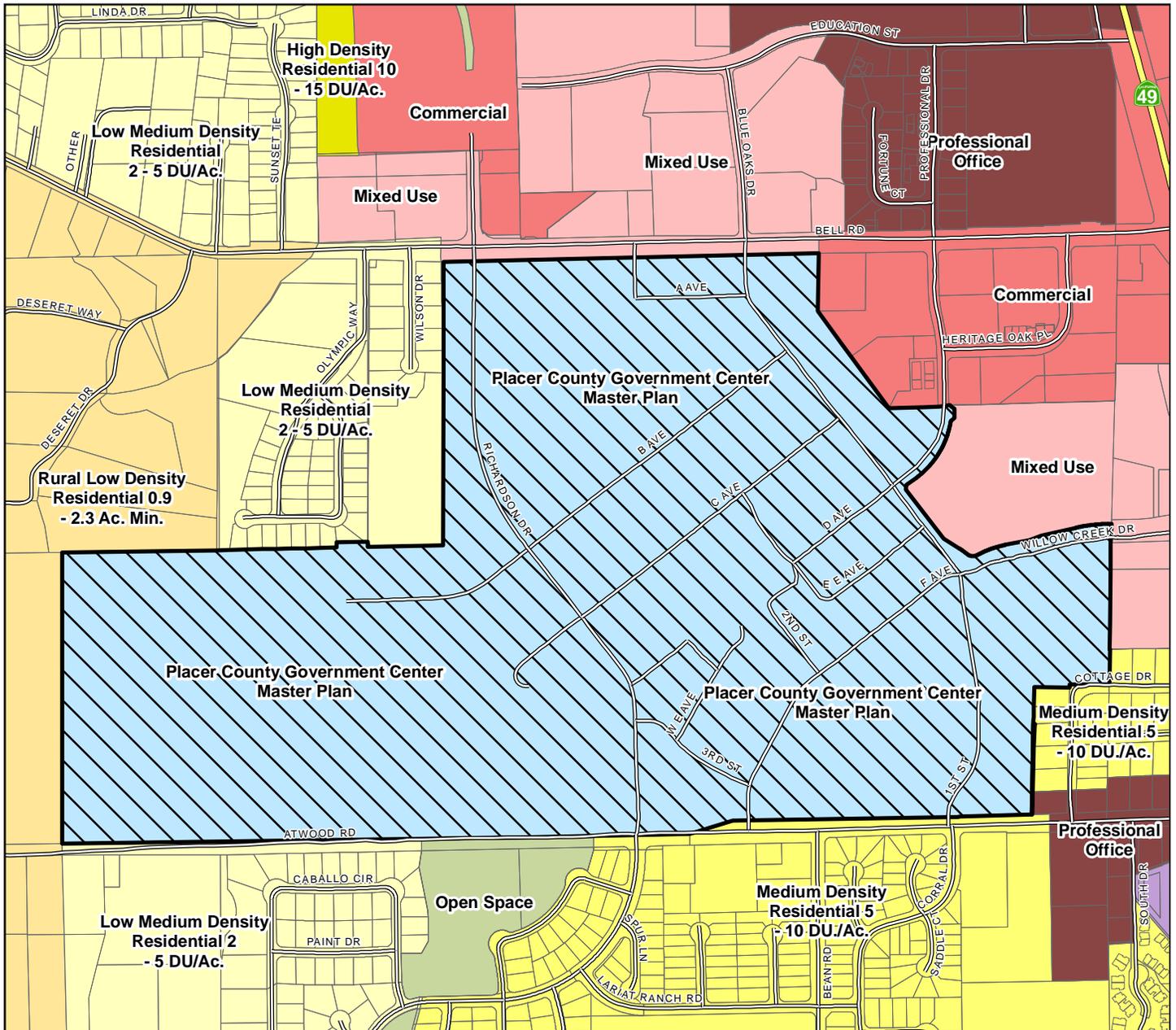


SOURCE: USDA 2016, Placer County 2016



FIGURE 3-4  
Land Cover Types

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**LEGEND**

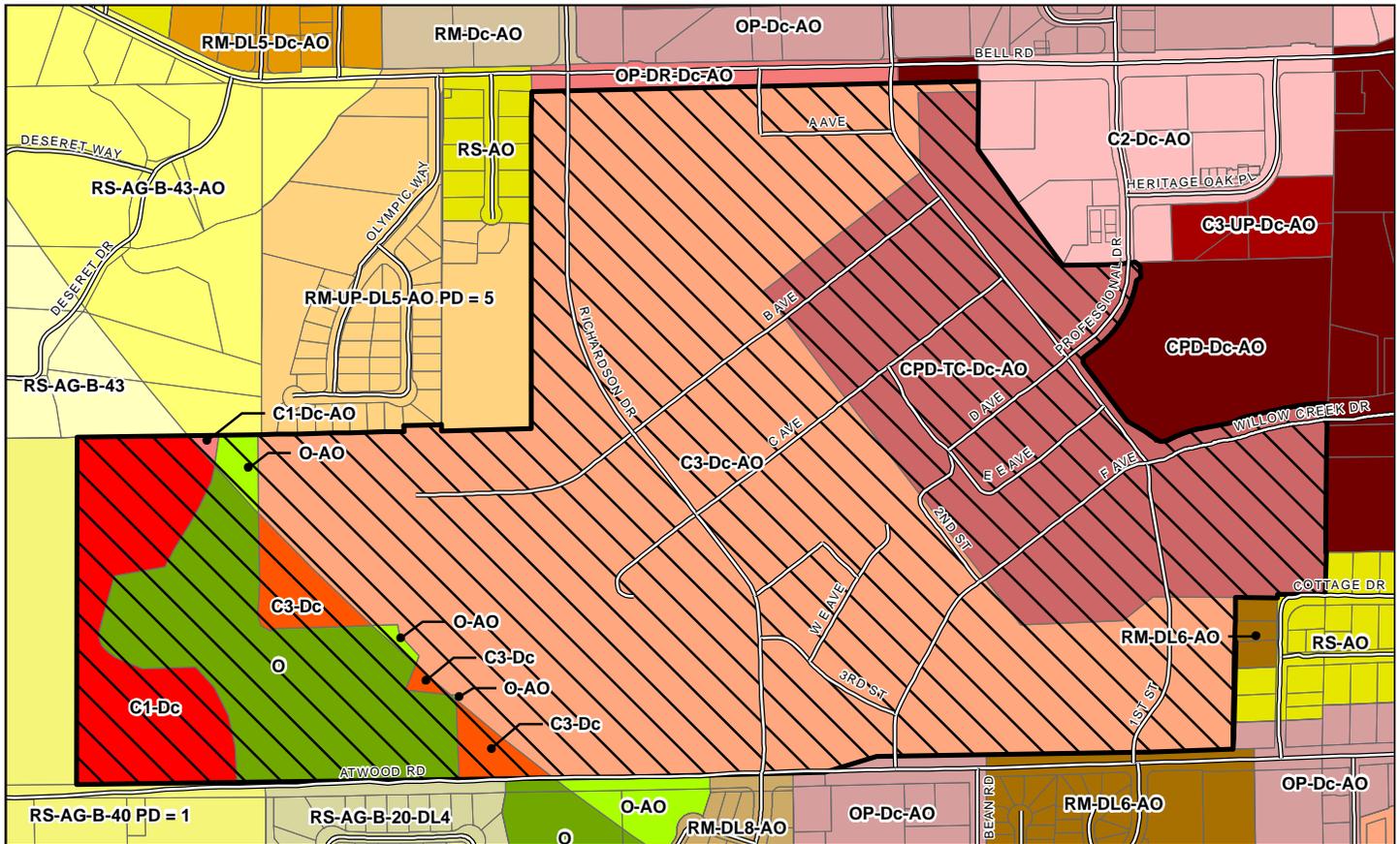
	Placer County Government Center		Medium Density Residential 5 - 10 DU./Ac.		PCGC Master Plan
	Commercial		Mixed Use		Parcels
	High Density Residential 10 - 15 DU/Ac.		Open Space		Highway
	Industrial		Professional Office		Existing Roads
	Low Medium Density Residential 2 - 5 DU/Ac.		Rural Low Density Residential 0.9 - 2.3 Ac. Min.		

