

# CHAPTER 1 INTRODUCTION

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This Final Environmental Impact Report (EIR) contains the public and agency comments received during the public review period for the Master Plan Update (proposed project), and the responses to each of those comments. It also includes those pages from the Draft EIR that have been revised in response to the comments.

The EIR is an informational document intended to disclose the environmental consequences that would result if the proposed project or one of the alternatives is approved and implemented. All written comments received on the Draft EIR during the public review period (November 19, 2018 through January 3, 2019) are addressed in this Final EIR.

## 1.1 CEQA REQUIREMENTS

Under the California Environmental Quality Act (CEQA), the lead agency must prepare and certify a Final EIR prior to a proposed project being approved. This Final EIR was prepared in accordance with CEQA (California Public Resources Code, Section 21000 et seq.). CEQA Guidelines Section 15132 states that the Final EIR shall consist of the following:

- The Draft EIR or a revision of the Draft
- Comments and recommendations received on the Draft EIR, either verbatim or in summary
- A list of persons, organizations, and public agencies commenting on the Draft EIR
- The lead agency's responses to significant environmental points raised in the review and consultation process
- Any other information added by the lead agency

The lead agency (for this project, Placer County (County)) must provide each agency that commented on the Draft EIR with a copy of the lead agency's responses to those comments within a minimum of 10 days before certifying the Final EIR. The Final EIR allows commenting agencies and the public an opportunity to review revisions to the Draft EIR and the responses to comments.

This Master Plan Update EIR serves to inform the County's consideration of the proposed project. The EIR considers the overall environmental effects from build-out of the proposed PCGC Master Plan Update and presents a more detailed analysis of two individual construction projects within the first implementation phase of the PCGC Master Plan Update. As provided by CEQA and the CEQA Guidelines, the analysis is presented at two levels of detail: a programmatic analysis of the overall PCGC Master Plan Update, and a project-level analysis of the two construction projects. In both cases, the analysis identifies the changes in the physical environment that would result from construction and operation of the project, as required by CEQA Guidelines Section 15168, and is consistent with Section

15151 of the CEQA Guidelines. The EIR also includes analysis of other alternatives to the proposed project, which are discussed in the Draft EIR (Chapter 20, Alternatives).

This Final EIR provides responses to all comments received on the Draft EIR. The responses clarify, correct, and/or amplify text in the Draft EIR, as appropriate. Chapter 2 contains all individual responses to comments received during the Draft EIR public comment period. The Final EIR also includes text changes made to the Draft EIR either in response to comments or at the initiative of the County. These changes are summarized in Table 1-2 (see Section 1.4, Summary of Draft EIR Text Changes), identified in the responses to comments in Chapter 2 and shown in strikeout/underline format in Chapter 3, Text Changes to the Draft EIR. The revisions to the Draft EIR text do not alter the conclusions of the Draft EIR.

## **1.2 CERTIFICATION OF THE FINAL EIR**

The comments and responses that make up the Final EIR, in combination with the Draft EIR as amended by the text changes shown in this document, constitute the EIR that will be considered for certification by the County’s decision-makers. As required by Section 15090(a)(1)–(3) of the CEQA Guidelines, in certifying a Final EIR, a lead agency must make the following three determinations:

1. The Final EIR has been completed in compliance with CEQA;
2. The Final EIR was presented to the decision-making body of the lead agency, and the decision-making body reviewed and considered the information in the Final EIR prior to approving the project; and
3. The Final EIR reflects the lead agency’s independent judgment and analysis.

As required by CEQA Guidelines Section 15091, no public agency shall approve or carry out a project for which an EIR has been certified that identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings (Findings of Fact) for each of those significant effects, accompanied by a brief explanation of the rationale for each finding, supported by substantial evidence in the record. The possible findings are as follows:

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR (14 CCR 15091).

