

## **5 LAND USE AND PLANNING**

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This section describes the existing land use and planning setting of the project site, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the proposed Placer County Government Center Master Plan Update Project (PCGC Master Plan Update or project) and construction of the proposed Health and Human Services building and Multifamily Residential project at 1<sup>st</sup> Street and B Avenue.

Several comments received in response to the Notice of Preparation for this EIR addressed land use and planning. These comments included recommendations to consider increased residential densities within the project site, the need to maintain walkability and transit service, retention of the existing community garden, consistency with the Auburn Municipal Airport Land Use Compatibility Plan, compliance with the Surplus Lands Act, and requests for clarification regarding use of the Town Center zoning overlay and proposed amendments to the General Plan and Auburn/Bowman Community Plan. The Surplus Lands Act is not applicable to the proposed project and is not discussed in this chapter.

### **5.1 EXISTING CONDITIONS**

The project site is located in the North Auburn area within unincorporated Placer County. The PCGC campus encompasses approximately 200 acres, including land leased to The Home Depot, located in the northeast corner of 1st Street and Willow Creek Drive. The Home Depot site is not subject to any of the land use and zoning changes, allowable land uses, or development standards proposed under the PCGC Master Plan Update.

The PCGC campus is bound on the east by a mix of commercial and residential uses and medical offices adjacent to State Route 49 (SR 49), Bell Road on the north, Atwood Road on the south, and a self-storage facility and rural residential land uses on the west. This location is approximately three miles northwest of the City of Auburn downtown area. The project site and vicinity are shown in Figure 3-1 in Chapter 3, Project Description.

The property is located within the planning area of the Auburn/Bowman Community Plan (County of Placer 1999). The Auburn/Bowman Community Plan provides guidance for land use within an approximately 40-square-mile area at the base of the Sierra Nevada foothills. Land development over the past 25 years has shifted the dominant land use pattern from rural residential and agricultural to more urbanized residential, commercial, and public uses. The project site is also within the City of Auburn's sphere of influence—the City's General Plan designates the site for mixed-use development and public uses (County of Placer 1999).

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## Existing Land Uses

### *Project Area*

The project site is located on a ridge at an elevation of 1,400 feet above mean sea level, while elevations range between 1,375 and 1,435 feet across the study area. Located in North Auburn, the project site contains the County’s government offices and is the primary government center for Placer County, providing space for approximately 1,660 employees. Other county services are provided in smaller government centers throughout the County, including the Tahoe Administrative Center, Placer County Administrative Center (on Fulweiler Avenue in Auburn), and facilities in south Placer County.

Many of the existing buildings within the PCGC campus were originally constructed between 1943 and 1945 as a military medical hospital, known as DeWitt General Hospital. Following World War II, ownership of the PCGC property was transferred to the State of California for use as a mental hospital. The property was purchased by Placer County in 1972 upon the closure of the onsite mental hospital and has served as a government center since that time (County of Placer 2018a).

The majority of the project site—approximately 143 acres, or 71.5%—is currently developed with 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 (County of Placer 2018a). This area also includes roadways, parking lots, empty lots, and storage areas. Vacant land is located along the northeastern edge of the property, north of the B Street/Richardson Drive intersection near the center of the property, and along the southern boundary west of the Main Jail. Land leased by The Home Depot is present in the eastern portion of the site, along Willow Creek Drive and east of 1<sup>st</sup> Street.

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. While 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 2004 the County approved the DeWitt Government Center Facility Plan (2003 – 2010), which identified a plan to modernize and expand the government center. Under this plan, 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 as well as other campus

improvements. Most recently, the County constructed a new animal services center in the western portion of the campus.

The PCGC campus supports County offices, facilities, warehouse space, 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. 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 on Figure 3-3, Existing Site Plan. This figure also reflects the approximately 40 non-contiguous acres throughout the PCGC property that are vacant and undeveloped.

### ***Surrounding Area***

Most of the surrounding area is also developed, as seen in the aerial photograph in Figure 3-2. Rural residential land uses and vacant parcels exist to the west. Low- to medium-density residential land uses are located to the south and southwest. South of the eastern portion of the project area is medium-density residential development, with a mixture of multiple-family, single family, and office-professional land uses to the southeast. Northeast of the project area (adjacent to SR 49), land uses are primarily urban, including commercial and professional office land uses. North of the project site, across Bell Road, are largely professional office land uses, mainly medical offices, and some high-density residential developments. A senior residential community is under construction north of the medical offices and residential care facilities along Blue Oaks Drive. Oakwood Village, an assisted living facility, and Auburn Oaks Care Center, short-term rehabilitation and skilled nursing home, are located adjacent to the northwest corner of the project boundary. Adjacent to the northwestern boundary is a self-storage warehouse facility, Auburn Grace Community Church, and medium-density residential subdivision.

### **Existing General Plan and Zoning Designations**

#### ***Project Site***

The project site is located in Placer County within the Auburn/Bowman Community Plan area. Existing land use designations for the project site include 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). 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 (Placer County Airport Land Use Commission 2014).

As discussed in Section 5.2, Regulatory Framework, the Auburn/Bowman Community Plan defines a Development Vision for the site (pages 39 through 41) that includes development of retail/service commercial on the parcels closest to SR 49, replacement of the existing barracks-style buildings with modern office buildings laid out to form a core professional office area, location of justice/law enforcement land uses west of Richardson Drive, and new development of residential (emergency and transitional shelter) land uses on the western boundaries of PCGC (County of Placer 1999). There also is an Open Space area in the southwest portion of the project area, corresponding to the location of two open water ponds onsite.

### ***Surrounding Area***

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

Zoning designations adjacent to the PCGC reflect the community plan designations. Most of the adjacent areas carry the Dc designation, as discussed above. The zone districts applied to properties adjacent to the PCGC campus are shown in Figure 3-6, Zoning Designations. Lands to the east of the project area 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 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 also exist south of the 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.

### **Land Development Trends**

There has been significant growth in the Auburn/Bowman Community Plan area in the last 25 years. Commercial development has occurred along SR 49 and Bell Road and residential growth has occurred south and southwest of the PCGC campus. Older specialty commercial businesses and rural residences have gradually become surrounded by retail commercial businesses and small-to-mid-size, medium-density residential subdivisions. This type of development along SR

49 and Bell and Atwood Roads has resulted in a mix of rural residential and urbanized land uses, with a tendency towards concentrating urban land uses around SR 49 and a transition to rural uses to the west. The Home Depot was built and opened in 2009. Since then, there has been additional interest from other commercial retailers to locate within the campus boundaries, although construction costs and rental rate trends may constrain opportunities for non-residential development within the project site (County of Placer 2016).

### Other Approved and Pending Development Projects in the Region

Table 5-1 provides a summary of other development projects in the region, which includes the land within the County’s North Auburn and Newcastle/Ophir Municipal Advisory Council boundaries. The list of approved and pending project was determined based on a review of the County of Placer’s CEQA Active Projects List (County of Placer 2018c), the EIRs and Mitigated Negative Declarations available for review at the County’s website (County of Placer, 2018d), and consultation with County staff.

