

# **CHAPTER 1 EXECUTIVE SUMMARY**

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## **1.1 PROJECT LOCATION**

As shown in Figure 3-1 in Chapter 3, Project Description, the project site consists of approximately 200 acres between Bell Road on the north and Atwood Road on the south. The eastern boundary of the property is approximately 500 feet west of State Route 49, and the property stretches approximately 4,200 feet to the west.

## **1.2 PROJECT SITE CHARACTERISTICS**

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

### **Surrounding Land Uses**

The PCGC campus is surrounded by commercial land uses to the east, office and residential land uses to the northeast, north, and northwest, and rural residential land uses to the west and south. This location in Placer County is in the unincorporated area of North Auburn and approximately three miles northwest of the City of Auburn downtown area.

### **Topography and Soils**

The project site is located on a ridge at an elevation of approximately 1,400 feet above mean sea level. Across the project area, elevations range between 1,375 and 1,435 feet. The dominant (95%) soil within the PCGC campus is a shallow, undulating to rolling, well-drained material, underlain by vertically tilted metamorphic rock and formed as a residual deposit due to the weathering of the parent rock. The remaining 5% consists of shallow, well drained, and moderately permeable, with very rapid surface runoff, and formed by the weathering of the underlying vertically tilted metabasic bedrock. Neither soil type falls within the Class I or II capability classes, which are the classes most favorable for agricultural production.

## Biological Resources

The Biological Resources Technical Report for the project (Appendix C) found that biological resources on the project site are limited by the extent of existing development, but include four land cover types: native and non-native annual grassland, oak woodland, riparian, and developed/disturbed habitat, as shown in Figure 3-4 in Chapter 3, Project Description. The majority of the site is made up of native and non-native annual grassland that includes patches of native and non-native weedy species (ruderal vegetation) throughout the site, most of which are also disturbed.

Three detention basins and a pond also exist within the site. Wetland habitats consist of riparian wetland, seasonal wetland, and wetland swale. No special-status plant species have been identified as being present on the site. Three special-status wildlife species have moderate potential to occur on the project site.

## Historic and Archeological Resources

A 63-acre portion of the PCGC campus has been listed in the National Register of Historic Places as the Dewitt General Hospital Historic District (NPS 2015). Dewitt General Hospital was constructed during World War II and contained more than 80 buildings, roads, a steam power plant, a water treatment plant, an incinerator, a sewer treatment plant, and other additional components designed to allow it to function as a self-contained facility (NFA/URS 2002). The historic district is delineated as the area bounded by 1st Street, B Avenue, Richardson Drive, and Atwood Road.

A prehistoric bedrock milling site has been identified within the project site but not within the proposed area of disturbance.

## 1.3 PROJECT OBJECTIVES

The proposed PCGC Master Plan Update includes a vision statement and set of guiding principles for development of the PCGC campus. These seek to ensure that the campus provides efficient delivery of government services as well as a vibrant mix of private land uses. The County has identified the following discrete objectives for adoption and implementation of a campus-wide plan that does the following:

- Accommodates the future facility needs required to support County services for the residents of the County.
- Creates a vibrant community and campus by incorporating a diversity of land uses across the campus that include retail, multifamily housing, office, and mixed-use opportunities.

- Consolidates government departments to provide efficient delivery of public services.
- Establishes best practices for sustainable design, improves energy efficiency, and reduces average water consumption rates within the site.
- Provides office space that offers the amenities necessary to support employee functionality, productivity, and collaboration.
- Identifies opportunities for development to maximize the value of the site.
- Identifies potential for public-private development opportunities at the site, best use being the PCGC commercially zoned areas.
- Determines campus-wide infrastructure and facility needs and the plan to upgrade, replace, or install new systems and buildings as anticipated over time to ensure adequate service to the proposed land uses and to reduce infrastructure inefficiencies.
- Defines a central green to help reinforce the campus identity and non-motorized connectivity throughout the site, including provision of sidewalks and bicycle facilities throughout the campus.
- Forms the design criteria that promote healthy, safe, productive, and comfortable indoor and outdoor environments for the hundreds of employees who work at the government center.
- Provides site and building design criteria that create long-term, lifecycle-based solutions and reinforces a cohesive civic appearance.