The Findings of Fact are included in a separate document that will be considered for adoption by the County’s decision makers at the time that they determine whether or not to approve the project. When a Draft EIR finds that a project would result in significant and unavoidable impacts but a Lead Agency chooses to approve the project despite those impacts, CEQA requires that the Findings of Fact include a Statement of Overriding Considerations that provides the Lead Agency’s reasons for approving the project that outweigh the significant impacts.

### 1.3 RESPONSE TO COMMENTS

A total of 11 comment letters were received and each letter and response is included in Chapter 2, as listed below in Table 1-1. Each comment letter is numbered and presented with brackets indicating how the letter has been divided into individual comments. Each comment is given a binomial with the number of the comment letter appearing first, followed by the comment number. For example, the single comment in Letter A is numbered A-1. The Draft EIR was presented to the Placer County Planning Commission on January 10, 2019. During the public hearing, only one person provided comments discussing the need for affordable housing in the project area. No comments regarding the environmental effects of the proposed project or the content of the Draft EIR were received at the public hearing.

Responses to comments are presented following the letters, each with binomials that correspond to the bracketed comments. As the subject matter of one topic may overlap between letters, the reader may need to refer to one or more responses to review all the information on a given subject. To assist the reader, cross-references to other comments are provided. The focus of the responses to comments is on the disposition of significant environmental issues raised in the comments, as specified by Section 15088(c) of the CEQA Guidelines. Comments have been reviewed, analyzed, and evaluated, and substantive comments on the Draft EIR have been given a response. When a comment does not address significant environmental issues and does not raise specific issues related to the adequacy of the environmental analysis, the response indicates that no further response is necessary.

**Table 1-1  
Index of Commenters on the Draft Environmental Impact Report**

Comment Letter	Date of Letter	Commenter	Response Nos.
A	January 7, 2019	Scott Morgan, Office of Planning and Research, State Clearinghouse	A-1
B	January 2, 2019	Kevin Yount, Caltrans	B-1 to B-6
C	December 31, 2018	Lauren Moore, Placer County Air Pollution Control District	C-1 to C-9
D	December 8, 2018	Jeff Dutra and Ron Meyer, Atwood 80 Owners	D-1

**Table 1-1**  
**Index of Commenters on the Draft Environmental Impact Report**

Comment Letter	Date of Letter	Commenter	Response Nos.
E	December 28, 2018	Veronica Blake, Placer Community Foundation	E-1 to E-10
F	January 2, 2019	Ramona Brockman	F-1 to F-33
G	December 25, 2018	Victoria Connolly	G-1
H	December 31, 2018	Charlene Daniels	H-1 to H-37
I	January 1, 2019	Kay Fegette	I-1 to I-3
J	January 1, 2019	Elizabeth Johnson	J-1 to J-4
K	January 2, 2019	Elinor Petuskey	K-1 to K-5
L	November 28, 2018	James and Jean Piette	L-1

## 1.4 SUMMARY OF DRAFT EIR TEXT CHANGES

Table 1-2 identifies all changes made to the Draft EIR. These text changes provide additional clarification for the responses to comments received on the Draft EIR and identify revisions and supplemental information added to the EIR appendices. The text changes do not change the conclusions presented in the Draft EIR regarding the significance of the proposed project’s environmental impacts. The pages from the Draft EIR on which text revisions were made are included in this Final EIR (Chapter 4).

**Table 1-2**  
**Summary of Draft EIR Text Changes**

Draft EIR Page No.	Revised Draft EIR Page No.*	Text Revision Made
1-4	1-4	Text added to provide more details regarding the maximum allowable residential density
1-6 and 1-7	1-6 and 1-7	Corrected name of events center to Community/Events Center
1-8	1-8	Added Streambed Alteration Agreement to Table 1-1
1-10	1-10	Corrected level of significance conclusions for Impact 5-2 to be consistent with impact analysis in Chapter 5
1-11	1-11	Corrected level of significance conclusions for Impact 6-4 to be consistent with impact analysis in Chapter 6 Modified Mitigation Measure 7a to specify that construction worker environmental awareness training is required for individuals who would be involved in vegetation removal, site clearing, and earthmoving activities