**Table 5-1  
Summary of Approved and Proposed Developments**

<b>Project Name, Address/location, and Summary</b>	<b>Project Site Size (acres)</b>	<b>Number of Residential Units Planned or Proposed</b>	<b>Square Feet of Commercial/ Office Space</b>	<b>Status</b>
Atwood 80	80	65	None	Approved
Auburn Creekside Center Commercial	13.2	None	90,105	Approved
Briar Meadows Estates	14	37	None	Approved
Ceronix	20	None	281,000	Approved
Hidden Creek (Atwood 20)	20 acres	18 lots	None	Approved
Lakeside Oaks Business Park	7 acres	None	63,253	Approved
Mcguire Pacific Buildings		None	3,600	Approved
North Ravine Estates	12.5	11	None	Approved
Target Expansion		None	114,024	Complete
The Plaza II		None	74,300	Complete
Timberline Senior Housing	119	858	None	Under construction
Hidden Falls Regional Park Trails Expansion – proposal to add 2,647 acres and 30 miles of trails to the existing regional park and expansion of parking areas	2,647	None	None	Under review, EIR being prepared

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Nevada Street Arco AM/PM 895 Grass Valley Highway - Demolition of existing improvements, construction of new gas station with convenience store and car wash, installation of two underground storage tanks and other site improvements including surface parking for 19 vehicles, lighting, and landscaping	0.95	None	3,000 square foot convenience store, 1,260 square foot car wash, gas station with 16 fueling positions (8 dispensers)	Under review
Lockley Lane Industrial Park – development of five commercial buildings including industrial warehouse, manufacturing, support offices	2.5	None	five commercial buildings	Under review
Robinson/Barquest Minor Land Division – subdivide property into 2 parcels	68	None proposed, project would accommodate future development of 2 primary dwelling units	None	Under review
Hunter Minor Land Division – subdivide property into 3 parcels Location: 8600 Crater Hill Road, Newcastle	22.1	None proposed, project would accommodate development of 2 primary dwelling units	None	Under review
Verizon Cell Tower – installation of a cellular tower and associated transmission equipment Location: Wise Road and Bald Hill Road, Ophir	900 square feet	None	None	Under review, Mitigated Negative Declaration prepared
Stoneridge and Westwood Family Cellars – subdivision to create 8 residential lots, vineyards and a small winery Location: north of Indian Hill Road, east of Interstate 80, Newcastle	37.9	8	Winery	Under review

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Fox Hill Lane Estates Minor Land Division – subdivide property into 3 parcels Location: Fox Hill Lane, Newcastle	35.7	None proposed, project would accommodate development of 2 primary dwelling units	None	Under review
Suman Minor Land Division – subdivide property into 4 parcels Location: 9010 Wise Road, Auburn	22.3	None proposed, project would accommodate development of 3 primary dwelling units	None	Under review

## **5.2 REGULATORY FRAMEWORK**

### **Federal**

There are no federal land use regulations pertinent to the proposed project.

### **State**

California Government Code Section 65300 requires each county and city to adopt a general plan to guide development decisions. The Placer County General Plan (County of Placer 2013) establishes Placer County’s development goals and policies; sets the land use, housing, and development policies for the County; designates allowable land uses for all property throughout the unincorporated portions of the County; and identifies community plan areas.

### **Local**

California Planning law dictates that all land use decisions must be consistent with the implementing jurisdiction’s adopted general plan. Land use, housing, and development policies for the County’s unincorporated area are generally governed by the Placer County General Plan (County of Placer 1994) and the Placer County Zoning Ordinance (County of Placer 2011). However, more specific guidelines for land use and development in North Auburn, including the project site, are discussed in the Auburn/Bowman Community Plan (County of Placer 1999). The

proposed project must be consistent with the goals and policies of the General Plan and Community Plan.

The project site also falls under the jurisdiction of the Placer County Airport Land Use Compatibility Plans (Placer County Airport Land Use Commission 2014) and the Placer County Design Guidelines Manual (County of Placer 2003). However, the proposed PCGC Master Plan Update includes site-specific Design Guidelines that would be applied to that all phases of implementation of the PCGC Master Plan Update.

### ***Placer County General Plan***

The *Placer County General Plan* contains policies governing development within unincorporated Placer County. Below is a list of land use goals and policies from the Land Use section applicable to the proposed project.

**Goal 1.A** To promote the wise, efficient, and environmentally-sensitive use of Placer County lands to meet the present and future needs of Placer County residents and businesses.

**Policy 1.A.1** The County will promote the efficient use of land and natural resources.

**Policy 1.A.2** The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.

**Policy 1.A.4** The County shall promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.

**Goal 1.B** To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Placer County

**Policy 1.B.1.** The County shall promote the concentration of new residential development in higher density residential areas located along major transportation corridors and transit routes.

**Policy 1.B.2.** The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.

**Policy 1.B.3.** The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.

**Policy 1.B.4.** The County shall ensure that residential land uses are separated and buffered from such major facilities as landfills, airports, and sewage treatment plants.

**Policy 1.B.9.** The County shall require that all residential development provide private and/or public open spaces in order to insure that each parcel contributes to the adequate provision of light, air, and open space.

**Goal 1.D** To designate adequate commercial land for and promote development of commercial uses to meet the present and future needs of Placer County residents and visitors and maintain economic vitality.

**Policy 1.D.3.** The County shall require that new, urban, community commercial centers be located adjacent to major activity nodes and major transportation corridors. Community commercial centers should provide goods and services that residents have historically had to travel outside of the area to obtain.

**Policy 1.D.4.** The County shall require that significant new office developments locate near major transportation corridors and concentrations of residential uses. New office development may serve as buffers between residential uses and higher-intensity commercial uses.

**Policy 1.D.5.** The County shall encourage existing and new downtowns/village centers to provide a variety of goods and services, both public and private.

**Policy 1.D.6.** The County shall promote use of first floor space in new buildings in downtowns/village centers for retail, food service, financial institutions, and other high-volume commercial uses.

**Policy 1.D.7.** The County shall encourage new downtowns/village centers and new commercial projects and areas to be designed to maintain a continuous retail facade on all street frontages, except for public plazas and pedestrian passages between the front and rear of buildings

**Policy 1.D.8.** The County shall require minimal, or in some cases no, building setbacks for commercial and office uses in new downtowns/village centers

**Policy 1.D.9.** The County shall encourage parking in downtowns/village centers to be consolidated in well-designed and landscaped lots or in well-located parking structures.

**Policy 1.D.10.** The County shall encourage the preservation of historic and attractive buildings in existing downtowns/village centers, and encourage new development to enhance the character of downtowns/village centers.

**Policy 1.D.11.** The County shall require that existing and new downtowns/village centers and development within them be designed to integrate open spaces into the urban fabric where possible, especially taking advantage of any natural amenities such as creeks, hillsides, and scenic views.

**Goal 1.F** To designate adequately-sized, well-located areas for the development of public facilities to serve both community and regional needs.

**Policy 1.F.1** The County will encourage the concentration of public and quasi-public facilities. New and expanded government offices and other professional offices should be encouraged to locate on land near existing government offices.

**Policy 1.F.2** The County shall seek to locate new public facilities necessary for emergency response, health care, and other critical functions outside areas subject to natural or built environmental hazards.