#### **1.4 DESCRIPTION OF PROPOSED PROJECT CHARACTERISTICS**

This EIR includes three different analyses consisting of two different types of analysis: a program-level analysis of the adoption and implementation of the PCGC Master Plan Update as well as project-level analyses of the construction of the first two projects undertaken to implement this plan – the Health and Human Services Building and the Multifamily Residential project located at 1<sup>st</sup> Street and B Avenue. The differences between the two types of analysis are explained in further detail in Chapter 2, Introduction.

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

The proposed PCGC Master Plan Update defines potential anticipated uses for the PCGC campus, as shown in Figure 3-7, Conceptual Land Use Plan in Chapter 3, Project Description. The project anticipates retention of approximately 650,000 square feet of existing building space, as well as construction of approximately 410,000 square feet of new County facilities, 30,000 square feet of community uses, and approximately 510,000 square feet of new mixed use, including commercial and residential elements. The PCGC Master Plan Update proposes to organize the campus into

nine distinct areas, as shown in Figure 3-8, Thematic Areas: Multifamily Residential, Mixed Use, General Commercial, Community, DeWitt Heritage, Government Services 1, Government Services 2, Corporation Yard, and Open Space. The proposed land uses reflect the square footage needed to support future County facility needs and the County’s ability to capitalize on likely market opportunities. The County also proposes to adopt Design Guidelines and Development Standards for the PCGC campus as part of the PCGC Master Plan Update.

The PCGC Master Plan Draft Strategic Vision, Development Standards, and Design Guidelines are available for review on the County’s website (<http://www.placer.ca.gov/pcgc>).

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

Under the proposed PCGC Master Plan Update, a new Health and Human Services building would be constructed near the center of the PCGC campus, southwest of the proposed roundabout that would connect County Center Drive with B Avenue. This would require demolition of buildings 107, 108, and 109.

The new Health and Human Services building is expected to consist of approximately 135,700 square feet in 3 stories. The building would house the existing approximately 435 Health and Human Services employees, and would accommodate the anticipated employee growth over the next 20 years, with a projected 577 employees in 2035.

### **Multifamily Residential Project**

The proposed PCGC Master Plan Update includes development of a Multifamily Residential project along 1<sup>st</sup> Street at the northeastern end of B Avenue. This location defines the easternmost portion of the PCGC campus adjacent to Bell Road. The project is expected to develop 100 or fewer multifamily residential dwelling units.

## **1.5 AREAS OF KNOWN CONTROVERSY AND ISSUES RAISED**

Section 15123 (b)(2) of the California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000 et seq.) requires the executive summary of an environmental impact report (EIR) to disclose areas of controversy known to the lead agency that have been raised by the agencies and the public. The County circulated a Notice of Preparation (NOP) to solicit agency and public comments on the scope and environmental analysis to be included in the EIR. A total of 22 letters were received in response to the NOP. The NOP and the comments received by the County are included in Appendix A of this Draft EIR. The following comments were raised in the responses to the NOP and at the public scoping meeting for this EIR:

- Desire for increased housing density, especially for low and very low affordable housing and in consideration of the County’s Regional Housing Needs Allocation targets as well as the following recommendations:
  - A suggestion that 10% to 20% of the site should be used for housing
  - Mitigation measures should address significant impacts identified in the Auburn/Bowman Community Plan
  - Housing should be included in Mixed Use areas
  - Housing should be developed adjacent to roadways
  - Housing should include pedestrian walkways
  - Sufficient housing should be constructed onsite to replace the Bell Gardens Apartments
- Request for a detailed jobs/housing analysis
- Suggestions to increase retention of DeWitt General Hospital Historic District, including:
  - retaining the DeWitt Theater
  - Considering compliance with the General Plan and Auburn/Bowman Community Plan
  - Ensuring that the proposed museum does not detract from the chapel
- Impacts associated with climate change
  - Air Pollutant Emissions
  - Greenhouse Gas Emissions
  - Installation of Solar onsite
  - Inclusion of LEED standards
- Evaluation of a new Zoning District
- Impacts associated with the potential Auburn airport expansion and existing compatibility
- Concerns regarding the loss of recreational amenities, specifically the filled-in swimming pool, and the community garden and co-op
- Concerns regarding consistency with the California Surplus Land Act
- Annexation of all or a portion of the PCGC property into the NID service territory
- Concerns regarding the status of the emergency shelter

