



**U.S. Department of Housing and Urban
Development**

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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Mercy North Auburn at Placer County Government Center

Responsible Entity: Placer County, Health and Human Services Department

Grant Recipient (if different than Responsible Entity): Placer County Housing Authority

State/Local Identifier: California / Placer County / Auburn

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**Direct Comments to the
Certifying Officer Name and
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Project Location:

The Mercy North Auburn at Placer County Government Center Project (referred to throughout this Environmental Assessment [EA] as the Multifamily Residential Project or project) is located within Placer County, California (refer to **Figure 1 – Project Site and Vicinity**). The project would be located along 1st Street, between Bell Road and the northeastern end of B Avenue. The project site (refer to **Figure 2a – Site Plan**) consists of approximately 3-acres of disturbed (mowed or disked) and mostly undeveloped land. The project would be located on portions of two parcels, assessor parcel number (APN): 051-120-010 and 051-120-065 and is a planned multifamily residential land use in the northeastern portion of the larger Placer County Government Center (PCGC) campus.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

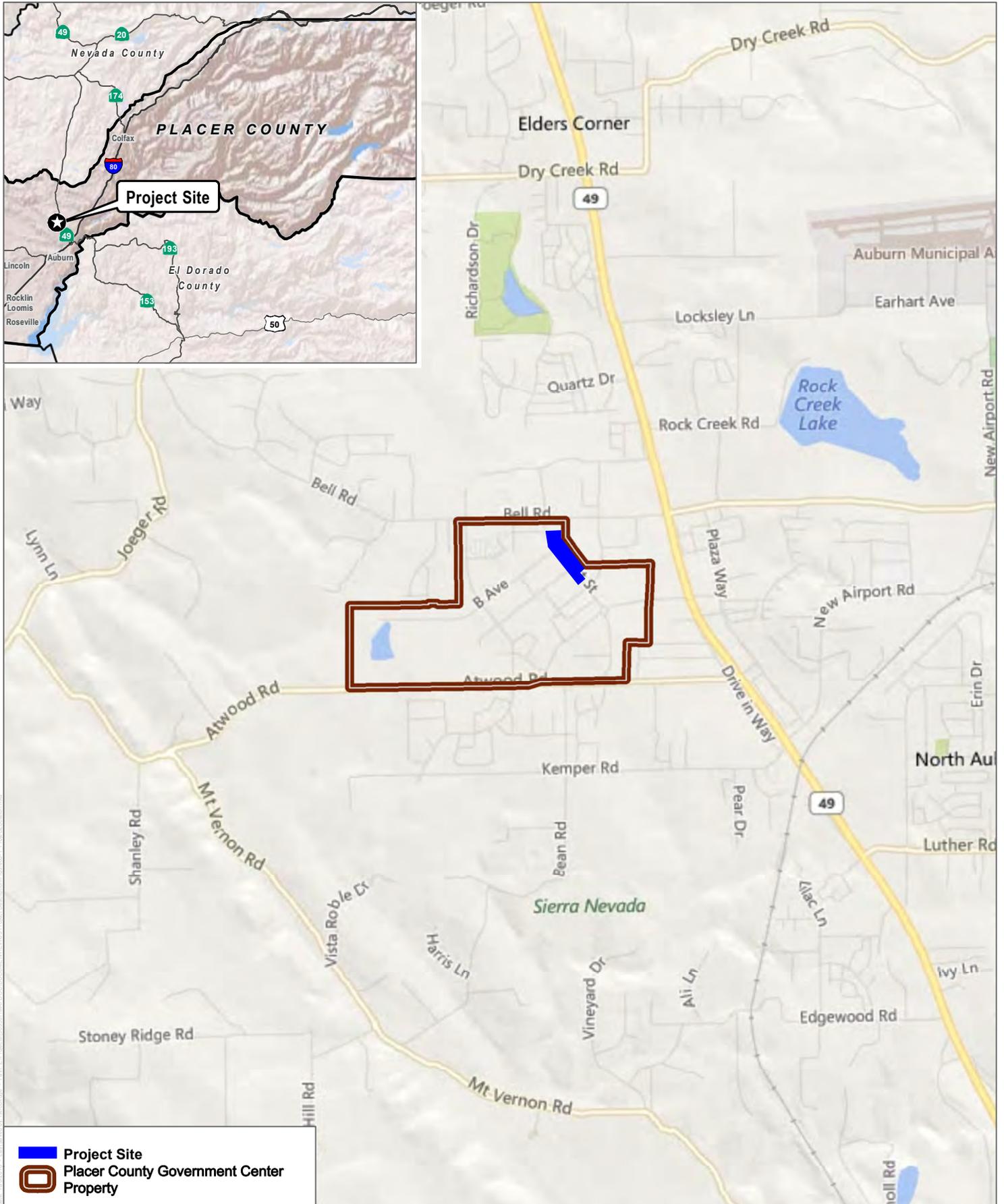
The project falls within the geographic boundaries of the PCGC. The PCGC Master Plan Update proposes an update to the 1993 Master Plan for the PCGC that would establish a long-term vision and ongoing facilities planning guide. Placer County (County) prepared the Draft PCGC Master Plan Update Environmental Impact Report (EIR) in November 2018 (the Final EIR was adopted in April 2019) to serve as the primary source of environmental information and to fulfill requirements of the California Environmental Quality Act (CEQA) to disclose the potential significant environmental impacts resulting from implementation of the PCGC Master Plan Update. The PCGC EIR also included project-level analyses of the construction of the first two projects to implement the PCGC Master Plan Update. These two projects included the Health and Human Services Building and the Multifamily Residential Project. The proposed Multifamily Residential Project is the subject of this EA. The project would construct a new 79-unit multifamily residential facility on approximately 3 acres, as well as realign 1st Street to better accommodate additional traffic generated by the new residential development.. The project would serve as the northeast entrance and future gateway to the mixed-use district envisioned in the PCGC Master Plan Update. The proposed Multifamily Residential Project would be partially funded by the U.S. Department of Housing and Urban Development (HUD), hence the need to perform an Environmental Assessment (EA) pursuant to the National Environmental Policy Act (NEPA).

New residential construction would include 79- one-, two-, and three-bedroom homes with green space and parking. There would be twenty-one 625 square foot (sq. ft.) one-bedroom units, thirty-three 850 sq. ft. two-bedroom units, eighteen 1,113 sq. ft. three bedroom flats (three-story), and seven 1,257 sq. ft. three-bedroom townhomes (two-story) (refer to **Figure 2b – Site Plan [Conceptual Sections]**). Twenty (20) of the homes would be set aside for homeless/special needs households that would qualify for services and be eligible under the state No Place Like Home (NPLH) Program. Resident services would include educational opportunities and after-school programs, access to health and wellness resources, community and civic involvement (i.e. voter registration and education, leadership coaching, volunteer opportunities), and financial education and planning.

A community building, approximately 2,500 sq. ft., would be placed at the north entry along with a covered, community “front porch” leading out to an additional green space. The community building would include a multipurpose community room for use by staff, residents and neighborhood groups, as well as access to high speed internet, recreational and exercise equipment.

The building would also have shared tools and bicycle repair area, an outdoor wash station for bikes and other large household items, outdoor play equipment for children, and approximately 40 bicycle parking spaces.

As described in the PCGC Master Plan Update, the project would include realignment of 1st Street (including the western portion of 1st Street between Bell Road and B Street, and the eastern portion of 1st Street between Bell Road and Professional Drive) to the northeast of the current B Avenue alignment to Bell Road, resulting in a new three-leg intersection at Bell Road approximately 150 feet east of Blue Oaks Drive. Due to the proximity of this new intersection to the Bell Road/Blue Oaks Drive intersection, left turns from 1st Street to Bell Road would be prohibited.