**Goal 1.M** To work toward a jobs-housing balance.

**Policy 1.M.1** The County shall concentrate most new growth within existing communities emphasizing infill development, intensified use of existing development, and expanded services, so individual communities become more complete, diverse, and balanced.

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***Auburn/Bowman Community Plan***

The Community Development Element of the *Auburn/Bowman Community Plan* contains goals and policies governing development in the project vicinity. Below is a list of land use policies applicable to the proposed project.

**Goals III.A.2**

- a. Ensure that sound and adequate housing is provided to all residents at desirable locations, including consideration of transportation facilities, school facilities, and proximity to major employment centers.
- b. Provide housing to meet future needs anticipated in current population projections for all economic segments of the population anticipated within the plan area while ensuring compatibility with existing land uses.
- c. Promote safe, innovative, and energy efficient residential development.
- d. Provide the opportunity for a variety of housing types.
- e. Provide for residential development which creates functional, attractive, cohesive neighborhoods which are closely tied to adjoining neighborhoods.

**Policy A.3.a** Encourage residential development in areas which provide an adequate and accessible transportation network and which reduce commuting distances to areas of employment.

**Policy A.3.b.** Discourage proposals which are not part of a cohesive transportation network and which do not make possible a diversity of transportation systems (pedestrian, bicycle, equestrian, public, private vehicle, etc.).

**Policy A.3.c.** Encourage innovative development techniques to assure a wide diversification of housing types.

**Policy A.3.d.** Limit high and medium density residential development to areas which have available public services and are compatible with surrounding land uses. Residential areas with parcel sizes of 1 acre or less, should be located where a full range of services can be provided most efficiently and economically

**Policy A.3.e.** 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.

**Policy A.3.h** Encourage developments which create a sense of community by fostering human interaction through subdivision design, pathways to adjoining neighborhoods and adjacent commercial areas, interconnecting trails systems, in-tract recreation opportunities, etc.

**Policy A.3.j** The design of future residential developments should emphasize character, quality, livability, and the provisions of all necessary facilities to insure their permanent attractiveness.

**Policy A.3.l** 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.

**Goals III.B.2**

c. Maintain compatibility between neighboring land uses.

1. Provide for the grouping or clustering of residential buildings where this type of development will maximize the opportunity to preserve significant natural resources, natural beauty, or open space without generally increasing the intensity of development otherwise possible.

**Policy B.3.a** Encourage logical expansion of the area by developing infill areas and those lands lying closest to existing developed areas before extending into outlying areas.

**Policy B.3.b** Conservation and rehabilitation of existing areas is a priority.

**Policy B.3.i** Intensity of use of individual parcels and buildings should be governed by considerations of: health and safety; impacts on adjoining properties due to noise, traffic, night lighting, or other disturbing conditions; and protection of natural land characteristics.

**Policy B.3.0** Encourage the development of professional offices and similar low intensity commercial uses, as a buffer between retail commercial areas and adjoining residential developments.

**Goal III.C.2**

- a. Encourage new development in the Auburn/Bowman area to contribute to the creation of a mixed-use, compact, readily identifiable foothill town while maintaining the existing rural character of the area outside urban boundaries
- d. Encourage the development of industrial, commercial, and residential projects which complement the rural nature of the area.
- e. Encourage compatibility between neighboring land uses.
- g. Create residential development which encourages the following elements: human interaction, bicycle and pedestrian circulation, and the creation of a neighborhood identity and/or focus (i.e., parks, schools, natural open space areas, creeks, sites of historical or archeological significance, etc.) within the proposed development and surrounding environment.

**Policy C.3.a.5** Commercial and residential site layouts should be designed with the intent to encourage human interaction, and to be compatible with the surrounding environment, versus designs which solely accommodate automobile usage; pedestrian walkways should be provided between commercial and residential areas.

In addition to the policies listed above, this analysis also takes into consideration the Land Use section of the *Auburn/Bowman Community Plan*, which defines the allowable land uses and development densities for the two land use designations applied to the site and specifically describes the anticipated land uses and densities within the PCGC property. The Community Plan designates the majority of the site under the mixed-use designation, and a small area around the open water pond in the western portion of the site as open space.

Mixed-Use

The Auburn/Bowman Community Plan describes the Mixed-Use land use designation as a tool that allows for greater flexibility in meeting planning challenges than compared to traditional land use designations. The Community Plan describes a specific development vision for each mixed-use planning area in an attempt to achieve a balanced development pattern through the designation of an appropriate mix of commercial, industrial, residential, open space, and

professional office uses. The Community Plan development vision for the PCGC property is described as:

The County is in a unique position due to its ownership of the Dewitt Center property with regard to promoting and shaping the development of the area. An underlying assumption in the creation of the Dewitt Center as a mixed-use area is that a large portion of the County’s facilities will remain at the Dewitt Center and that the area surrounding the Dewitt Center will continue to develop. Further, it is recognized that development within the Plan area should occur in areas, which are served by existing infrastructure. Dewitt fills this requirement since much of the infrastructure needed to realize the areas development vision exists today.

The Dewitt Center is attractive as a mixed-use area because of its proximity to existing major access routes, namely I-80 via Bell Road and Highway 49. It is recognized that as the Dewitt Center develops, the need for an adequate circulation system will be necessary. Although the design of the Dewitt Center lends itself to public transportation, walking, and biking, it is also recognized that the prominent form of transportation will remain the private automobile. Many of the existing roads accessing the Dewitt Center can be incorporated into an improved road system for the area. (p. 39)

Further, the Community Plan offers general planning guidance for development of mixed-use areas, requiring that housing should be of a variety of type, cost, and ownership opportunities at densities ranging from 6 to 15 units per acre. Housing types may include single-family residences on small lots, duplexes, triplexes, townhouses, apartments, accessory apartments, and units located on the upper floor(s) of commercial and office buildings. The Community Plan also emphasizes that mixed-use areas should incorporate open space for use by pedestrians such as walkways, seating areas, plazas, and useable landscaped areas. Facilities for pedestrians, bicyclists, and transit should be provided to provide easy access between various land uses by means other than private vehicles, and consideration should be given to reduced parking standards. In promotion of alternative modes of transportation, high traffic generating use such as fast-food restaurants, drive-through banks and similar business utilizing drive-up windows should not be permitted.

### Open Space

In introducing the open space land use designation, the Community Plan identifies the importance of retaining open space in developing the “Plan area into a desirable living environment.” With the update to the Community Plan adopted in 1994, the plan provided a substantial increase in the acreage of land designated Open Space as a response to the relatively

rapid development that occurred in the Plan area in the years prior to adoption of the plan and the increasing importance of providing a mechanism to retain open space for its aesthetic qualities and to protect important biological resources. The Community Plan states “open space is a characteristic of the area which enhances its rural atmosphere, the maintenance of which is a primary goal of this Plan. Many of the area residents have expressed that they were drawn to the area because of the large areas of open space.”

### ***Placer County Zoning Ordinance***

The *Placer County Zoning Ordinance* more specifically dictates the land uses and development densities allowed within unincorporated areas of Placer County. Proposed land uses and densities are required to be consistent with the current zoning designations for a project site.