## 1.6 PROJECT ALTERNATIVES

The alternatives chapter of the EIR (Chapter 20, Project Alternatives) was prepared in accordance with Section 15126.6 of the CEQA Guidelines. The alternatives analyzed in this EIR in addition to the proposed project are as follows:

1. **Alternative 1: No Project/No Build Alternative.** This alternative assumes no development would occur, and the site would remain in its current condition. All buildings would be retained at existing locations. No changes to land use designations under the Auburn Bowman Community Plan would occur. Interior modifications could occur.
2. **Alternative 2: Greater Historic District Retention through Increased Residential Intensity Alternative.** This alternative seeks to reduce impacts to the DeWitt General Hospital Historic District by retaining more of the existing buildings which is accomplished by increasing the intensity of the proposed residential buildings. The increased intensity is expressed through increased building height and introduction of structured parking. This increases the land coverage and floor-area-ratios through some of the residential and mixed use portions of the site. Further, the total number of dwelling units and therefore the overall residential density would increase compared to the proposed project.

This alternative would retain buildings 114 through 118, consistent with the proposed project, and buildings in the 300 ramp, which is the area between D Avenue and F Avenue. This alternative would retain the DeWitt Theater (building 315) and the 12 buildings to the west and southwest of the theater (buildings 309 through 314, and 318 through 323; refer to Figure 3-3, Existing Site Plan, in Chapter 3, Project Description). It would also introduce structured parking to the site and increase the height of the proposed multifamily residential buildings in the southeast portion of the site to 5 stories. This alternative would result in the following land uses: 97,156 square feet of retained buildings that are contributing features to the historic district, approximately half of which would be used for residential space and half of which would be used for private commercial and government offices, 242,100 square feet of new government office buildings, 652,900 square feet of new residential space (in combination with the retained buildings in the historic district, this alternative would accommodate 699 dwelling units), 64,900 square feet of new mixed use buildings, 60,600 square feet of hotel space, and 30,000 square feet of event center.

3. **Alternative 3: Greater Historic District Retention through Increased Non-Residential Intensity Alternative.** This alternative seeks to reduce impacts to the DeWitt General Hospital Historic District by retaining more of the existing buildings, which is accomplished by increasing the intensity of the areas that would support new County government offices within the project site. The increased intensity is expressed through

increased building height and introducing structured parking. This increases the land coverage and floor-area-ratios through some of the non-residential portions of the site. This alternative would retain most of the 100 ramp buildings (buildings 107 through 118), and a portion of the 300 ramp buildings, including the DeWitt Theater (building 315) and the 6 buildings to the west and southwest of the theater (buildings 311 through 314, 321, and 322). It would result in the following land uses: 145,562 square feet of retained buildings that are contributing features to the historic district, all of which would be used for private commercial and government offices, 220,200 square feet of new government office buildings, 318,800 square feet of new residential space (providing 319 dwelling units), 79,800 square feet of new mixed use buildings, 60,600 square feet of hotel space, and 30,000 square feet of event center.

## **1.7 INTENDED USES OF THE PCGC MASTER PLAN UPDATE EIR**

The Draft EIR has been prepared in accordance with CEQA (California Public Resources Code, Section 21000 et seq.), the CEQA Guidelines (14 CCR 15000 et seq.) and the County’s Environmental Review Ordinance. The Draft EIR is an informational document prepared to provide public disclosure of potential impacts of the project and is not intended to serve as a recommendation of either approval or denial of the project. As lead agency, the County “is responsible for the adequacy and objectivity of the draft EIR” (14 CCR 15084(e)). Section 15121(a) of the CEQA Guidelines states:

An EIR is an informational document which will inform public agency decision-makers and the public generally of the significant environmental effect of the project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

This Draft EIR provides both a programmatic analysis of the impacts of implementation of the PCGC Master Plan Update and project-level environmental review of two individual projects included in the Master Plan Update – a new Health and Human Services building and the Multifamily Residential project, as described above and in Chapter 3, Project Description. This Draft EIR evaluates the changes in the environment that would result from implementation of each of these three projects.