SOURCE: Bing Maps 2018, PCGC Master Plan EIR 2018

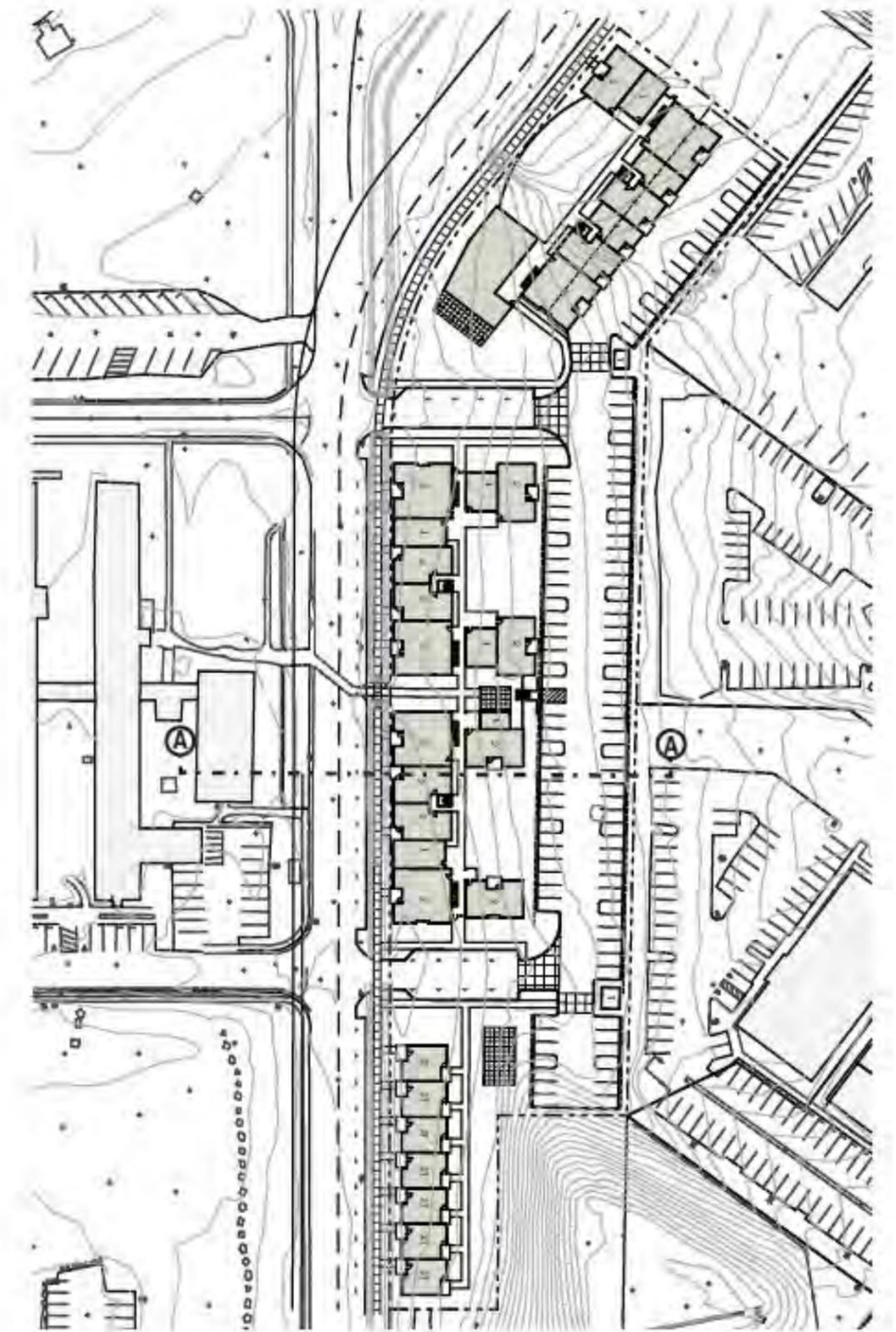


SOURCE: Mogavero Architects, 2018



OPTION 2 SITE SECTION A - AT GREEN SPACE/PARKING AREA

SCALE: N.T.S



SITE PLAN

SCALE: N.T.S



Green spaces would allow for semi-private courtyards and an elevated common green space within each building. Three-bedroom family townhouses would be located at the southern end of the site, sharing a common green space/barbecue area next to a retaining wall and overlooking the storm basin. Almost all parking would be along the back property-line and out of view from 1st Street. Water, sewage, and solid waste services would be provided to each unit, while tenants would be responsible for electricity, cable, internet and additional services. All appliances would be electric.

The project would adhere to the PCGC Master Plan Update Development Standards and Design Guidelines. The Development Standards and Design Guidelines supersede the County Zoning Ordinance and are intended to provide direction to architects, landscape architects, and designers working on projects planned within the PCGC. They would limit the project buildings to 50 feet in height (County of Placer 2018). The project would be designed to exceed Title 24 energy standards by at least 10% (Mercy Housing 2018).

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The Placer County Comprehensive Facilities Master Plan (CFMP) has driven planning policy at the PCGC since its adoption in 1993. As the demand for County services and the County's population increase, the need for additional housing and access to government services has also increased. The PCGC Master Plan Update provides a planning framework for allowing construction of new government services buildings primarily in the western portion of the PCGC property, and a mixed-use community in the eastern portion of the property that is anticipated to include private commercial and office development and multi-family residences. The PCGC Master Plan Update provides an opportunity to develop affordable housing that can accommodate Auburn's growing population, while capitalizing on the proximity to governmental resources and services.

The objectives of the project are to:

- Create new affordable, safe, attractive and service-enriched residences for low-income individuals and families, with some qualifying for supportive housing and mental health services.
- Create a community that fits into and improves the existing neighborhood in style, texture, scale and relation to the street.
- Provide housing for low-income individual families consistent with the goals, policies, and programs of the Placer County Housing Element.

Existing Conditions and Trends [24 CFR 58.40(a)]:

Prior to 1942, the project site was used for livestock pasture and orchards. Small farm buildings were present on the site when the land was acquired by the United States (U.S.) War Department in 1943, where the DeWitt General Hospital was developed. In late 1945, the hospital was deactivated and closed as a U.S. Army installation. The State of California acquired DeWitt General Hospital in 1946 and activated it as a California state hospital in early summer 1946, until it was closed in 1972 and the land transferred over to the County of Placer (PCGC EIR 2018).

A mixture of relatively old and new institutional and commercial buildings, many associated with County uses, are adjacent to the project site.

The project would be located on portions of APNs #: 051-120-010 and 051-120-056, which, except for paved parking areas, are currently undeveloped. Areas that are not paved are characterized by disturbed ruderal vegetation and trees. As there are no buildings or built structures at the site, demolition will not be necessary for this project (pavement may be removed/reconstructed).

The site is in proximity to public transportation, institutional, and commercial land uses. Adjacent parcel land uses include:

- North – Bell Street; commercial and office uses (medical)
- East - Commercial and office uses (medical)
- South – C Avenue; Commercial (retail) and institutional
- West – 1st Street, B and C Avenues; institutional land uses

Funding Information

Grant Number	HUD Program	Funding Amount
In Process/To Be Determined	Project Based Section 8, Community Development Block Grant (CDBG)	20 Project Based Section 8 Vouchers (approximately \$268,704 annually), \$1.8 Million (M) CDBG

Estimated Total HUD Funded Amount:

~\$4M

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Approximately \$37,720,000M

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not within 3,000 feet from the end of a runway at a civil airport or 15,000 feet from the end of a runway at a military airfield. The closest airport is Auburn Municipal Airport which is approximately 2 miles east of the PCGC campus (PCGC 2018). Environmental Review Record (ERR) 1.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not within a coastal zone; the project site is more than 100 miles inland from the Pacific Ocean. Attachment 1.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not within a floodplain or floodway per FIRM Panel No. 06061 C0764H, effective 11/2018. ERR 2A.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD) within the Sacramento Valley Air Basin (SVAB). The SVAB is currently in nonattainment for federal ozone and fine particulate matters. The project would not exceed the PCAPCD localized or regional thresholds of significance for construction activities or long-term operations and the ozone and particulate matter nonattainment status would not be impacted (PCGC 2018).