As noted previously, the project site is currently 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). Development standards in these zones include the following:

**Office Professional** - This zone district is “intended primarily for the development and operation of professional and administrative offices and personal services, rather than retail trade.” Parcels must generally be a minimum of 10,000 square feet with a width of 70 feet. Required setbacks include a 20-foot front setback, a total of 15 feet of side setbacks with a minimum side setback of 5 feet, and a 10-foot rear setback. The maximum allowable site coverage is 40% and the maximum building height is 30 feet.

**Commercial Planned Development** - This zone district is intended to “designate areas appropriate for mixed-use community shopping centers, office parks, and other similar developments, where excellence in site planning and building design are important objectives.” Specific setback requirements are not defined for this district; they are determined at the time that a use permit for development is issued. Site coverage is allowed to be a maximum of 50% and the maximum building height is 50 feet.

**Heavy Commercial** – This zone supports “intensive service commercial uses primarily of a nonretail nature, some of which require outdoor storage or activity areas.” Parcels must generally be a minimum of 6,000 square feet with a width of 50 feet. A 10-foot front setback is required. Side and rear setbacks are only required when a heavy commercial parcel abuts a residential zone district, and then a 50-foot setback is required. The maximum allowable site coverage is 40% and the maximum building height is 45 feet.

**Medium Density Residential** – This zone district allows development of a range of single-family and multifamily dwelling units. “It is intended that new development in this

district utilize innovative site planning, provide on-site recreational amenities and be located near major community facilities, business centers, and/or major streets.” A minimum parcel size of 6,000 square feet also defines the minimum allowable density for single-family residential uses while the allowed density for multifamily uses is one unit for each 2,000 square feet of site. Required setbacks include a 20-foot front setback, a total of 15 feet for side setbacks with a minimum side setback of 5 feet, and a 10-foot rear setback. The maximum allowable site coverage is 40% for single-story structures and 35% for two or more stories. The maximum building height is 36 feet.

**Open Space** – The County’s Open Space zone district is used to “protect important open space lands within Placer County by limiting allowable land uses to low intensity agricultural and public recreational uses.” Structures may be permitted on an open space parcel, but they must be accessory structures that are necessary to support the primary allowed uses, or a critical public facility, and the maximum allowable site coverage is limited to 1% of the total parcel. Structures must be setback 50 feet from the front property boundary and 30 feet from the sides and rear. They also must not exceed 25 feet in height. This district requires a minimum parcel size of 200,000 square feet and a minimum lot width of 200 feet.

### ***Placer County Airport Land Use Compatibility Plans***

The *Placer County Airport Land Use Compatibility Plans* (Placer County Airport Land Use Commission 2014) contains policies governing development near the Auburn Municipal Airport. The northeastern corner of the project site falls within the boundaries of *Compatibility Zone C2* and the remainder is in *Compatibility Zone D*. Below is a list of the land use policies, or excerpts of policies, that are applicable to development at the PCGC site.

**Policy 3.1.4.** *Land Use Conversion:* The compatibility of uses in the Airport Influence Areas shall be preserved to the maximum feasible extent. Particular emphasis should be placed on preservation of existing agricultural and open space uses.

- (b) In Compatibility Zone C2, general plan amendments (as well as other discretionary actions such as rezoning, subdivision approvals, use permits, etc.) which would convert land to residential use or increase the density of residential uses should be subject to careful consideration of overflight impacts.

**Policy 1.4.1.** *Principal Compatibility Concerns*—The Commission is concerned only with the potential impacts related to:

- (a) Exposure to aircraft noise;

- (b) Land use safety with respect both to people on the ground and the occupants of aircraft;
- (c) Protection of airport airspace; and
- (d) General concerns related to aircraft overflights.

**Policy 1.5.3** *Major Land Use Actions* — The scope or character of certain major land use actions, as listed below, is such that their compatibility with airport activity is a potential concern. Even though these actions may be basically consistent with the local general plan or specific plan, sufficient detail may not be known to enable a full airport compatibility evaluation at the time that the general plan or specific plan is reviewed. To enable better assessment of compliance with the compatibility criteria set forth herein, ALUC review of these actions may be warranted.

- (a) Actions affecting land uses within any compatibility zones except *Zone D*.
3. Any discretionary development proposal for projects having a building floor area of 20,000 square feet or greater unless only ministerial approval (e.g., a building permit) is required.
  7. Proposals for new development (including buildings, antennas, and other structures) having a height of more than:
    - 35 feet within Compatibility Zone B1, B2, or a Height Review Overlay Zone;
    - 70 feet within *Compatibility Zone C1*; or
    - 150 feet within *Compatibility Zones C2 or D*.

**Policy 2.4.1** *Primary Land Use Compatibility Criteria*—The primary criteria for assessing whether a land use plan, ordinance, or development proposal is to be judged compatible with a nearby airport are set forth in the Primary Compatibility Criteria matrix, Table 2A. These criteria are to be used in conjunction with the compatibility map and policies for each airport as presented in Chapter 3.

**Policy 2.4.2** *Parcels Lying within Two or More Compatibility Zones*—For the purposes of evaluating consistency with the compatibility criteria set forth herein, any parcel which is split by compatibility zone

boundaries shall be considered as if it were multiple parcels divided at the compatibility zone boundary line. However, the intensity of development allowed within the more restricted portion of the parcel can (and is encouraged to) be transferred to the less restricted portion even if the resulting development in the latter area then exceeds the criteria for that compatibility zone.

**Policy 4.2.3** *Land Uses of Particular Concern*—Land uses of particular concern are ones in which the occupants have reduced effective mobility or are unable to respond to emergency situations. Children’s schools and day care centers (with 7 or more children), hospitals, nursing homes, and other uses in which the majority of occupants are children, elderly, and/or handicapped shall be prohibited within all *Compatibility Zones* except *Zone D*.

- (a) This general policy may be superseded by airport specific policies (see Chapter 3).
- (b) Hospitals are medical facilities which include provision for overnight stays by patients. Medical clinics are permitted in *Compatibility Zones C1* and *C2* provided that these facilities meet the maximum intensity standards found in Table 2A, *Primary Compatibility Criteria*.

**Policy 4.3.2** *Height Restrictions*—The height of objects within the influence area of each airport shall be reviewed, and restricted if necessary, according to the following criteria. The locations of these zones are depicted on the respective *Compatibility Map* for each airport.

- (d) Within *Compatibility Zone C2* or *Compatibility Zone D*:
  - (1) Generally, there is no concern with any object up to 150 feet tall unless it is located on high ground or it is a solitary object (e.g., an antenna) more than 35 feet above the ground.

## 5.3 PROJECT IMPACTS

### Significance Criteria

The significance criteria used to evaluate the project impacts to land use and planning are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to land use and planning would occur if the project would:

1. Physically divide an established community.
2. Result in the development of incompatible uses and/or the creation of land use conflicts.
3. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

**Impact Analysis**

<b>Impact 5-1</b>	<b>Would the project physically divide an established community?</b>		
	<i>PCGC Master Plan Update</i>	<i>Health and Human Services Building</i>	<i>Multifamily Residential Project</i>
<b>Level of Significance:</b>	No impact	No impact	No impact
<b>Mitigation Measures:</b>	None required	None required	None required
<b>Significance after Mitigation:</b>	No impact	No impact	No impact

**PCGC Master Plan Update**

The proposed PCGC Master Plan Update provides a plan for development within the 200-acre PCGC campus. All potential construction would occur within the project site. As discussed previously, the majority of the project site is developed; existing buildings (County offices, facilities, warehouse space, and functions) are spread over an area composed of approximately 140 acres and include more than 960,000 square feet of building space and approximately 40 acres of the existing site are vacant and undeveloped. A variety of employees, County residents, and business people are present on the site daily. The PCGC property does not support a residential community, other than institutional housing such as at the Auburn Main Jail, Juvenile Detention Center, and emergency shelter uses. As an existing government center, the PCGC property does not serve as a direct connection between other adjacent land uses.