As the lead agency for this project, the County is required to consider the information in the EIR along with any other available information in deciding whether to approve the project entitlements requested. The basic requirements for an EIR include providing information that establishes the environmental setting (or project baseline), and identifying environmental impacts, mitigation measures, project alternatives, growth-inducing impacts, and cumulative impacts. In a practical sense, an EIR functions as a method of fact-finding, allowing an applicant, the public, other public

agencies, and agency staff an opportunity to collectively review and evaluate baseline conditions and project impacts through a process of full disclosure. Additionally, this EIR provides the primary source of environmental information for the lead agency to consider when exercising any permitting authority or approval power directly related to implementation of this project.

### Required Permits and Approvals

Table 1-1 lists the entitlements and approvals required from the County and from other responsible agencies for the proposed project.

**Table 1-1  
Required Approvals/Permits for the PCGC Master Plan Update**

Required Permit/Approval	Responsible Agency
Certify the EIR	County of Placer
General Plan Amendment	County of Placer
Zoning Text Amendment and Rezone	County of Placer
Development Standards	County of Placer
Design Guidelines	County of Placer
Improvement Plan Approval	County of Placer
Building Permit(s)*	County of Placer
Minor Boundary Line Adjustment for Multifamily Residential Project	County of Placer
Tree Removal Permit(s)*	County of Placer
Section 404 Nationwide Permit	U.S. Army Corps of Engineers
Section 401 Certification	Regional Water Quality Control Board–Central Valley Region
Section 402 National Pollutant Discharge Elimination System Permit Compliance	Regional Water Quality Control Board–Central Valley Region

\* Ministerial permits.

## 1.8 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table 1-2 lists the acronyms used in Table 1-3, which identifies each of the impacts associated with the proposed PCGC Master Plan Update, the Health and Human Services Building, and the Multifamily Residential project, as evaluated in this EIR. Table 1-3 also identifies the level of significance of each impact and presents the mitigation measures necessary to reduce impacts to a less than significant level, where feasible.

**Table 1-2**  
**Acronyms**

Acronym	Definition
MPU	Master Plan Update
HHS	Health and Human Services
MFR	Multifamily Residential
LTS	Less than Significant
PS	Potentially Significant
SU	Significant and Unavoidable
MM	Mitigation Measure

**Table 1-3  
Summary of Project Impacts**

<b>Environmental Effect</b>	<b>Level of Significance</b>	<b>Mitigation Measure(s)</b>	<b>Level of Significance After Mitigation</b>
<i>Land Use and Planning</i>			
Would the project physically divide an established community?	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact
Would the project create land use incompatibilities or conflict with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect?	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact
Would the project substantially contribute to cumulative land use impacts, including dividing existing communities, creating land use incompatibilities, or creating conflicts with adopted planning documents?	<b>MPU:</b> No significant cumulative impact <b>HHS:</b> No significant cumulative impact <b>MFR:</b> No significant cumulative impact	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact
<i>Population and Housing</i>			
Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> LTS	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> LTS