**Table 1-2**  
**Summary of Draft EIR Text Changes**

Draft EIR Page No.	Revised Draft EIR Page No.*	Text Revision Made
1-15	1-15	Corrected mitigation measure reference
1-16 and 1-17	1-16 through 1-18	Corrected level of significance conclusions for Impact 7-2 to be consistent with impact analysis in Chapter 7 Provided text of Mitigation Measure 7f
1-17 and 1-18	1-18	Corrected mitigation measure references for Impact 7-3
1-20	1-21 and 1-22	Provided text of Mitigation Measure 7e and corrected mitigation measure references
1-21, 1-29, and 1-30	1-23, 1-24, 1-32	Corrected level of significance conclusions for Impacts 8-1, 8-2, and 8-3 to be consistent with impact analysis in Chapter 8
1-31 and 1-32	1-34 and 1-35	Modified Mitigation Measures 10a and 10c to clarify a single building permit is expected to be issued for the Health and Human Services building
1-33	1-35 and 1-36	Modified Mitigation Measure 10d to clarify requirements for construction of the third northbound lane on SR 49 north of Bell Road; updated level of significance conclusions for Impact 10-2 to be consistent with impact analysis in Chapter 10
1-40 through 1-43	1-41 through 1-47	Modified mitigation measures addressing intersection improvements needed in the cumulative plus project condition
1-45	1-48	Corrected level of significance conclusions for Impact 11-3 to be consistent with impact analysis in Chapter 11
1-49	1-53	Mitigation Measure 12b revised to change timing in first paragraph from issuance of certificates of occupancy to issuance of a building permit
1-50 and 1-51	1-54	Corrected level of significance conclusions and mitigation measure references for Impact 12-3 to be consistent with impact analysis in Chapter 12
1-68	1-73	Corrected level of significance conclusions and mitigation measure references for Impact 15-8 to be consistent with impact analysis in Chapter 15
1-79	1-83	Corrected text in Mitigation Measure 18a to refer to Department of Public Works instead of Facility Services
2-5	2-5	Language added to the NOP section noting a minor change in the project description subsequent to circulation of the NOP
3-7	3-7	Added text noting use of buildings prior to demolition
3-14	3-14	Added language outlining demolition and retention of buildings in the DeWitt General Hospital Historic District
3-15	3-15	Added text added to identify the proposed maximum allowable residential density
3-15	3-15	Corrected text from “zoning overlay” to “combining zone district”
3-17	3-17	Added text clarify title and expected uses of the Community/Events Center
3-24	3-24	Corrected name of events center to Community/Events Center
3-26	3-26	Corrected text from “zoning overlay” to “combining zone district”