		<p>ERR 3. See Draft PCGC EIR - Chapter 12. Air Quality.</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not within a coastal zone; the project site is more than 100 miles inland from the Pacific Ocean.</p> <p>Attachment 1.</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not on a list of active hazardous materials sites nor are there any known hazards associated with the site. An Environmental Site Assessment (ESA) prepared in 2018 indicated that the Placer County Department of Facility Services (PCDFS) reported that elemental mercury has been observed within the earthen canal (Ophir Canal) adjacent to the project site.</p> <p>Following up on that anecdotal information, a subsequent Phase I ESA and Screening Soil Sampling/Testing Report was prepared in April 2019, that indicated there is no obvious evidence that current use or activities at the project site have resulted in a significant release of hazardous substances or petroleum products into the environment. The sampling effort included taking six (6) spatially represented soil samples (including three [3] samples along the Ophir Canal, that were collected in accordance with standard environmental protocol. The samples were tested to a State-certified analytical lab. Of the samples only one (1) contained a detectable concentration of mercury at 0.11 milligrams per kilogram (mg/kg), well below regulatory agency screening values. As such, exposure to mercury is not anticipated to present potential health hazards. As part of the project, the earthen canal would be encased in an underground culvert as part of project site development.</p> <p>ERR 4. PCGC EIR-Chapter 16-Hazards and Hazardous Materials. First Street North Auburn Property Phase 1 ESA and Screening Soil Sampling/Testing (2019). Placer County Government Center Master Plan Update Phase 1 ESA (2018).</p>
<p>Endangered Species</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>No federally listed special-status plant or wildlife species were observed during field surveys conducted in July 2016, and none are expected to</p>

<p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>		<p>be present within the project site due to the generally disturbed nature and past management practices (e.g., mowing, disking) on the site.</p> <p>The project site includes blue oak woodland and annual grasslands, which are not considered sensitive natural communities. Loss of these vegetation communities would have no impact related to sensitive natural communities.</p> <p>Existing development on all sides of the project site prevent it from supporting substantial wildlife activity. Construction of the project would not have any impacts on wildlife movement, migration or nursery sites.</p> <p>Consultation(s) with federal regulatory agencies has not yet been conducted. As described in Mitigation Measures BIO 7f and 7g, federal permits and approvals that are anticipated to be needed for the project include Section 404 of the Clean Water Act (CWA), under the jurisdiction of the U.S. Army Corps of Engineers and Section 401 of the CWA and the Porter-Cologne Act, under the jurisdiction of the Central Valley Regional Water Quality Control Board (RWQCB), and that both would be required prior to issuance of a grading permit or approval of improvement plans (PCGC 2018).</p> <p>PCGC EIR-Chapter 7-Biological Resources. ERR 5.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project would not expose people or buildings to explosive and flammable hazards. There is no above ground storage of explosive or flammable materials existing or planned, on or adjacent to the project site.</p> <p>PCGC EIR-Chapter 16–Hazards and Hazardous Materials. Phase 1 ESA.</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is composed of Auburn silt loam, does not contain prime soils, and does not contain a soil type classified as conducive to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is not listed in the Farmland Mapping and Monitoring Program (FMMP) database as farmland. The site would not be eligible for a Williamson Act contract due to the lack of agricultural activity. Finally, the site is not currently used for</p>

		<p>agriculture and is located in an area already committed to and surrounded by urban uses (PCGC 2018).</p> <p>PCGC EIR-Chapter 4-Environmental Analysis.</p> <p>Attachment 2.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not within a floodplain or floodway per FIRM Panel No. 06061 C0764H, effective 11/2018.</p> <p>ERR 2A.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The County consulted with the State Historic Preservation Office (SHPO) on the proposed project in March 2019 (providing supplemental materials in early May). This effort included submittal of an area of potential effect (APE) map, records search, contact of tribes, a built environment survey, and analysis of historic properties.</p> <p>The research revealed that the Ophir Canal and the DeWitt General Hospital Historic District are within the project area – and that they are both properties listed in the National Register of Historic Places. However, the segment of the Ophir Canal that lies within the APE was previously found to be ineligible for listing in the National Register. SHPO agreed with the County that the DeWitt General Hospital Historic District is a historic property for the purposes of Section 106 consultation and the segment of the Ophir Canal within the project site is not a historic property. On May 9, 2019, SHPO indicated that based on their review of the documentation, pursuant to 36 CFR Part 800.5(b), that they do not object with the County’s finding that “the project will have no adverse effect on a historic or cultural resource.”</p> <p>To address potential impacts related to unknown (buried) resources that may be discovered inadvertently during construction, implementation of mitigation measure (refer to Mitigation Measure CUL-8b-e) would dictate requirements related to coordination with Native American/Tribes, including training, monitoring, and notification.</p> <p>ERR 6.</p>

		<p>PCGC EIR - Chapter 8-Cultural Resources.</p> <p>Cultural Resources Inventory Update for the Placer County Government Center Master Plan Update Project (November 2017)</p> <p>Cultural Resources Assessment of the Ophir Canal for the Placer County Government Center Master Plan Update Project (November 2018)</p> <p>Concurrence Letters from SHPO (May 2019)</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is fully surrounded by urban development and not proximate to a major or arterial roadway or railroad. Construction noise levels would be short-term and intermittent, and would only be present during allowable daytime hours.</p> <p>Table 15 (page 44) of the Noise Assessment Technical Report shows that cumulative traffic noise model results at representative receiver locations do not exceed 51 CNEL dBA, within the HUD Acceptability Standard of 65 dB.</p> <p>ERR 7. PCGC EIR-Chapter 11 Noise. Noise Assessment Technical Report for the PCGC Master Plan Update (August 2018).</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no sole source aquifers in Placer County or the project site, per the Environmental Policy Act Sole Source Aquifers Map (EPA 2018).</p> <p>Attachment 3.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>A segment of the Ophir Canal, which is operated by the Nevada Irrigation District (NID)¹ crosses the property. The project would encase a portion of the Ophir Canal and convey water through a pipe underground in a culvert as part of construction, similar to how the canal was converted on the adjacent property south of the project site. Encasement of the canal would ensure that indirect impacts to water quality within the canal associated with runoff and siltation are avoided. The Ophir Canal is not likely considered a potentially jurisdictional water or wetland because it is an irrigation and water-service facility constructed in uplands and maintained regularly by NID.</p>

¹ Nevada Irrigation District (NID) is a water resources district that supplies treated drinking water and irrigation water to homes, farms, and businesses in Nevada and Placer counties in the foothill of Northern California's Sierra Nevada Mountains. Website accessed on March 15, 2019. <https://nidwater.com/>

		<p>However, there are three potentially jurisdictional wetland and water features that would be affected (removed) on the project site. This includes two ephemeral drainages (for a combined 230.67 linear feet) and one seasonal wetland (0.02 acre). ERR 2B provides documentation (the Early and Final Notice and Public Review of a Proposed Activity in a Wetland) that describes an 8-step analysis process, including the potential wetlands affected, measures to minimize wetland impacts, and reasons why the proposed action must be located within the wetland and that alternatives are infeasible. As described, trenching to extend stormwater drainage lines to the outfall within the detention basin are outside of the delineated wetland, and thus the affected detention basin is not anticipated to be jurisdictional. No substantive comments in response to the Early Wetland Notice has been received.</p> <p>Implementation of Mitigation Measures BIO 7a, 7g, and 7h would ensure construction workers avoid wetlands and waters on the project site (as part of environmental awareness training), as well as compliance with the CWA Section 404 prior to issuance of a grading permit or approval of improvement plans for activities resulting in fill or discharges within jurisdictional wetlands. Finally, any construction activity within 100 feet of a seasonal wetland or detention basin will require silt fencing to protect the water quality of these aquatic features.</p> <p>ERR 2B. PCGC EIR-Chapter 7-Biological Resources.</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The North Fork American River, a designated wild and scenic river, is located approximately 15 miles north east from the project site would not be affected.</p> <p>ERR 8.</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project provides affordable housing on an infill site. Other than what is already described, there are no existing environmental hazards on or adjacent to the site, and the project makes affordable housing available near public transit (including an existing bus stop across 1st Street and a future planned transportation transfer</p>

		center) and community services. The project does not expose anyone to adverse environmental conditions, therefore it does not expose low income or minority populations to adverse environmental conditions. The project will have a net positive effect on the targeted community. ERR 9.
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. All conditions, attenuation or mitigation measures have been clearly identified.