The proposed PCGC Master Plan Update organizes the campus in nine thematic areas to ensure that similar land use activities are grouped throughout the property. Residential uses are proposed in the northeast and southwest corners of the property as well as in the mixed-use thematic area along the eastern portion of the site. It also includes a phasing plan, as shown in Figure 3-8, that considers a logical progression of site improvement projects to ensure that disruption of the typical daily activities at the site is minimized. Further, the proposed placement of land uses reflects the existing land use patterns within and adjacent to the project site. The County government services are proposed to be maintained in the central portion of the property, with access from Bell Road and Atwood Road, and internal streets arranged in a grid pattern to

ensure ease of access to all portions of the campus. Along the Atwood Road frontage, no new County government services would be developed, although Fire Station #180 would be expanded. The future County Administration Center is planned to be located along the Bell Road frontage just east of the existing Community Development Resource Center. This would extend the government services presence on Bell Road. This use is compatible with the medical offices located on the north side of Bell Road. The conceptual land use plan places multifamily residential uses in the southwest corner of the site, which is adjacent to existing rural residential and low-density residential uses. The multifamily residential uses planned for the northeast corner of the site would not be adjacent to any other residences, but would be located adjacent to existing offices and the proposed DeWitt Heritage area and would have easy access to Bell Road and Willow Creek Drive. It would also be close to the Community area and Mixed-Use area of the PCGC property. These uses would be compatible with the proposed residential use. Finally, the conceptual land use plan places multifamily residential uses in the southeast corner of the site, which is adjacent to commercial uses on Willow Creek Drive and an existing single-family residential neighborhood. Implementation of the PCGC Master Plan Update would not significantly disrupt or divide an existing community and would not create a divided community internal to the site. The PCGC Master Plan Update would have no impact related to dividing communities.

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

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The Health and Human Services building would be constructed generally in the central portion of the PCGC Master Plan Update project site, specifically in the eastern portion of the Government Services 2 Thematic Area and adjacent to the Community area. The building would be across County Center Drive from the proposed event center and central green in the Community area. The Health and Human Services Building is frequented by members of the public utilizing County services. Vehicle access to the site would be available from both County Center Drive and Richardson Drive, which would not require visitors to the site to drive through any existing or proposed residential areas. The location would be in walking distance of the intermodal transit station which would facilitate use of public transit for people obtaining County services. Placement of the building near the Community Area provides convenient access to open space for individuals and families using the Health and Human Services department.

Existing buildings located in the proposed site for the Health and Human Services Building include 107, 108, and 109. These buildings include 29,195 square feet and are currently occupied by the Health and Human Services department. They would be demolished to accommodate the new building. The current Health and Human Services staff within buildings 107, 108, and 109 would be relocated to other vacant buildings within the PCGC campus during construction.

The Health and Human Services building would be located interior to the PCGC Master Plan Update project site, would be consistent with the Conceptual Land Use Plan, and would have no impact related to dividing existing or planned communities.

### Multifamily Residential Project

The Multifamily Residential project located at 1<sup>st</sup> Street and B Avenue would be constructed in the northeastern corner of the PCGC Master Plan Update site. It would place a small (±3-acre) multifamily residential community in this location, bounded by the realigned 1<sup>st</sup> Street on the west and the PCGC property boundary on the east. Professional office land uses exist to the east of this site. The housing would be located adjacent to the proposed DeWitt Heritage Area and within walking distance of the Community Area and the commercial land uses proposed within the Mixed-Use District. The currently vacant ±3-acre site would contain all of this multifamily development and thus the proposed community would not be physically divided and this community would not physically divide any existing communities. The Multifamily Residential project would be located interior to the PCGC Master Plan Update project site, would be consistent with the Conceptual Land Use Plan, and would have no impact related to dividing existing or planned communities.

#### Impact 5-2

	<b>Would the project create land use incompatibilities or conflict with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect?</b>		
	<i>PCGC Master Plan Update</i>	<i>Health and Human Services Building</i>	<i>Multifamily Residential Project</i>
<b>Level of Significance:</b>	No impact	No impact	No impact
<b>Mitigation Measures:</b>	None required	None required	None required
<b>Significance after Mitigation:</b>	No impact	No impact	No impact

### PCGC Master Plan Update

The potential for the project to create land use compatibilities is evaluated by considering the existing land uses adjacent to the PCGC campus and determining whether the proposed land uses within the project site could result in adverse environmental effects to those existing adjacent land uses.

Land use planning impacts are evaluated in this section by determining whether the proposed project is in compliance with the land use designations for the site under the Community Plan, as well as considering the project's consistency with goals and policies of the General Plan, Community Plan, County zoning requirements, and other relevant policy documents. The

analysis focuses specifically on policies that, if violated, may contribute to some direct or reasonably foreseeable indirect environmental impact (as defined by the CEQA Statutes and Guidelines) compared to what would be anticipated with full policy compliance. The focus of this section is on policies that apply to land use development projects, not on policies that apply to other regulatory and advisory actions that the County may undertake in implementation of the General Plan and Community Plan. The County's environmental policies do not always allow qualitative or definitive evaluation. Therefore, although this EIR does thoroughly analyze and report on project consistency with environmental policies, it will be the task of the Placer County Board of Supervisors to make the ultimate determination in this regard.

### **Land Use and Zoning Consistency**

As discussed in Section 5.2, Regulatory Setting, land uses at the project site are governed by the County's General Plan and Zoning Ordinance. Existing land use designations adjacent to the project site and proposed land use designations for the project site are shown on Figure 3-6, in Chapter 3, Project Description. The project proposes to modify the land use designation under the Auburn/Bowman Community Plan by designating the entire site Placer County Government Center Master Plan. In addition to modifying the Community Plan land use designation for the site, the project proposes to amend the text of the Community Plan to increase the maximum allowable residential density within the portions of the PCGC Master Plan Update planning area that carry the Town Center overlay (discussed in the following paragraph) from 15 units per acre to 30 units per acre.

The existing zoning designations for the project site, pursuant to the Placer County Zoning Ordinance, include 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 PCGC Master Plan Update proposes to add a Town Center (TC) overlay zone to the eastern portion of the campus, omit the AO zoning overlay from the western portion of the site, consistent with the aircraft overflight zones established in the Airport Land Use Compatibility plan, and slightly expand the O district in the western portion of the site. Other than expanding the O district and reducing the C3 district in that area, the proposed PCGC Master Plan Update would not alter the other underlying zoning designations throughout the site, as shown in Figure 3-7 in Chapter 3, Project Description.

The TC overlay would allow residential development within the CPD zone district within the PCGC property to achieve higher densities than are typically allowed in this zone. The County also proposes to amend the description of the TC overlay within the Zoning Ordinance, as shown in Appendix B.