**Table 1-3  
Summary of Project Impacts**

<b>Environmental Effect</b>	<b>Level of Significance</b>	<b>Mitigation Measure(s)</b>	<b>Level of Significance After Mitigation</b>
Would the project impair the County's ability to meet RHNA targets or increase demand for affordable housing	<b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> No impact	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> No impact
Would the project induce substantial population growth in the cumulative scenario	<b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> LTS	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> LTS
Would the project impair the County's ability to meet RHNA targets or increase demand for affordable housing in the cumulative scenario?	<b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> LTS	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> LTS
<i>Biological Resources</i>			
Would the project have a substantial adverse effect on special status species?	<b>MPU:</b> PS <b>HHS:</b> PS <b>MFR:</b> PS	<b>MPU:</b> <b>Mitigation Measure 7a:</b> All construction workers 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	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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.</p> <p><b>Mitigation Measure 7b:</b> Should construction begin during the bird breeding season (February 1 through August 31), a pre-construction nesting bird survey 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</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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.</p> <p><b>Mitigation Measure 7c:</b> No sooner than 30 days prior to building demolition, a pre-construction roosting bat survey shall be performed by a qualified biologist (i.e., a biologist with several years' experience performing roosting bat surveys, capable of identifying signs of roosting such as urine stains and guano piles) to determine if roosting bats or maternity colonies exist in any of the structures within the project area. If any active roosts are observed, consultation with the California Department of Fish and Wildlife (CDFW) shall be sought to potentially develop an exclusion plan under the direction of CDFW. If maternity</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>roosts are observed, demolition shall be postponed until the maternity colonies have dispersed, usually between late August and the end of September. Project activities shall be confined to daylight hours to prevent impacts to foraging bats.</p> <p><b>Mitigation Measure 7d:</b> Prior to issuance of a grading permit or approval of Improvement Plans for any activities within seasonal wetlands 02, 03, 04, or 05, a protocol-level vernal pool branchiopod survey shall be performed by a qualified biologist (i.e., a biologist with several years' experience performing vernal pool surveys, capable of identifying signs of vernal pool fairy shrimp and/or vernal pool tadpole shrimp activity) to determine if vernal pool fairy shrimp and/or vernal pool tadpole shrimp are present on the project site. Alternatively, presence can be assumed. Where vernal pool fairy shrimp and/or vernal pool tadpole shrimp presence is identified or assumed, compensation for the loss of habitat for these species shall be provided at a ratio of 3 acres for every 1 acre affected (3:1). This ratio shall include creation of 1 acre of vernal pool habitat for every 1 acre impacts (1:1), and preservation of 2 acres of vernal pools for every 1 acre impacted (2:1), as described in the U.S. Fish and Wildlife Service</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>(USFWS) programmatic biological opinion issued to the U.S. Army Corps of Engineers for small impacts to listed branchiopods (USFWS 1996). Mitigation for impacts to listed branchiopods shall be implemented according to one of the following three options, to be determined and completed prior to impact: participation in a USFWS approved mitigation bank, off-site mitigation at a non-bank location approved by USFWS and subject to preservation in perpetuity such as through a conservation easement, or contribution to the USFWS Species Fund. In the event that protocol-level surveys demonstrate the absence of listed vernal pool branchiopods, mitigation shall not be required.</p> <p><b>HHS: Mitigation Measure 7a</b> (see above); <b>Mitigation Measure 7b</b> (see above); and <b>Mitigation Measure 7d</b> (see above)</p> <p><b>MFR: Mitigation Measure 7a</b> (see above); and <b>Mitigation Measure 7c</b> (see above)</p>	
Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community?	<p><b>MPU:</b> Significant <b>HHS:</b> No Impact <b>MFR:</b> Significant</p>	<p><b>MPU:</b> <b>Mitigation Measure 7e:</b> 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</p>	<p><b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> LTS</p>

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>Placer (County) or individual project applicant shall undertake on-site or 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. Tree planting, obtaining a conservation easement, and/or payment into the County's oak woodland conservation fund shall occur prior to approval of Improvement Plans for each individual development project.</p> <p><b>HHS:</b> None Required</p> <p><b>MFR:</b></p> <p><b>Mitigation Measure 7f:</b> 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</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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.</p>	
<p>Would the project have a substantial adverse effect on federally protected wetlands?</p>	<p><b>MPU:</b> PS <b>HHS:</b> PS <b>MFR:</b> PS</p>	<p><b>MPU:</b> <b>Mitigation Measure 7a</b> (see above), <b>Mitigation Measure 7f</b> (see above), <b>Mitigation Measure 7g:</b> 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.</p> <p>To compensate for the loss of jurisdictional wetlands or waters of the U.S. that are not exempt</p>	<p><b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS</p>

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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.</p> <p><b>Mitigation Measure 7h:</b> 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</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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.</p>	