SOURCE: Placer County 2018

FIGURE 3-5

Community Plan Land Use Designations  
Placer County Government Center Master Plan Update

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**LEGEND**

**ZONING**

 C1-Dc	 CPD-TC-Dc-AO	 RM-DL8-AO	 PCGC Master Plan
 C1-Dc-AO	 O	 RM-Dc-AO	 Parcels
 C2-Dc-AO	 O-AO	 RM-UP-DL5-AO PD = 5	 Existing Roads
 C3-Dc	 OP-DR-Dc-AO	 RS-AG-B-20-DL4	
 C3-Dc-AO	 OP-Dc-AO	 RS-AG-B-40 PD = 1	
 C3-UP-Dc-AO	 OP-RM-Dc-AO	 RS-AG-B-43	
 CPD-Dc-AO	 RM-DL5-Dc-AO	 RS-AG-B-43-AO	
	 RM-DL6-AO	 RS-AO	

SOURCE: Placer County 2018

**FIGURE 3-6**

**Zoning Designations**

Placer County Government Center Master Plan Update

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**SITE LEGEND**

- ① COMMUNITY DEVELOPMENT RESOURCE CENTER (CDRC)
- ② FINANCE ADMINISTRATION BUILDING (FAB)
- ③ ANIMAL SERVICES CENTER
- ④ JUVENILE DETENTION CENTER
- ⑤ AUBURN JUSTICE CENTER (AJC)
- ⑥ MAIN JAIL
- ⑦ HOME DEPOT
- ⑧ CORPORATION YARD
- Ⓐ HEALTH AND HUMAN SERVICES CENTER
- Ⓑ COUNTY ADMINISTRATION CENTER
- Ⓒ AGRICULTURAL COMMISSIONER & FARM ADVISOR
- Ⓓ ELECTIONS WAREHOUSE
- Ⓔ COUNTY / MUSEUMS WAREHOUSE
- Ⓕ CORPORATION YARD ADMIN. & TRAINING CENTER
- Ⓖ SHERIFF & PROBATION SUPPORT
- Ⓗ FIRE STATION 180 EXPANSION
- Ⓛ ADMIN SERVICES IT/TELECOM WAREHOUSE
- Ⓜ FAB & CDRC ANNEX
- Ⓚ1 SHERIFF'S DIVE UNIT
- Ⓚ2 UTILITIES
- Ⓚ3 PARKS & GROUNDS
- Ⓚ4 TIRE BARN & WASH RACK
- Ⓛ DEWITT HERITAGE AREA
- Ⓜ COMMUNITY EVENTS CENTER
- Ⓝ1 COMMUNITY GREEN
- Ⓝ2 COMMUNITY GARDEN
- Ⓟ TRANSPORTATION TRANSFER CENTER
- Ⓡ IT/COM EXPANSION
- Ⓡ IRRIGATION WATER TOWER