**Table 1-2**  
**Summary of Draft EIR Text Changes**

Draft EIR Page No.	Revised Draft EIR Page No.*	Text Revision Made
3-27	3-28	Corrected text from “zoning overlay” to “combining zone district”
5-1	5-1	Corrected text from “zoning overlay” to “combining zone district”; added text to clarify applicability of Surplus Lands Act
5-20	5-20	Corrected name of events center to Community/Events Center
5-21	5-21	Corrected level of significance conclusions in Impact 5-2 summary to be consistent with impact analysis
5-22	5-22	Corrected text from “zoning overlay” to “combining zone district”
5-23	5-23	Corrected text from “zoning overlay” to “combining zone district”
5-25	5-25	Corrected text from “zoning overlay” to “combining zone district”
5-26	5-26	Corrected name of events center to Community/Events Center
6-5	6-5	Added text to clarify affordable housing dwelling units constructed in 2017
6-6	6-6	Added text to clarify position and housing expertise of County Executive Officer for the Lake Tahoe Area
6-17	6-17	Corrected name of event center to Community/Events Center
6-21	6-21 and 6-22	Corrected level of significance conclusions in Impact 6-4 summary to be consistent with impact analysis Added text regarding information from Table A-2 of the Housing Element Background Report
7-32, 7-34, 7-35, and 7-46	7-32, 7-34, 7-35, and 7-46	Corrected mitigation measure references Added text specifying that construction worker environmental awareness training (Mitigation Measure 7a) is required for individuals who would be involved in vegetation removal, site clearing, and earthmoving activities
7-35	7-35	Corrected level of significance conclusions in Impact 7-2 summary to be consistent with impact analysis
7-37	7-37	Corrected level of significance conclusions in Impact 7-3 summary to be consistent with impact analysis
7-39	7-39	Corrected mitigation measure references in PCGC Master Plan Update analysis
7-40	7-40	Corrected discussion of potential impacts to wetlands associated with Detention Basin 01
7-48	7-48 and 7-49	Modified Mitigation Measure 7e to clarify timing requirements in the event that on-site oak woodland restoration is proposed
8-12	8-12	Changed “half” to “60%”
8-14	8-14	Added text to recognize significance of the DeWitt General Hospital under Criterion A associated with its use as a state mental hospital and its association with Dr. Norman Freeman and with Tarmo Pasto
8-23	8-23 and 8-24	Policies added to the Regulatory Framework section
8-28	8-28	Added clarifying language regarding mitigation measure infeasibility

**Table 1-2**  
**Summary of Draft EIR Text Changes**

<b>Draft EIR Page No.</b>	<b>Revised Draft EIR Page No.*</b>	<b>Text Revision Made</b>
8-35	8-36	Added text to Mitigation Measure 8a clarifying that the County may rely on the California Historic Building Code for future building modifications
10-21	10-21	Corrected level of significance conclusions in Impact 10-1 summary to be consistent with impact analysis
10-31, 10-35 and 10-36	10-31, 10-35 and 10-36	Modified conclusions for Impact 10-2, Table 10-10, and impact analysis for the Multifamily Residential project related to the increased volume to capacity ratio for SR 49 north of Bell Road
10-43 and 10-51 through 10-54	10-45 and 10-51 through 10-54	Added text to clarify application of Mitigation Measures 10o and 10p to the PCGC Master Plan Update as well as the two individual projects
10-51 and 10-57	10-51 and 10-58	Modified text to clarify that fair share contributions towards improvements to the Richardson Drive/Bell Road intersection would reduce the impact at this location to less than significant
10-53	10-53	Modified text discussing Mitigation Measure 10k to clarify that fair share contributions towards improvements to the SR 49/Kemper Road/New Airport Drive intersection would be required consistent with the Auburn/Bowman CIP
10-61	10-62	Corrected mitigation measure references
10-65	10-66	Modified Mitigation Measures 10a and 10c to clarify a single building permit is expected to be issued for the Health and Human Services building
10-66	10-67	Modified Mitigation Measure 10d to clarify requirements for construction of the third northbound lane on SR 49 north of Bell Road
10-68 through 10-70	10-69 through 10-71	Modified mitigation measures addressing intersection improvements needed in the cumulative plus project condition
11-37	11-37	Corrected impact numbering from 19-4 to 11-4
12-1	12-1	Added missing apostrophe
12-2	12-2	Added definition of criteria air pollutants and introduction to federal and state standards
12-3	12-3	Added citation and description of nitrogen dioxide
12-5	12-5 and 12-6	Updated citations
12-7	12-7	Corrected text regarding air pollutant monitoring station
12-7	12-7	Revised text to remove carbon monoxide (CO) thresholds from Table 12-15
12-9	12-9	Added text regarding relationship between ambient air quality standards and potential health effects
12-9	12-10	Added text regarding health effects of nitrogen dioxide
12-11	12-11	Expanded description of national ambient air quality standards
12-12	12-12	Expanded description of California ambient air quality standards
12-16	12-16 and 12-17	Expanded description of ozone precursor thresholds