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project site is located within the Auburn/Bowman Community Plan area of Placer County and the existing land use designation is Mixed-Use. The project site is one of several areas planned for residential uses. As part of the project, approval of a general plan amendment (as well as other discretionary actions, such as rezoning from Office Professional (OP-Dc-AO) and Commercial Planned Development (CPD-Dc-AO) to Commercial Planned Development (CPD) and Town Center (TC) combining zoning district, subdivision approval, land use permit, minor use permit, etc.) would be required to accommodate a mix of residential and commercial land uses at greater densities than currently allowed.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	The project site is relatively flat and therefore is not an area with landslide potential. The project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The project has the potential to degrade water

		quality in the area through erosion and/or siltation during construction, and therefore, the project would be required to comply with Best Management Practices (BMPs) such as Mitigation Measures GEO 14a-f , which address development of Improvement Plans. The Improvement Plans address water quality treatment facilities, compliance with RWQCB approval/permit, dictate construction activities, and require a geotechnical engineering report.
Hazards and Nuisances including Site Safety and Noise	3	The project site is fully surrounded by existing urban development. There are no Superfund or CERCLIS sites within the immediate vicinity. During construction, dust and noise would be controlled through standard construction suppression measures included in Mitigation Measure HAZ 11b . Existing street lighting at the site is adequate. The project is not within an area of potential landslides. PCGC EIR (2018); Chapter 16-Hazards and Hazardous Materials. Phase 1 ESA (2018). Website: http://www.epa.gov/superfund/sites/cursites
Energy Consumption	2	In order to obtain building permits, this project would be required to meet energy consumption standards as outlined in the California Building Code, Title 24 “2001 Energy Efficiency Standards”. This project would be designed to exceed Title 24 energy standards by at least 10%. (Mercy 2018).

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The project will provide homeless, integrative low-income, and disabled adults community and residential services. Clients eligible for these units are also eligible to receive services through the Mental Health Services Act and No Place Like Home Program administered both by the County Health and Human Services Department (HHS) and the state Department of Housing and Community Development. Residents will also have access to professional development including job training services through the on-site community center. The project will also contribute temporary construction jobs. (Mercy 2018).
Demographic Character Changes, Displacement	1	The project would not have any adverse impacts to demographics, change in community character, and would not displace any existing homes or businesses. Rather, the project would provide new residential housing opportunities.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	Rock Creek Elementary School is 0.4 mile from the project site, St. Joseph Catholic School is 0.5 mile from the project site, and Auburn Elementary School is 0.8 mile from the project site. Due to the proximity of these schools from the project site, no impacts

		to or from educational and cultural facilities is anticipated. Furthermore, multi-family residential developments are compatible with educational and cultural facilities.
Commercial Facilities	2	The project is surrounded by commercial/retail businesses including automotive, medical, and grocery-related land uses that would serve multi-family residential developments. No adverse impact is anticipated.
Health Care and Social Services	2	The Foothill Center for Spiritual Living is located immediately across 1st Street from the project site at 2945 1 st Street, Auburn, CA 5603. The Sutter Auburn Faith Hospital is located 0.6 mile from the project site at 11815 Education St, Auburn, CA 95602. Placer County Health & Human Services and the Auburn Family Resource Center are both located less than 1.0 mile from the project site. The described health care and social services are compatible land uses that would serve multi-family residential developments. No adverse impact to any of these medical care and/or social service uses is anticipated.
Solid Waste Disposal / Recycling	2	Solid waste at the new housing facility will be collected by Recology and transported to the Western Regional Sanitary Landfill (WRSL) and Material Recovery Facility (MRF) in western Placer County. The project would not be adversely affected by proximity to these solid waste disposal/recycling facilities. The WRSL treatment plant is 20 miles from the project site, and the MRF facility is located 32 miles from the site.
Wastewater / Sanitary Sewers	3	Wastewater treatment would be provided by the Placer County Sewer Maintenance District #1 (SMD 1). There are no sewage lift stations or wastewater treatment facilities adjacent to the project site, thus the project would not be adversely affected by proximity to facilities. and will comply with Mitigation Measures HYD 15a-d, and 15f , which would ensure each project implements necessary measures (e.g., source control, project-specific reporting [Improvement Plans and Drainage Reports], permits, and demonstrate compliance with BMPs), as appropriate.
Water Supply	2	The project would not use any groundwater (thus substantially depleting groundwater supplies) nor would it interfere substantially with groundwater recharge. There are no sole sources aquifers in the vicinity of the project site. Attachment 3.
Public Safety - Police, Fire and Emergency Medical	2	The Placer County Sherriff's Office is located 0.3 miles away at 2929 Richardson Drive, Auburn, CA 95603. The Placer County Fire Department is located 0.5 miles away at 11645 Atwood Road, Auburn, CA 95603.

		<p>The Sutter Auburn Faith Hospital is located 0.6 miles away at 11815 Education Street, Auburn, CA 95602.</p> <p>The project site is in proximity to the above public safety providers. Furthermore, the project is included in the PCGC Master Plan development, and its contribution to demand is not anticipated to adversely affect public safety, police, fire and emergency medical services. Furthermore, the project will comply with Mitigation Measure TRA 10f, which would ensure that appropriate and effective countermeasures to maintain adequate response times for emergency responders would be implemented.</p>
Parks, Open Space and Recreation	2	<p>Regional Park, located at 3770 Richardson Drive, Auburn, CA 95602 is 1.7 miles from the project site.</p> <p>Atwood Park is located at 2528 Vaquero Vista Drive, Auburn, CA 95603, and is 0.8 miles from the project site.</p> <p>These parks and open space/recreation areas are in proximity to the proposed project. Furthermore, the project includes green spaces within its boundaries that would be accessible to 1st Street. In addition, the project shall be required to pay a development in lieu fee for parks and recreation which would offset costs for future amenities in the PCGC. As such, no adverse impacts to parks, open space, and recreation amenities are anticipated.</p>
Transportation and Accessibility	3	<p>As part of the project, 1st Street would be realigned to better accommodate additional traffic generated by the new residential development. This would include realigning 1st Street to the northeast of the current intersection with B Avenue to Bell Road, resulting in a new three-leg intersection at Bell Road approximately 150 feet east of Blue Oaks Drive. Due to the proximity of this new intersection to the Bell Road/Blue Oaks Drive intersection, left turns from 1st Street to Bell Road would be prohibited. The nearest public transit stop to the project site is a Placer County Transit (PCT) bus shelter directly across 1st Street (<65 feet), and just north of the intersection of 1st Street and C Avenue. In addition, a future transportation transit center is planned in the PCGC Master Plan Update, west of the project site (<0.3 mile) on County Center Drive.</p> <p>Finally, other improvements to area roadways (signal timing at SR 49/Kemper Road/New Airport Road shall be required prior to the first building permits for implementation are issued, as described in Mitigation Measures TRA 10b-f, 10i, 10n, and 10p.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p>There are no unique natural features on the project site.</p> <p>The project would use groundwater or interfere substantially with groundwater recharge. Nor would not result in alteration of the course of a stream or river in a manner which could potentially result in substantial erosion or siltation on or off site, or result in downstream flooding. There are no sole source aquifers in the City.</p> <p>The project would require BMPs to minimize the potential to contribute to storm water pollution both during and post-construction.</p>
Vegetation, Wildlife	3	Vegetation would be cleared prior to construction, however there would be no impacts to wildlife because the project site is in a pre-disturbed, urbanized area. Following construction, landscaping would include revegetation according to a prepared revegetation plan.