**SITE KEY**

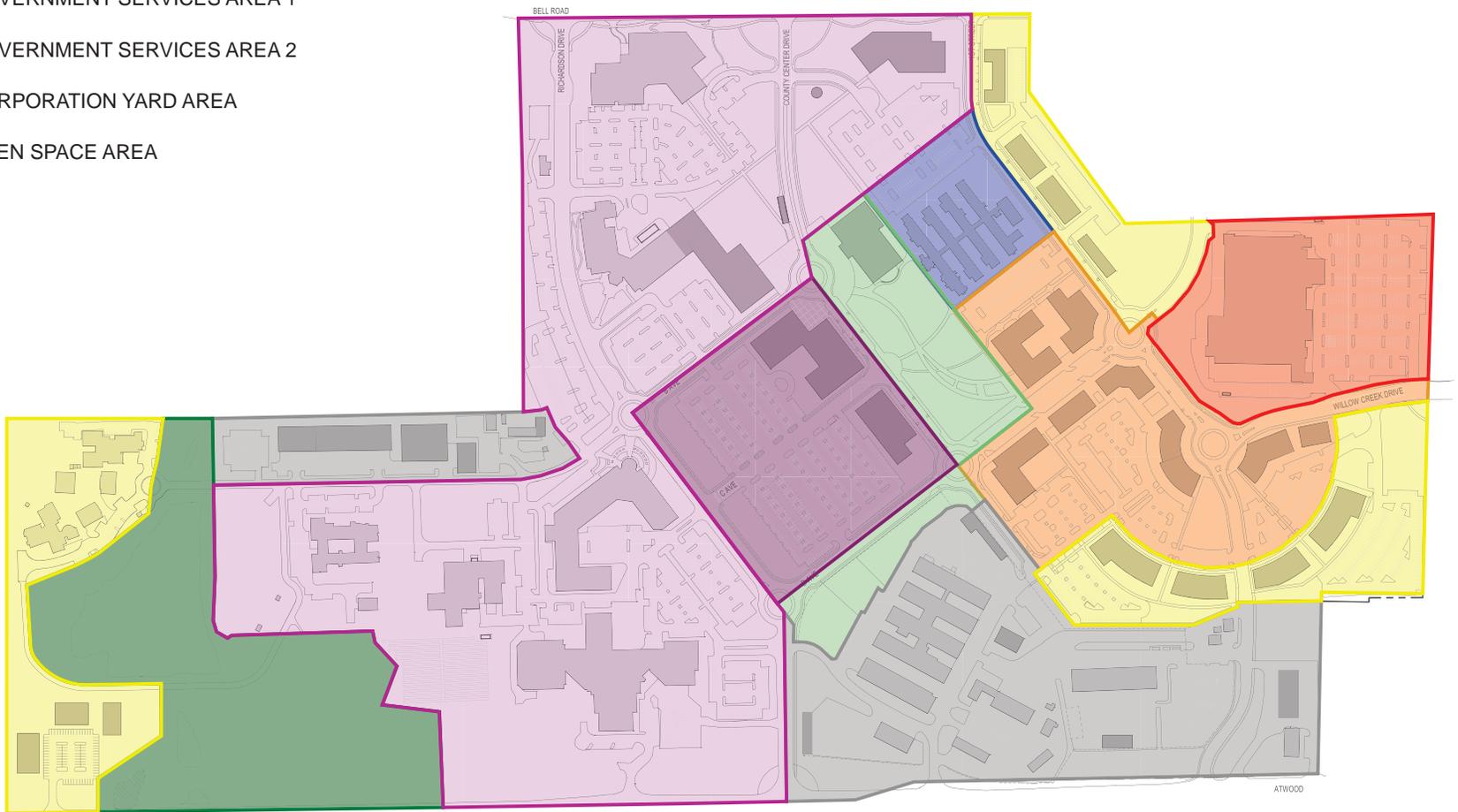
- |                     |                             |  |
|---------------------|-----------------------------|--|
| EXISTING BUILDING   | MIXED-USE                   | HEALTH AND HUMAN SERVICES CENTER PROJECT SITE AREA |
| NEW COUNTY BUILDING | RESIDENTIAL                 | MULTI-FAMILY / WORKFORCE HOUSING PROJECT SITE AREA |
| COMMUNITY BUILDING  | OPEN SPACE                  |  |
| HOTEL               | REGIONAL STORM WATER BASINS |  |