The proposed amendments to the land use and zoning designations within the project site and the proposed community plan and zoning ordinance text amendment would not substantially change the types of land uses that may be accommodated within the site or alter the land use development patterns in the project vicinity.

### **Land Use Compatibility**

Land uses adjacent to the site include a mix of commercial and residential uses and medical offices to the east, and north, and southeast, with rural residential land uses extending to the west and southwest. The project site and vicinity are shown in Figure 3-1 in Chapter 3, Project Description. The proposed PCGC Master Plan Update would maintain the existing interface of county facilities with the residential uses to the north, on Corinthian Lane, and to the south along Atwood Road. Along the PCGC's eastern boundary, the project would introduce a new mixture of land uses by placing multifamily residential uses adjacent to office professional uses, including medical offices; placing a mixed-use area (to include residential, office, and commercial uses) adjacent to the existing Home Depot, other retail development along SR 49, and the single-family residential neighborhood on Cottage Drive. The project would also include expansion of the existing fire station located at 10800 Atwood Road, which is adjacent to the residential neighborhood on Cottage Drive. Potential conflicts between the proposed and existing land uses include changes in views, potential for lighting from the proposed uses to spillover onto adjacent properties, and noise exposure. Impacts related to changes in views and lighting are evaluated in Chapter 9, Visual Resources, while impacts related to noise exposure are evaluated in Chapter 11, Noise. All impacts associated with visual resources and noise were determined to be less than significant and no mitigation measures are required.

### **Consistency with Plans and Policies**

As noted previously, the project would also the zoning designations within the site to apply a TC zoning overlay to the eastern portion of the campus, as shown in Figure 3-6 in Chapter 3, Project Description. To allow development within the TC zoning overlay area to exceed the densities of the underlying Commercial Planned Development zoning district, the County also proposes to amend the Auburn/Bowman Community Plan to add an updated land use designation map, and replace all references to the Dewitt Center with references to the PCGC Master Plan Update. This amendment would affect only the PCGC campus and would bring the proposed PCGC Master Plan Update into consistency with the Auburn/Bowman Community Plan and with the Placer County Zoning Ordinance. The proposed text amendments to the Placer County General Plan, Auburn/Bowman Community Plan, and zoning ordinance are provided in Appendix B.

The proposed land uses are consistent with the *Placer County Airport Land Use Compatibility Plan* for the Auburn Municipal Airport (Placer County Airport Land Use Commission 2014). As

described previously, the majority of the PCGC campus is within compatibility Zone D, for which the primary compatibility concern is building height, while Multifamily Residential project located at 1<sup>st</sup> Street and B Avenue would be located within compatibility Zone C2. The proposed PCGC Master Plan Update Design Guidelines establish a maximum building height of 50 feet. This is substantially below the maximum 150-foot building height allowed in Zone D under the *Airport Land Use Compatibility Plan* and the 70-foot maximum building height allowed in Zone C2. Additionally, the proposed development within the C2 zone does not include any land uses of “particular concern,” which are defined in Policy 4.3.2 as “ones in which the occupants have reduced effective mobility or are unable to respond to emergency situations,” such as children’s schools, day cares, hospitals and nursing homes.

The project is consistent with the County’s policies regarding internal roadways, trails, pedestrian pathways, and transit to connect the residential, commercial, and government services components of the project and ensure appropriate circulation within the project site. The proposed Conceptual Land Use Plan includes sidewalks and walkways, trails, and roadways connecting all portions of the PCGC campus, with a southerly extension of County Center Drive forming a central spine through the campus. Additionally, the project would include construction of an intermodal transit station on County Center Drive near B Avenue that would provide access to transit services for all portions of the PCGC campus. The proposed Design Guidelines specify that site selection and development should meet access requirements for pedestrians, bicycles, and transit vehicles, should strengthen connections and the overall character of the existing roadway and pedestrian path network, and should “motivate individuals’ commitment to walking, bicycling and public transit by ensuring convenient alternative transit and a quality outdoor campus experience.” Further, the proposed mix of land uses and site layout would encourage pedestrian and bicycle transportation by locating complementary land uses within easy walking and bicycling distances, creating logical destination points, and providing high quality infrastructure and aesthetics. Figure 5-1 shows the proposed bicycle facilities throughout the PCGC property. These would ensure that safe bicycle access to and between all land uses and thematic districts is provided. The on-site facilities would connect to existing bicycle facilities along Atwood and Bell roads and to the regional bicycle network shown on Figure 5-2.

Over time and as the master plan is implemented, the PCGC Master Plan Update anticipates demolition of 35 of the 50 existing buildings and structures that are identified as contributing features to the DeWitt General Hospital historic district (NPS 2015). The Placer County General Plan and Auburn/Bowman Community Plan both encourage preservation of historic resources. The Community Plan includes a policy requiring that “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 in community design.” However, the Community Plan also defines a Development Vision for the PCGC property that includes replacement of the existing barracks-style buildings, noting that the age and condition of many of the buildings provides an

opportunity for a significant redevelopment program. The Community Plan envisions that the campus would be redesigned to include modern office buildings laid out to form a core professional office area, with mixed-use development to contain “amenities not currently found in the north Auburn area and contain places for cultural and recreation events,” such as the mixed-use buildings in the Town Center, the event center, and the community green included in the proposed PCGC Master Plan Update. The Community Plan recognizes that the County’s ownership of the 200-acre PCGC campus provides a unique opportunity for the County to promote and shape development in the vicinity. The Community Plan notes that a key assumption in the development of the PCGC campus as a mixed-use area is that a large portion of the County’s services will continue to be housed here and that the area surrounding the PCGC campus will continue to develop.

The environmental effects of the proposed demolition of historic resources are evaluated in detail in Chapter 8 Cultural Resources while consideration of two project alternatives that would retain a greater amount of the DeWitt General Hospital historic district is provided in Chapter 20 Alternatives. The project proposes to retain 15 of the buildings that are contributing features to the DeWitt General Hospital Historic District. This includes the 5 buildings proposed to comprise the DeWitt Heritage Thematic Area and 10 buildings within the existing Corporation Yard. The project is consistent with the County’s policies regarding historic resources because all of the existing structures within the site have already been identified and documented, the proposed PCGC Master Plan Update would implement the Development Vision enumerated in the Community Plan, and the proposed project includes retention of 15 of the contributing features within the historic district.

The project is expected to be consistent with the County’s policies regarding noise. As discussed in Chapter 11, Noise, while construction noise is typically exempt from the County’s noise ordinance requirements, there is a possibility that construction noise could exceed the maximum allowable noise levels, which would result in a significant impact. This would be avoided through implementation of mitigation measures that require project-specific modeling of construction noise and use of noise attenuation measures to ensure that project construction does not expose residents, offices, and other sensitive receptors to unacceptable noise levels.

The project is consistent with the County’s policies regarding air quality, greenhouse gas emissions, and energy conservation and all associated impacts were determined to be less than significant without implementation of mitigation measures.