Additional Studies and Reports:

**Denotes studies and reports included as an appendix*

- Placer County Government Center Master Plan Update *Draft* Environmental Impact Report (November 2018). Available online.
- Placer County Government Center Master Plan Update *Final* Environmental Impact Report (April 2019). Available online.
- Biological Resources Assessment for the Placer County Government Center Master Plan Update in Placer County, California (October 2018). Available online.
- Cultural Resources Assessment of the Ophir Canal for the Placer County Government Center Master Plan Update Project, Auburn, CA (November 2018). Available online.
- Cultural Resources Inventory Update for the Placer County Government Center Master Plan Update Project (November 2017). Available online.
- Concurrence Letters, SHPO (May 2019).*
- First Street Northern Auburn Property Phase 1 ESA and Screening Soil Sampling/Testing (April 2019).*
- Placer County Government Center Master Plan Update Phase 1 ESA (March 2018). Available online.

Field Inspection (Date and completed by):

As described in the Biological Resources Assessment (October 2018), a biological field study was for the project conducted in July 2016.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

In addition to the list below, see Additional Studies and Reports.

California Department of Conservation (CDC). 2016. Farmland Mapping and Monitoring Program. "Placer County." Accessed January 2019.

County of Placer. 2019. Placer County Government Center Master Plan Update. Prepared by Williams & Paddon. February 15, 2019.

County of Placer. 2019. Placer County Government Center Development Standards. Prepared by Williams & Paddon. February 15, 2019.

County of Placer. 2019. Placer County Government Center Design Guidelines. Prepared by Williams & Paddon. February 15, 2019.

County of Placer. 1999. Auburn/Bowman Community Plan. Originally adopted 1994, updated 1999.

Mercy Housing. 2018. Mercy Housing California Proposal Summary for the affordable housing development proposal at PCGC. Received October 31, 2018.

Mogavero Architects. 2018. Placer County Affordable Housing/Mercy Housing - Site Plan(s). January 9, 2018.

Placer County Government Center Master Plan Update Draft EIR (PCGC EIR). (2018).

Placer County Government Center Master Plan Update Final EIR (PCGC Final EIR). (2019).

United States Department of the Interior National Park Service (NPS) 2015. National Register of Historic Places Registration Form: DeWitt General Hospital. December 31, 2015.

List of Permits to be Obtained:

Permits anticipated necessary for the project are discussed in the Draft PCGC EIR (Attachment A). They are also listed below:

- 404 Clean Water Act (404 CWA) U.S. Army Corps of Engineers
- 401 CWA Central Valley Regional Water Quality Control Board (RWQCB)
- 1602 Streambed Alteration Agreement (SAA) California Department of Fish and Wildlife (CDFW)

Public Outreach [24 CFR 50.23 & 58.43]:

Public outreach efforts for the overall PCGC Master Plan Update EIR included a multifaceted approach to informing and gathering feedback from a wide range of community members and stakeholders. Examples of the varied approaches adopted by the County include community workshops, board meetings, County meetings, community organization meetings, media (including the Placer County Website) and public scoping and comment periods in accordance with the standard EIR process. The Draft EIR circulation period commenced on November 19th, 2018 and closed on January 3rd, 2019. No substantive comments related to environmental impacts resulting from the Multi-Family Residential project were received.

All written comments received on the Draft EIR were addressed in the Final EIR. The responses in the Final EIR clarify, correct, and/or amplify text in the Draft EIR, as appropriate. The Draft EIR and Final EIR were reviewed by the Planning Commission's Development Review Committee, who recommended certification to the Board of Supervisors on March 14, 2019.

The Development Review Committee/Planning Commission recommended approval of the following items to the Board of Supervisors:

1. Certify the PCGC Master Plan Update Final EIR (SCH#201709202) prepared pursuant to the California Environmental Quality Act (CEQA), and adopt the Mitigation Monitoring Reporting Program (MMRP) supported by and incorporating by reference in its entirety the Findings of Fact and Statement of Overriding Considerations (Attachment B, Exhibits A-C) and the following statements;
 - a. The PCGC Master Plan Update Final EIR has been prepared as required by law and in accordance with all requirements of CEQA and the CEQA Guidelines and the document as adopted reflects the independent judgment and analysis of Placer

County, which has exercised overall control and direction of the preparation of the EIR.

- b. The custodian of records for the Project Final EIR is the Placer County Planning Director, 3091 County Center Drive, Suite 140, Auburn, CA 95603

On April 23, 2019, the Board of Supervisors took final action on the PCGC Master Plan Update Final EIR, certifying that it was prepared pursuant to CEQA, and adopted the Mitigation Monitoring Reporting Program supported by and incorporating by reference in its entirety the Findings of Fact and Statement of Overriding Considerations.

Cumulative Impact Analysis [24 CFR 58.32]:

Implementation of the full extent of the PCGC Master Plan Update (including the Health and Human Services Building as well as the Multi-Family Residential Project) is the most reasonably foreseeable future action in the vicinity of the project site. The cumulative impacts from implementing the PCGC Master Plan Update are disclosed in the PCGC EIR.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

Alternatives were considered for the PCGC Master Plan Update, including alternatives that included increased residential intensity (increased building heights and structured parking). The project site was ultimately selected for multifamily residential land uses based on cost and land use criteria.

Site identification for affordable housing has proven to be a major obstacle in providing affordable housing units. Multifamily residential sites available at reasonable cost are extremely limited, and sites that do not meet cost and land use criteria are generally eliminated as alternatives. This project was chosen from several properties considered based on feasibility, location, and affordability. Physical and social constraints were also considered in identifying and rejecting alternatives. No other build alternatives are analyzed or included in this environmental document.

No Action Alternative [24 CFR 58.40(e)]:

The No Action Alternative would not build any additional housing at the project site. There are no benefits to the physical or human environment by not taking the federal action associated with this project. Physical impacts to the environment would occur in urban areas whether units are subsidized with federal funds or built at market rates. If an affordable project were not constructed on this site, the social benefits of providing new affordable housing opportunities on an urban infill parcel would not occur.

The project must acquire all required permits and approvals *prior to construction*; therefore, the project would be consistent with all land use plans, policies, and regulations for the project site. Not building on this site could result in more housing constructed further out in agricultural and undeveloped areas in the vicinity, contributing to urban sprawl, regional traffic congestion, and regional air quality issues.

Summary of Findings and Conclusions:

For several environmental issues, the project would result in minor adverse but mitigable impacts. No impacts are potentially significant to the extent that an Environmental Impact Statement would be required.

As already described in detail, construction of the project and all associated components would be conducted safely and responsibly, adhering to all appropriate building codes and safety measures. Energy-efficient equipment, LEED energy standards, and construction BMPs would be applied to minimize environmental impacts.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures shall be clearly identified in the mitigation plan. The numbering of the measures has been kept consistent with the mitigation measures of the PCGC EIR for consistency (the corresponding PCGC EIR section name is shown in parentheses after each heading ()).

No mitigation measures or conditions are proposed for the following topic areas:

- Airport Hazards
- Coastal Barrier Resources
- Flood Insurance
- Clean Air
- Coastal Zone Management
- Explosive and Flammable Hazards
- Farmlands Protection
- Floodplain Management
- Noise Abatement and Control
- Sole Source Aquifers
- Environmental Justice
- Wild & Scenic Rivers

Contamination and Toxic Substances (Hazards and Hazardous Materials)

Mitigation Measure 16b For each individual construction project undertaken as part of implementation of the PCGC Master Plan Update, the construction manager shall prepare a Site Mitigation Work Plan that includes the following requirements and best management practices (BMPs) to be implemented during all site preparation and construction activities:

- A. Store construction raw materials (e.g., dry materials such as plaster and cement, pesticides and herbicides, paints, petroleum products, treated lumber) in designated areas that are located away from storm drain inlets, drainageways, and canals and are surrounded by earthen berms.
- B. Train the construction employees working on the site in proper materials handling practices to ensure that, to the maximum

extent practicable, those materials that are spread throughout the site are covered with impervious tarps or stored inside buildings.