SOURCE: Williams+Paddon 2018

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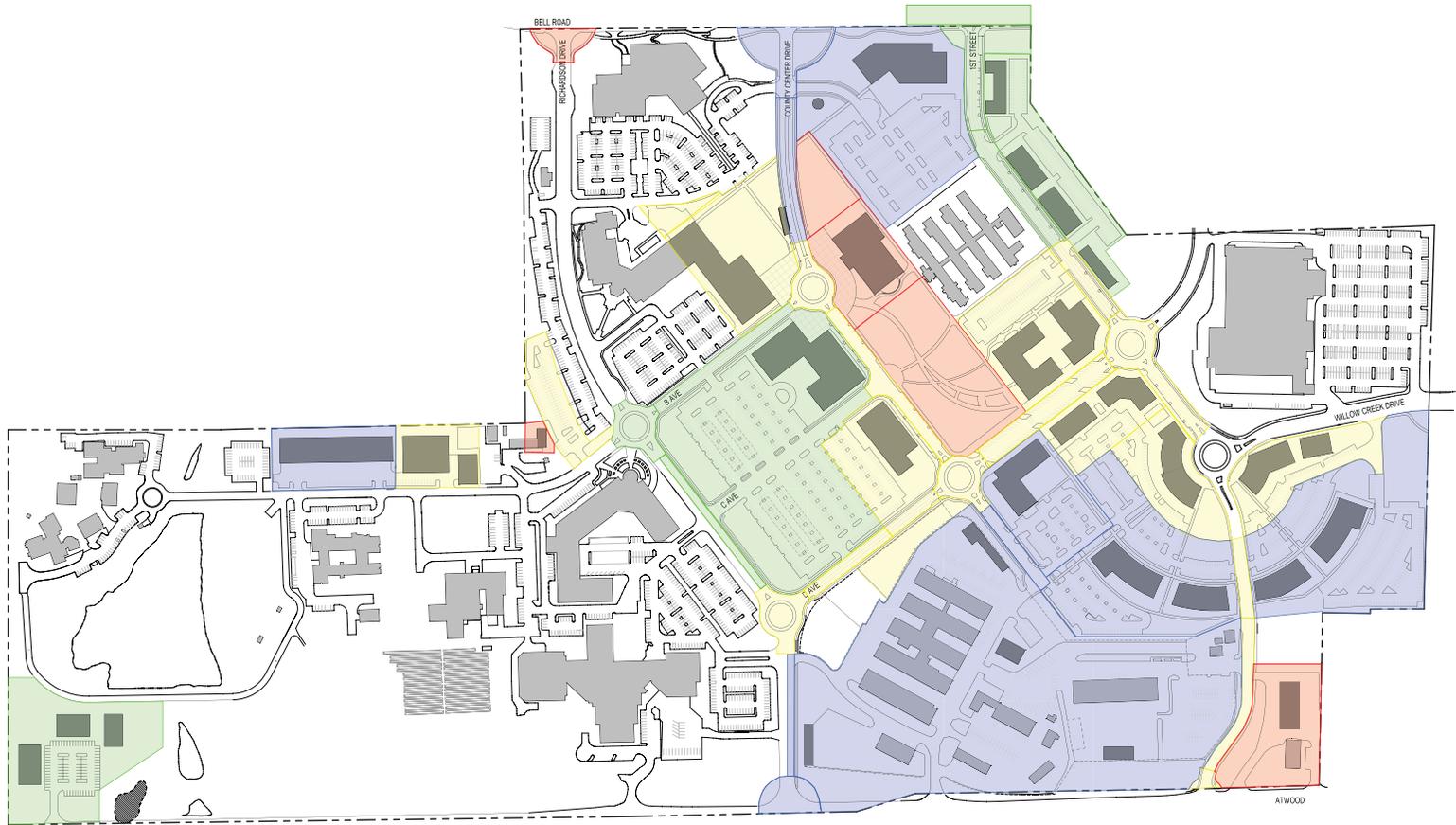
- MULTI-FAMILY RESIDENTIAL AREA
- MIXED USE AREA
- GENERAL COMMERCIAL AREA
- COMMUNITY AREA
- DEWITT HERITAGE AREA
- GOVERNMENT SERVICES AREA 1
- GOVERNMENT SERVICES AREA 2
- CORPORATION YARD AREA
- OPEN SPACE AREA



SOURCE: Williams+Paddon 2018

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- TIER 1: 1-5 years
- TIER 2: 6-10 years
- TIER 3: 11-15 years
- TIER 4: 16-20 years



SOURCE: Williams+Paddon 2018

**FIGURE 3-9**  
Tiering Plan

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