**Table 1-2  
Summary of Draft EIR Text Changes**

Draft EIR Page No.	Revised Draft EIR Page No.*	Text Revision Made
12-16 and 12-20	12-18 and 12-19; 12-22	Added text summarizing Rules 225 and 247 Added the word “policy” for policies 6.G.1 and 6.G.3
12-22	12-24	Corrected text from “zoning overlay” to “combining zone district”
12-23	12-25	Corrected text from SANDAG to SACOG
12-24	12-27	Corrected level of significance conclusions in Impact 12-2 summary to be consistent with impact analysis
12-27	12-29	Added “Architectural Coatings” to Construction Phase column
12-29	12-31 and 12-32	Moved text that followed Table 12-8 to precede it to keep table on a single page; added text relating emissions to potential health effects; added note to Table 12-8
12-32	12-34 and 12-35	Added note to Table 12-9; added text relating emissions to potential health effects
12-34 and 12-35	12-36 and 12-37	Added text relating emissions to potential health effects; added note to Table 12-12
12-36	12-38	Added text relating emissions to potential health effects; added note to Table 12-13
12-38	12-40	Added text relating emissions to potential health effects; added note to Table 12-16
12-39	12-41 and 12-42	Added text relating emissions to potential health effects; added note to Table 12-17
12-40 and 12-41	12-42 and 12-43	Corrected level of significance conclusions in Impact 12-3 summary to be consistent with impact analysis; added text relating emissions to potential health effects
12-43	12-45	Text revised identifying the PCAPCD recommended criteria for determining the need for a CO hotspots analysis
12-45	12-47 through 12-49	Text revised regarding the table number and maximum 1-hour CO concentration; added text relating emissions to potential health effects
12-49	12-52	Mitigation Measure 12b revised to change timing in first paragraph from issuance of certificates of occupancy to issuance of a building permit
12-48 through 12-50	12-52 through 12-55	Updated References Cited
13-29	13-29	Corrected typographical error “sf” to “square feet”
13-33	13-33 and 13-34	Corrected typographical error “per capita” emissions to “per 1,000 square feet”
13-34	13-34 and 13-35	Added text discussing effects of emissions from construction of the Health and Human Services building at the same time as construction of the Multifamily Residential project
13-35	13-36	Added text noting that the emissions for the existing Health and Human Services operations have been projected to year 2021 and updated table 13-5

**Table 1-2**  
**Summary of Draft EIR Text Changes**

Draft EIR Page No.	Revised Draft EIR Page No.*	Text Revision Made
13–35	13–36 and 13-37	Added text discussing effects of emissions from operation of the Health and Human Services building at the same time as operation of the Multifamily Residential project
13–36	13–37 and 13-38	Added text discussing effects of emissions from construction of the Multifamily Residential project at the same time as construction of the Health and Human Services building
13–38	13–39	Added text discussing effects of emissions from operation of the Multifamily Residential project at the same time as operation of the Health and Human Services building
18–23	18–23	Corrected text regarding the number of new Health and Human Services employees
18–25	18–25	Corrected text in Mitigation Measure 18a to refer to Department of Public Works instead of Facility Services
20–4	20–4	Text modified to clarify California <i>Historic</i> Building Code
20–7	20–7	Corrected name of event center to Community/Events Center
20–8	20–8	Corrected name of event center to Community/Events Center
20–9	20–9	Corrected name of event center to Community/Events Center
20–10	20–10	Corrected name of Central Green to Community Green
20–14	20–14	Corrected name of event center to Community/Events Center and text modified to clarify California <i>Historic</i> Building Code
20–20	20–20 and 20-21	Corrected spelling error in “density” and corrected name of event center to Community/Events Center
20–27	20–27	Corrected name of event center to Community/Events Center

\* Page numbering shown in Chapter 3, Text Changes to the Draft Environmental Impact Report.

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