- C. Instruct all construction crew members to immediately notify a construction foreperson of any spills of hazardous materials, and the foreperson must take steps to contain the spilled materials.
- D. Whenever possible, wash out concrete trucks off site in designated areas. When the trucks are washed on site, contain the wash water in a temporary pit adjacent to the construction activity where waste concrete can harden for later removal. Avoid washing fresh concrete from the trucks, unless the runoff is drained to a berm or level area, away from site waterways and storm drain inlets.
- E. Collect non-hazardous waste construction materials (e.g., wood, paper, plastic, cleared trees and shrubs, building rubble, scrap metal, rubber, glass) and deposit in covered dumpsters at a designated waste storage area on the site. Store recyclable construction materials separately for recycling. Transport all solid waste and recyclable material to the Western Regional Sanitary Landfill and Materials Recovery Facility.
- F. Store hazardous materials in portable metal sheds with secondary containment. The quantities of these materials stored on site shall reflect the quantities needed for site construction. Apply all fertilizers, herbicides, and pesticides following the methods and amounts recommended by the manufacturer. Do not mix hazardous waste with other waste produced on site. Contract with a Certified Waste Collection contractor to collect hazardous wastes for disposal at an approved hazardous waste facility.
- G. Dispose of waste oil and other equipment maintenance waste in compliance with federal, state, and local laws, regulations, and ordinances.
- H. Any releases of hazardous materials must be immediately reported to the Placer County Environmental Compliance Division of Placer County's Environmental Management Department and remediated in accordance with Placer County's requirements. This may include excavating and disposing of contaminated soil. Typically, construction projects require on-site storage of relatively small amounts of hazardous materials,

which would also limit the potential impacts from a release of these materials.

Mitigation Measure 16d Prior to issuance of a grading permit or approval of Improvement Plans for construction of the Multifamily Residential project or any of the mixed use projects adjacent to the segment of the Ophir canal south of Willow Creek Drive, Placer County or the private applicant for development shall retain a qualified professional to conduct sampling of shallow soil and/or sediment within the canal and to complete laboratory analysis of the sampled materials to determine whether mercury is present in the soil and/or sediment at levels that would present a potential health hazard and to undertake remediation or stabilization measures to ensure that construction workers and the future onsite population is not exposed to mercury at levels that exceed the applicable human health screening levels.

Endangered Species (Biological Resources)

Mitigation Measure 7a All construction workers involved in vegetation removal, clearing, and earthmoving activities shall receive worker environmental awareness program training conducted by a qualified biologist. Worker environmental awareness program training may also be conducted through a video created by a qualified biologist specifically for this project. Worker environmental awareness program training shall instruct workers to be familiar with special-status species potentially present in the project area and discuss the nature and purpose of protective measures, including best management practices and other required mitigation measures. Personnel shall be instructed to avoid wetlands and waters on the project site that will be fenced prior to construction (as discussed in Mitigation Measure 7h), other than where impacts have been authorized, and to prevent spills, and shall be given contact information for the qualified biologist. A handout will be prepared that includes information on sensitive biological resources occurring or potentially occurring on the site, as well as contact information for the project biologist.

Mitigation Measure 7b Should construction begin during the bird breeding season (February 1 through August 31), a pre-construction nesting bird surveys shall be performed no sooner than 14 days prior to any groundbreaking activities or tree removal to determine if there are any active nests within the project area (including a 200-foot buffer

for raptors). If the construction site remains inactive for more than 1 month during the breeding season and construction would resume during the breeding season, another pre-construction nesting bird survey shall be performed no sooner than 14 days prior to reactivation of construction activities on site. If any active nests are observed during surveys, an avoidance buffer shall be determined and flagged by the qualified biologist in consultation with CDFW, if warranted, based on species, location, and planned construction activity. These nests shall be avoided until the chicks have fledged and the nests are no longer active, as determined by the qualified biologist. Avoidance could consist of delaying construction in proximity to the nest during the nesting season, or creating a buffer zone between the nest and the activity. Project activities shall be confined to daylight hours to prevent impacts to foraging nocturnal avian species.

Mitigation Measure 7e

Prior to issuance of any grading permits or approval of Improvement Plans and removal of vegetation from any blue oak woodland vegetation communities, the County of Placer (County) or individual project applicant shall identify any on-site woodland restoration on the project's Improvement Plans and/or undertake off-site oak woodland restoration or creation, and/or contribute to the County's oak woodland conservation fund, and/or obtain a conservation easement over an off-site property that includes blue oak woodland. In combination, the total amount of blue oak woodland restored, created, and/or protected under a conservation easement shall be twice the size of the amount of blue oak woodland lost to development within the PCGC campus. Any on-site or off-site oak woodland restoration or creation must occur subject to a planting and irrigation plan that is approved by Placer County prior to implementation. Any onsite tree planting must be documented on the Improvement Plans for each individual development project. When compensating for loss of oak woodland would include off-site restoration, obtaining a conservation easement, and/or payment into the County's oak woodland conservation fund, these shall occur prior to approval of Improvement Plans for each individual development project.

Mitigation Measure 7f

Prior to issuance of any grading permits or approval of improvement plans for activities that would remove riparian habitat, the County of Placer (County) or project applicant shall comply with the

California Department of Fish and Wildlife (CDFW) Lake and Streambed Alteration Program (California Fish and Game Code Sections 1600–1616), including notification, submission of all required plans and documents, and payment of required fees to CDFW. The applicant shall either confirm that the proposed activities would not result in substantial effects related to the obstruction, diversion, or introduction of debris into any stream, or shall provide compensatory mitigation to ensure that no significant effects result from stream diversion or modification. Compensatory mitigation shall be provided through creation of like habitat either on site or at a CDFW-approved off-site location.

Mitigation Measure 7g

A Clean Water Act Section 404 permit and Section 401 Water Quality Certification shall be acquired prior to issuance of a grading permit or approval of improvement plans for any proposed activities that will result in fill or discharges within jurisdictional wetlands.

To compensate for the loss of jurisdictional wetlands or waters of the U.S. that are not exempt from mitigation under the Clean Water Act, the County of Placer (County) or individual project applicant shall (1) restore and/or create wetlands on site; (2) create wetlands at an off-site location acceptable to the resource agencies; (3) purchase compensatory mitigation credits at an agency-approved mitigation bank; or (4) a combination of 1, 2, or 3. The County or individual project applicant shall develop the mitigation approach in conjunction with the resource agencies during the permitting process. The mitigation requirements shall be in compliance with federal and state Clean Water Act laws, and the Placer County General Plan “no net loss” of wetlands policy (Policy 6.B.1). The final mitigation ratios, design, and implementation shall comply with the terms and conditions of the Section 404 permit issued by the Sacramento District U.S. Army Corps of Engineers and the Section 401 Water Quality Certification and Waste Discharge Requirements issued by the Central Valley Regional Water Quality Control Board.

Mitigation Measure 7h

Installation of silt fencing shall be required for any construction activity that occurs within 100 feet of a seasonal wetland or detention basin, other than where direct impacts have been authorized through permits obtained from the U.S. Army Corps of Engineers. Grading and improvement plans for construction of each

individual project shall indicate the jurisdictional boundaries of any wetland or waters of the U.S. feature, and shall delineate all construction activity areas for the individual project. Silt fencing shall be installed at least 25 feet from the boundary of any wetland that is not approved for direct impacts. All equipment and vehicles shall be staged outside of waterways. Spill kits shall be available on site to crews working within the construction area, and any spills shall be cleaned up immediately. Silt fencing or fiber rolls (i.e., straw wattles) shall be installed on slopes adjacent to areas where trenching could cause erosion into nearby waterways, or where construction occurs within 25 feet of wetlands or waters of the U.S. The County of Placer shall inspect the silt fence and/or fiber rolls prior to commencement of construction activities for each individual project.

Historic Preservation (Cultural Resources)

Mitigation Measure 8b

Tribal Cultural Resource Awareness Training: Prior to initiation of construction, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific Tribal Cultural Resource (TCR) awareness training. The training shall be conducted in coordination with qualified cultural resource specialists and representatives from culturally-affiliated Native American Tribes. The training will emphasize the requirement for confidentiality and culturally-appropriate, respectful treatment of any find of significance to culturally-affiliated Native Americans Tribes.