Existing and planned utilities for and surrounding the project site would be capable of supporting the ongoing use of the site for government services and commercial uses as well as the residential population that could be accommodated under the proposed Master Plan Update, as discussed in Chapter 17, Public Services and Recreation and Chapter 18, Public Utilities and

Service Systems. Preparation of the proposed PCGC Master Plan Update has included detailed assessments of the condition and capacity of existing infrastructure, the likely demands for additional service that would result from build-out of the proposed Master Plan Update, and planning for provision of the necessary infrastructure to deliver those service demands.

In conclusion, impacts related to creation of land use incompatibilities and consistency with land use plans, policies, and regulations would be less than significant.

### Health and Human Services Building

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The Health and Human Services building would be constructed within the central portion of the project site and would be consistent with the PCGC Master Plan Update. Land uses that are planned to be adjacent to the Health and Human Services building include additional government offices to the north and south, the existing Auburn Justice Center to the west, and the proposed Community Event Center and Community Green to the east. These uses would be compatible with the government office and public services functions of the Health and Human Services building. Additionally, this building would be within less than 750 feet of the intermodal transit station, which would ensure easy access to the building for customers of the Health and Human Services department. Construction and operation of the Health and Human Services building would not alter the land use patterns and project design features described above and would not result in any new or more severe potential conflicts with the County's General Plan, Community Plan, and other regulations. Therefore the Health and Human Services building would result in a **less than significant** impact related to land use compatibility and consistency with applicable land use plans, policies, or regulations.

### Multifamily Residential Project

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The Multifamily Residential project located at 1<sup>st</sup> Street and B Avenue in the northeastern portion of the project site and would be consistent with the Master Plan Update. Office professional land uses are present to the east and north of this site while the proposed DeWitt Heritage Area would be adjacent to the west, internal to the PCGC campus. As discussed in Chapter 9, Visual Resources, the Multifamily Residential project developer would be required to use site landscaping and grading to ensure that changes in viewsheds do not cause any adverse effects, and to design site lighting to avoid spillover to adjacent properties. As discussed in Chapter 11, Noise, construction and operation of the Multifamily Residential project could expose the office professional uses to excessive noise levels. Mitigation is included in Chapter 11 to ensure that construction noise levels are reduced to the extent feasible. Further, construction and operation of the Multifamily Residential project would not alter the land use patterns and project design features described above and would not result in any new or more

severe potential conflicts with the County’s General Plan, Community Plan, and other regulations. Therefore the Multifamily Residential project would result in a **less than significant** impact related to land use compatibility and consistency with applicable land use plans, policies, or regulations.

**Impact 5-3**

	<b>Would the project substantially contribute to cumulative land use impacts, including dividing existing communities, creating land use incompatibilities, or creating conflicts with adopted planning documents?</b>		
	<i>PCGC Master Plan Update</i>	<i>Health and Human Services Building</i>	<i>Multifamily Residential Project</i>
<b>Level of Significance:</b>	No significant cumulative impact	No significant cumulative impact	No significant cumulative impact
<b>Mitigation Measures:</b>	None required	None required	None required
<b>Significance after Mitigation:</b>	No impact	No impact	No impact

**PCGC Master Plan Update**

The geographic range for assessing cumulative impacts associated with land use and planning is the North Auburn area and the northern portion of the Newcastle/Ophir area. Reasonably foreseeable projects in this area are identified in Table 5-1. This includes land within the Auburn/Bowman Community Plan Area and some land in the Newcastle/Ophir Community Plan area. Additionally, the projects listed in Table 5-1 are within the boundaries of the County’s North Auburn and Newcastle/Ophir Municipal Advisory Committees.

The Auburn/Bowman Community Plan and Placer County General Plan provide overarching guidance for development within the Auburn/Bowman Community Planning Area, including planning for new residential, office, commercial, recreational, and public land uses. The policies and land use designations established under the General Plan and each of the County’s Community Plans are designed to provide for logical development patterns, avoid physical disruption and division of existing communities, and avoid creation of land use incompatibilities. None of the approved or reasonably foreseeable projects listed in Table 5-1 involve altering land use designations or otherwise amending the General Plan or Community Plan. Further, none of the projects included in the cumulative scenario divide any component of the North Auburn community. Most of the projects in the cumulative scenario consist of infill development or expansion of existing uses, and therefore the projects would not create land use incompatibilities. Additionally, all of the projects in the cumulative scenario, including the proposed PCGC Master Plan Update would not create conflicts with planning documents because they are compatible with policies and goals in the Auburn/Bowman Community Plan. In addition, none of the projects listed in Table 5-1 are adjacent to the PCGC campus and there is no potential that the

land use effects of the projects could affect or be affected by implementation of the proposed PCGC Master Plan Update. Thus there are no significant cumulative impacts associated with dividing communities, creating land use incompatibilities, or conflicting with adopted planning documents to which the project could contribute.

### Health and Human Services Building

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The Health and Human Services building would be constructed generally in the central portion of the PCGC Master Plan Update project site. As stated above, the Health and Human Services building, when combined with the cumulative projects, would not contribute to significant cumulative impacts associated with dividing communities, creating land use incompatibilities, or conflicting with adopted planning documents.

### Multifamily Residential Project

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The Multifamily Residential project would be constructed in the northeastern corner of the Master Plan Update site. As stated above, the Multifamily Residential project, when combined with the cumulative projects, would not contribute to significant cumulative impacts associated with dividing communities, creating land use incompatibilities, or conflicting with adopted planning documents.

## 5.5 MITIGATION MEASURES

No mitigation measures specific to land use are required. Mitigation Measures 11a and 11b are included in Chapter 11, Noise, to ensure that construction noise does not expose sensitive receptors to noise levels that would conflict with the County’s noise level standards.