As a component of the training, a brochure will be distributed to all personnel associated with project implementation. At a minimum the brochure shall discuss the following topics in clear and straightforward language:

- Field indicators of potential archaeological or cultural resources (i.e., what to look for; for example: archaeological artifacts, exotic or non-native rock, unusually large amounts of shell or bone, significant soil color variation, etc.)
- Regulations governing archaeological resources and tribal cultural resources

- Consequences of disregarding or violating laws protecting archaeological or tribal cultural resources
- Steps to take if a worker encounters a possible resource

The training shall include project-specific guidance for on-site personnel including agreed upon protocols for resource avoidance, when to stop work, and who to contact if potential archaeological resources or TCRs are identified. The training shall also direct work to stop, and contact with the County Coroner and the Native American Heritage Commission (NAHC) to occur immediately, in the event that potential human remains are identified. NAHC will assign a Most Likely Descendant if the remains are determined by the Coroner to be Native American in origin.

Mitigation Measure 8c

Inadvertent Discoveries: If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are uncovered during any on-site construction activities, all work must immediately stop within 100 feet of the find. Following discovery, a professional archaeologist shall be retained to evaluate the significance of the deposit, and the Placer County Department of Public Works and Facilities, the Department of Museums, and Native American representatives from culturally affiliated Native American Tribes will make recommendations for further evaluation and treatment, as appropriate. In the event that the resource is found to be ineligible for inclusion in the California Register of Historical Resources, the culturally affiliated Native American Tribe shall be notified. Culturally appropriate treatment and disposition shall be determined following coordination with the culturally affiliated Native American Tribe. Culturally appropriate treatment may be, but is not limited to, processing materials in a lab for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within the project area where they will not be subject to future impacts. UAIC does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless requested by the Tribe. If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted

immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant who will work with the project proponent to define appropriate treatment and disposition of the burial(s). Following a review of the find and consultation as noted above, the authority to proceed may be accompanied by the addition of development requirements or special conditions which may provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. Work in the area of the cultural resource discovery may only proceed after authorization is granted by the Placer County Department of Public Works and Facilities following coordination with tribal representatives and cultural resource experts, if necessary and as appropriate.

Mitigation Measure 8d

Post-Ground Disturbance Site Visit: The applicant shall notify the CEQA lead agency a minimum of seven days prior to initiation of ground disturbance to allow the agency time to notify culturally-affiliated tribes. Tribal representatives from culturally-affiliated tribes shall be allowed access to the project site within the first five days of ground-breaking activity to inspect soil piles, trenches, or other disturbed areas. If potential Native American prehistoric, historic, archaeological or cultural resources including midden soil, artifacts, chipped stone, exotic rock (non-native), or unusual amounts of baked clay, shell or bone are identified during this initial post-ground disturbance inspection the following actions shall be taken:

- Work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the CEQA lead agency representative. The project applicant shall coordinate any subsequent investigation of the site with a qualified archaeologist approved by the Placer County Department of Public Works and Facilities and a tribal representative from the culturally-affiliated tribe(s). The archaeologist shall coordinate with the culturally-affiliated tribe(s) to allow for proper management recommendations should potential impacts to the resources be found by the CEQA lead agency representative to be significant.

- A site meeting of construction personnel shall be held in order to afford the tribal representative the opportunity to provide TCR awareness information.
- A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the CEQA lead agency representative by the qualified archaeologist. Possible management recommendations for historical, unique archaeological or TCRs could include resource avoidance, preservation in place, reburial on-site, or other measures deemed acceptable by the applicant, the County, and the tribal representative from the culturally-affiliated tribe(s).
- The contractor shall implement any measures deemed by CEQA lead agency staff to be necessary and feasible to avoid or minimize significant effects to the TCR, including the use of a Native American Monitor whenever work is occurring within 100 feet of the find.

Mitigation Measure 8e

Native American Monitors: To facilitate identification of potential archaeological resources and/or Tribal Cultural Resources (TCRs) at the earliest possible time during project-related earth-disturbing activities, the project proponent and/or their construction contractor(s) shall accommodate periodic monitoring by one Native American Monitor from the culturally-affiliated Native American Tribe in those areas of the campus that have been previously undeveloped. Monitoring will occur on the construction site periodically (as often as weekly) for spot checks of construction activities. Much of the Placer County Government Center campus has been subjected to heavy disturbance including subsurface disturbance; therefore, this spot-check monitoring shall be limited to those areas of the site that have been previously undeveloped. The monitoring shall occur only during ground-disturbing activities including vegetation clearing, grubbing, and stripping or other earth-moving/disturbing activities such as grading or excavation. The Native American monitor shall make these periodic spot checks as deemed necessary to minimize the potential for destruction of or damage to previously undiscovered resources, and to ensure respectful treatment and disposition of unearthed/displaced resources. If initial monitoring efforts suggest that resources are unlikely to be identified on a given site, Native American

monitoring shall be suspended, following agreement by the UAIC and the County, and the Inadvertent Discoveries mitigation measure shall provide necessary protection in the event of unanticipated resources. Native American monitors or their representatives shall have the authority to request that work be temporarily stopped, diverted, or slowed within 100 feet of identified cultural resources. The Native American monitor or representative shall recommend appropriate treatment and final disposition of Tribal Cultural Resources.

Noise Abatement and Control (Noise)

Mitigation Measure 11b Prior to approval of Improvement Plans for the Multifamily Residential project, Placer County shall ensure that the grading and building plans incorporate the following requirements:

1. Materials stockpiles and equipment staging areas shall be located a minimum of 200 feet from the nearest façade of the medical offices located on Professional Drive. Where feasible, fixed construction equipment shall also be located a minimum of 200 feet from the nearest façade of the medical offices located on Professional Drive.
2. Impact tools shall be shielded or shrouded and the intake and exhaust ports of powered construction equipment shall be muffled or shielded.
3. Place a temporary noise barrier between grading and paving activities and equipment and the medical offices located at 3111 Professional Drive. The barrier shall be sufficient to achieve a 6 dB reduction in construction noise. Retain this temporary barrier in place during other construction phases or place a temporary noise barrier around all stationary and fixed equipment located within 200 feet of the nearest façade of the medical offices located on Professional Drive.

Wetlands Protections

Refer to Endangered Species, **Mitigation Measures 7f, 7g, and 7h.**

Soil Suitability/Slope/Erosion/Drainage/Storm water Runoff

Mitigation Measure 14a

For each individual construction project within the PCGC Master Plan Update planning area, the County or private project applicant shall prepare and submit Improvement Plans, specifications, and cost estimates (per the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to the County for review and approval of each project phase. The plans shall show all physical improvements as required by the conditions for the project, as well as pertinent topographical features, both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees, if applicable, with the first Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid.) The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer, at the applicant's expense, and shall be submitted to the County in both hard copy and electronic versions in a format to be approved by the County prior to acceptance by the County of site improvements.

Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the County.

Mitigation Measure 14b

The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal, and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of

submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the County concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas shall have proper erosion control measures applied for the duration of the construction, as specified in the Improvement Plans. The applicant shall provide erosion control where roadside drainage is off of the pavement, to the satisfaction of the County.

The applicant shall submit to County a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval, to guarantee protection against erosion and improper grading practices. One year after the County's acceptance of improvements as complete, if there are no erosion or runoff issues to be corrected, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Mitigation Measure 14c The Improvement Plans shall show water quality treatment facilities/Best Management Practices (BMPs) designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the County).

Construction (temporary) BMPs for the proposed project shall include, but are not limited to: hydroseeding, straw mulch, velocity dissipation devices, silt fencing, fiber rolls, storm drain inlet protection, wind erosion control, and stabilized construction entrances.

Mitigation Measure 14d Prior to construction commencing, the applicant shall provide evidence to the County of a Waste Discharge Identification (WDID) number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Regional Water Quality Control Board approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit.

Mitigation Measure 14e The Improvement Plan(s) shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.

Mitigation Measure 14f The Improvement Plan submittal for each individual construction project within the PCGC Master Plan Update, shall include a final geotechnical engineering report produced by the project proponent's qualified California Registered Civil or Geotechnical Engineer for County review and approval. The report shall address and make recommendations on the following: A) Road, pavement, and parking area design; B) Structural foundations, including retaining wall design (if applicable); C) Grading practices; D) Erosion/winterization; E) Special problems discovered on-site (i.e., groundwater, expansive/unstable soils, etc.); Slope stability. The investigation shall include collection and analysis of soil samples to identify the presence of any expansive soils or other soil instability. Where such instabilities are observed to be present, the geotechnical investigation shall provide site-specific recommendations for

grading and site construction to ensure that adequate soil stability is provided post-construction.

Wastewater/Sanitary Sewer

Mitigation Measure 15a

This project area is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES)) (NPDES Phase II MS4 Permit). Project-related storm water discharges are subject to all applicable requirements of said permit.

Each project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management as outlined in the West Placer Storm Water Quality Design Manual.

Per the State of California NPDES Phase II MS4 Permit, this project is a Regulated Project that creates and/or replaces 5,000 square feet or more of impervious surface. A final Storm Water Quality Plan (SWQP) shall be submitted, either within the final Drainage Report or as a separate document that identifies how this project will meet the Phase II MS4 permit obligations. Site design measures, source control measures, and Low Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the Improvement Plans. In addition, per the Phase II MS4 permit, projects creating and/or replacing one acre or more of impervious surface (excepting projects that do not increase impervious surface area over the pre-project condition) are also required to demonstrate hydromodification management of storm water such that post-project runoff is maintained to equal or below pre-project flow rates for the 2 year, 24-hour storm event, generally by way of infiltration, rooftop and impervious area disconnection, bioretention, and other

LID measures that result in post-project flows that mimic pre-project conditions.

Mitigation Measure 15b

As part of the Improvement Plan submittal process, each project applicant shall provide a final Drainage Report for County review and approval. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. Each final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of improvement plan submittal.

Mitigation Measure 15c

Prior to construction commencing, each project applicant for projects disturbing more than 1 acre shall be required to provide evidence to the County of a WDID number generated from the State Regional Water Quality Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the RWQCB approval or permit under the National Pollutant Discharge Elimination System (NPDES) construction storm water quality permit.

Mitigation Measure 15d

The Improvement Plans for each project shall show water quality treatment facilities/BMPs designed according to the guidance of the California Stormwater Quality Association's Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases

or other identified pollutants, as approved by the County. BMPs shall be designed in accordance with the West Placer Storm Water Quality Design Manual for sizing of permanent post-construction Best Management Practices for stormwater quality protection. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All permanent BMPs shall be maintained as required to ensure effectiveness. The project applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to the County upon request. The project owners/permittees shall provide maintenance of these facilities and annually report a certification of completed maintenance to the County DPWF Stormwater Coordinator, unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Contractual evidence of a monthly parking lot sweeping and vacuuming, and catch basin cleaning program shall be provided to the County upon request. Failure to do so will be grounds for discretionary permit revocation. Prior to Improvement Plan approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

Mitigation Measure 15f

The Improvement Plan submittal and final Drainage Report shall provide details showing that storm water run-off peak flows and volumes shall be reduced to pre-project conditions through the installation of detention/retention facilities. Detention/retention facilities shall be designed in accordance with the requirements of the Placer County Stormwater Management Manual that are in effect at the time of submittal, and to the satisfaction of the County and shall be shown on the Improvement Plans. Maintenance of detention/retention facilities by the property owner's association, property owner, or entity responsible for project maintenance shall be required. No detention/retention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

Transportation and Accessibility

Mitigation Measure 10b Prior to issuance of the first building permits for implementation of the PCGC Master Plan Update, Placer County shall work with Caltrans to optimize the signal timings at the SR 49/Kemper Road/New Airport Road intersection to provide additional green time to the northbound and southbound through movements sufficient to improve operations to LOS D.

Mitigation Measure 10e Prior to the approval of Improvement Plans or issuance of any grading or building permits, whichever comes first, the project applicant for each future construction project undertaken in implementation of the PCGC Master Plan Update shall prepare a Construction Traffic Management Plan (TMP) to the satisfaction of the Placer County Department of Public Works and Facilities and CDRA Engineering and Surveying Division.

The Construction TMP shall include, but not be limited to, items such as:

- approved truck circulation routes/patterns;
- monitoring for roadbed damage and timing for completing repairs;
- preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas;
- methods for partial (i.e., single lane)/complete street closures (e.g., timing, signage, location and duration restrictions), if necessary;
- identification of detour routes for roadways subject to partial/complete street closures
- criteria for use of flaggers and other traffic controls;
- provide a point of contact for nearby residents to obtain construction information and have questions answered.

The Construction TMP should be developed such that the following performance standards are achieved throughout project construction.

1. Construction traffic should be minimized during AM and PM peak periods in which the street traffic on Bell Road and SR 49 is at its highest.
2. Any construction-related partial/complete closures of Bell Road should occur during off-peak periods and be accompanied with appropriate construction signage including detour routing.
3. Detour routing should be limited to County-maintained collector and arterial roadways
4. Roadways, sidewalks, crosswalks, and bicycle facilities shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety

Mitigation Measure 10f

Prior to the realignment of 1st Street, Placer County shall work with Placer County Fire to identify appropriate and effective countermeasures that would allow emergency response vehicles to continue to travel through the PCGC campus and maintain adequate response times from Fire Station 180. These countermeasures may include, but need not be limited to:

1. Identifying alternate routes for emergency response vehicles through the PGCG campus towards Bell Road that provide equivalent access with minimal effect on travel time.
2. Designing physical improvements at the proposed 1st Street / Bell Road intersection that would allow emergency vehicles to make a northbound left-turn from 1st Street while continuing to prohibit personal vehicles from making the same movement.
3. Once the Blue Oaks Drive / Bell Road is signalized, as identified in the cumulative transportation improvements, allow emergency vehicles to preempt the signal so that emergency vehicles can safely access Bell Road, in combination with the design measures identified in #2 above.

Alternate routes shall be sufficient to accommodate emergency response vehicles. Some potential route options include:

- 1st Street to Professional Drive to Bell Road
- 1st Street to A Avenue to County Center Drive to Bell Road

- Atwood Road to Richardson Drive to Bell Road

These routes provide similar travel times from the Fire Station 180 to Bell Road northwest of the PCGC campus as well as Blue Oaks Drive north of the PCGC campus.

Mitigation Measure 10i Prior to issuance of building permits for any individual project undertaken in implementation of the PCGC Master Plan Update, Placer County and applicants for private development within the PCGC Master Plan Update shall contribute a fair share amount towards widening of the SR 49/Bell Road intersection, consistent with the Auburn/Bowman CIP, to accommodate a third southbound through lane, a third southbound receiving lane, and a northbound right-turn lane. This includes extending the existing third southbound lane that begins just south of Bell Road north to Bell Road.

Mitigation Measure 10n Placer County shall coordinate with Caltrans to optimize the signal timing at the SR 49/Luther Road intersection to provide additional green time to the northbound and southbound through, southbound left-turn, and westbound right-turn movements sufficient to improve operations to LOS C during the AM peak hour and LOS D during the PM peak hour.

Mitigation Measure 10p Placer County shall coordinate with Caltrans to explore options to optimize the signal operations at the SR 49/Atwood Road intersection to provide additional green time to the northbound through movement sufficient to restore delay to cumulative no project conditions.

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: Christine Fukasawa Date: 5/15/19

Name/Title: Christine Fukasawa, Dudek Project Manager

Certifying Officer Signature: Leigh Chavez Date: 5/15/19

Name/Title: Leigh Chavez, Environmental Coordinator

Name/Title/Organization: Community Development Resource Agency (CDRA), Placer County

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).