## 5.6 REFERENCES CITED

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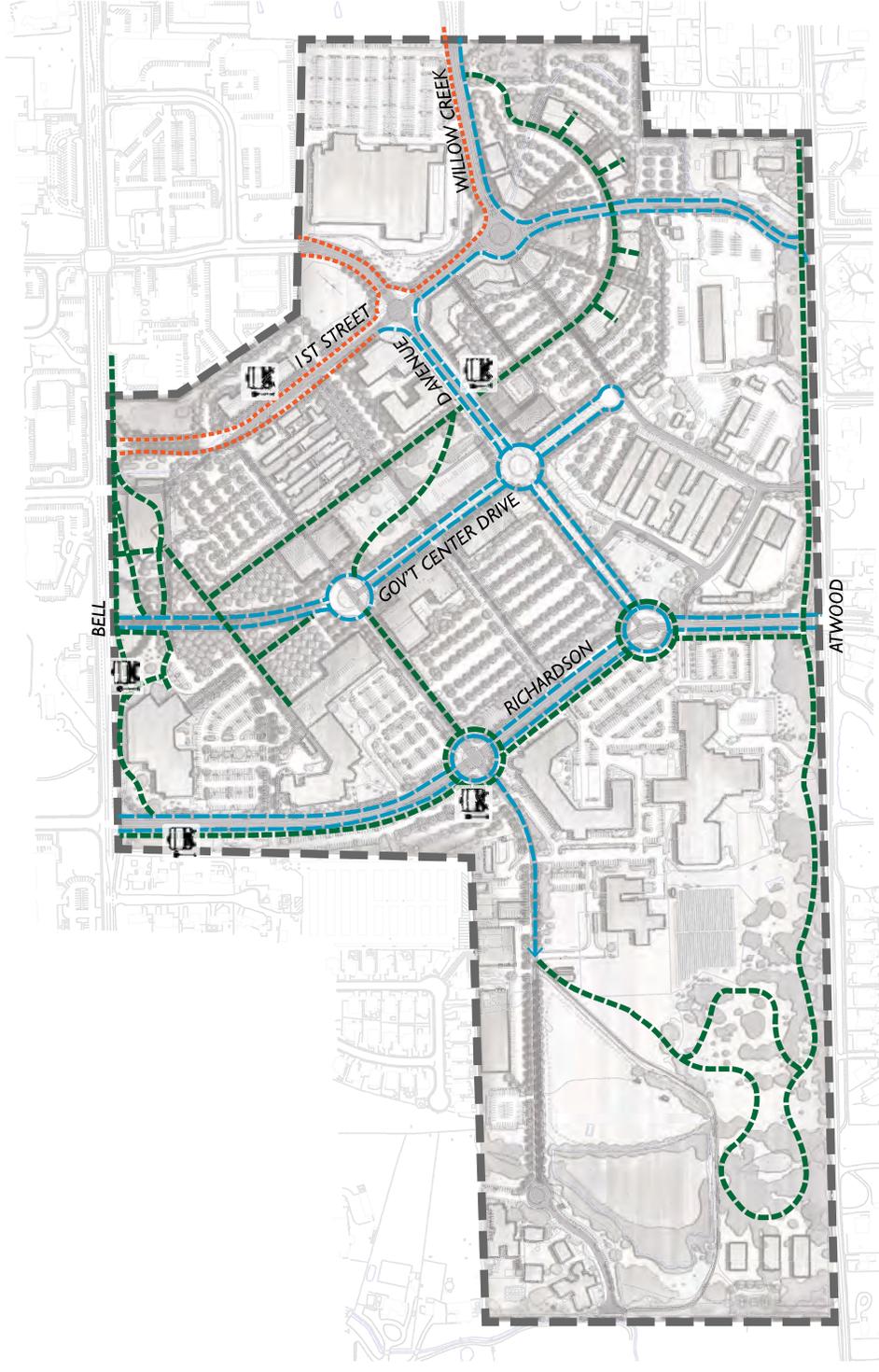
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- LEGEND**
- SHARED USE/CLASS 1 BIKE PATHS
  - BIKE LANES/CLASS 2 BIKE LANES
  - BIKE ROUTES/CLASS 3 BIKE ROUTES
  - TRANSIT STOPS
  - NOTE: SIDEWALKS PROVIDED ALONG ALL STREETS



**FIGURE 5-1**  
Proposed Bicycle Facilities  
Flecker County Government Center Master Plan Update

SOURCE: Williams + Padden 2017



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LEGEND	
	OPEN SPACE/GREENBELT/PARK
	AGRICULTURAL LAND USES
	RIPARIAN CORRIDORS
	PROJECT AREA
	EXISTING CLASS 1 PATH
	PROPOSED CLASS 1 PATH
	EXISTING CLASS 2 PATH
	PROPOSED CLASS 2 PATH
	EXISTING CLASS 3 PATH
	PROPOSED CLASS 3 PATH
	EXISTING DIRT TRAIL
	PROPOSED DIRT TRAIL

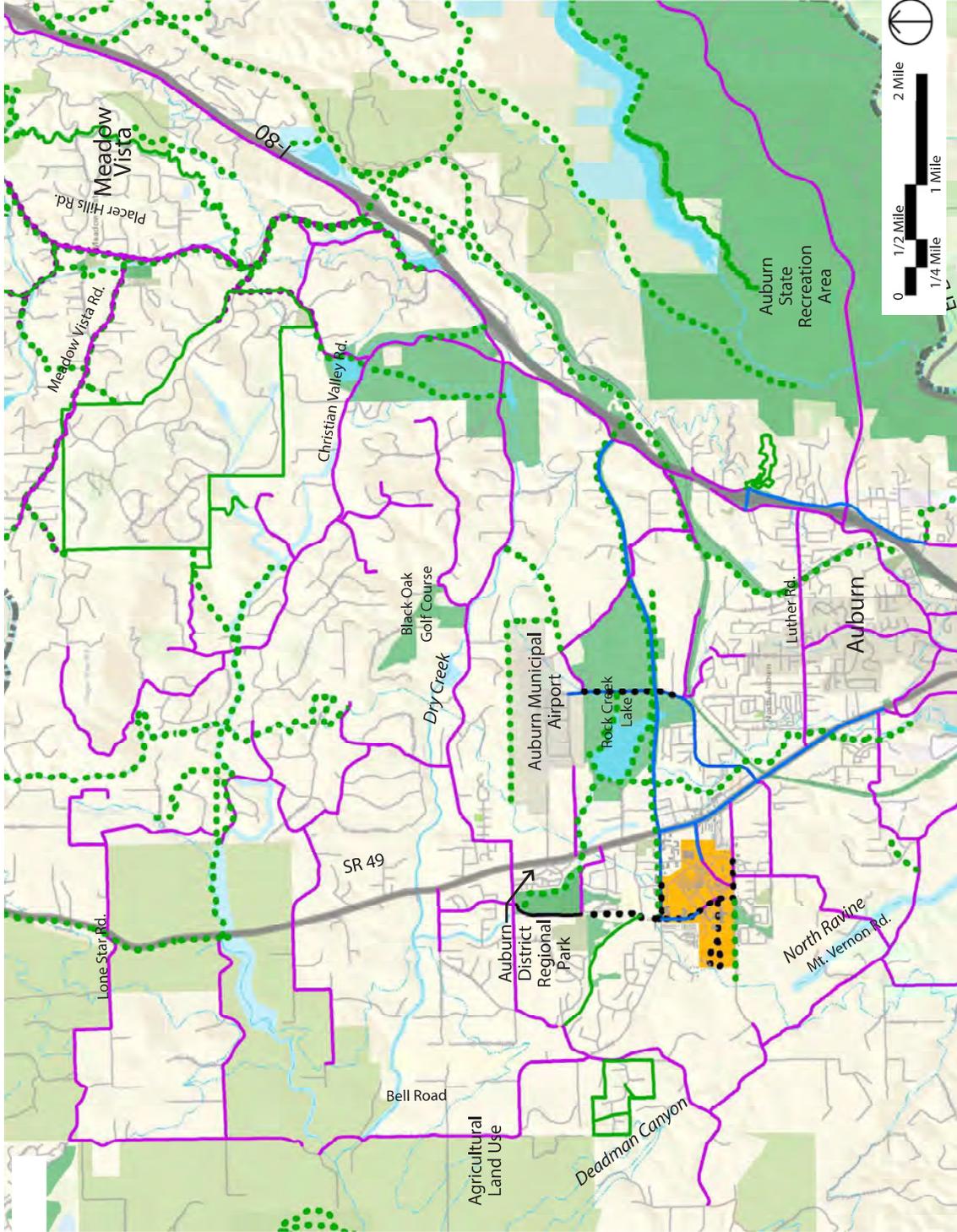


FIGURE 5-2  
Regional Trail Connections  
Flaker County Government Center Master Plan Update

SOURCE: Williams + Padden 2018



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