**Table 1-3  
Summary of Project Impacts**

<b>Environmental Effect</b>	<b>Level of Significance</b>	<b>Mitigation Measure(s)</b>	<b>Level of Significance After Mitigation</b>
		<b>HHS: Mitigation Measure 7a</b> (see above), <b>Mitigation Measure 7g</b> (see above), and <b>Mitigation Measure 7h</b> (see above)  <b>MFR: Mitigation Measure 7a</b> (see above) and <b>Mitigation Measure 7g</b> (see above)	
Would the project interfere substantially with wildlife movement, migration, or nursery sites?	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact
Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact
Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact
Would the project contribute to loss of special-status species, riparian habitat or other sensitive natural communities, wetlands, wildlife movement corridors, or trees and oak woodlands protected under	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact

**Table 1-3  
Summary of Project Impacts**

<b>Environmental Effect</b>	<b>Level of Significance</b>	<b>Mitigation Measure(s)</b>	<b>Level of Significance After Mitigation</b>
the County's ordinances and policies in the cumulative condition?			
<i>Cultural Resources</i>			
Would the project cause a substantial adverse change in the significance of a historical resource?	<b>MPU:</b> Significant <b>HHS:</b> Significant <b>MFR:</b> LTS	<b>MPU:</b> <b>Mitigation Measure 8a:</b> At the time that building maintenance and repair needs are identified for any building within the project site that is identified as a contributing feature to the DeWitt General Hospital Historic District, the County of Placer shall implement all applicable and feasible provisions of the Secretary of the Interior's Standards for Rehabilitation, codified as 36 Code of Federal Regulations Part 67, and shall review and implement any appropriate Guidelines for Rehabilitating Historic Buildings and Guidelines on Sustainability for Rehabilitating Historic Buildings. <b>HHS:</b> No feasible mitigation available <b>MFR:</b> None Required	<b>MPU:</b> SU <b>HHS:</b> SU <b>MFR:</b> LTS
Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	<b>MPU:</b> Significant <b>HHS:</b> Significant <b>MFR:</b> Significant	<b>MPU:</b> <b>Mitigation Measure 8b:</b> Tribal Cultural Resource Awareness Training: Prior to initiation of construction, all construction crew members, consultants, and other personnel involved in project	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>▪ 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.)</li> <li>▪ Regulations governing archaeological resources and tribal cultural resources</li> </ul>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>▪ Consequences of disregarding or violating laws protecting archaeological or tribal cultural resources</li> <li>▪ Steps to take if a worker encounters a possible resource</li> </ul> <p>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.</p> <p><b>Mitigation Measure 8c:</b> 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</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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 Descendent 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.</p> <p><b>Mitigation Measure 8d:</b> 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</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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:</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>• A site meeting of construction personnel shall be held in order to afford the tribal representative the opportunity to provide TCR awareness information.</li> <li>• 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).</li> </ul> <p>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</p> <p><b>Mitigation Measure 8e:</b> Native American Monitors: To facilitate identification of potential</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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.</p> <p><b>HHS: Mitigation Measure 8b</b> (see above);  <b>Mitigation Measure 8c</b> (see above);  <b>Mitigation Measure 8d</b> (see above); and  <b>Mitigation Measure 8e</b> (see above)</p> <p><b>MFR: Mitigation Measure 8b</b> (see above);  <b>Mitigation Measure 8c</b> (see above);  <b>Mitigation Measure 8d</b> (see above); and  <b>Mitigation Measure 8e</b> (see above)</p>	
<p>Would the project cause a substantial adverse change in the significance of a tribal cultural resource?</p>	<p><b>MPU:</b> Significant  <b>HHS:</b> Significant</p>	<p><b>MPU: Mitigation Measure 8b</b> (see above);  <b>Mitigation Measure 8c</b> (see above);</p>	<p><b>MPU:</b> LTS  <b>HHS:</b> LTS</p>

**Table 1-3  
Summary of Project Impacts**

<b>Environmental Effect</b>	<b>Level of Significance</b>	<b>Mitigation Measure(s)</b>	<b>Level of Significance After Mitigation</b>
	<b>MFR: Significant</b>	<b>Mitigation Measure 8d</b> (see above); and <b>Mitigation Measure 8e</b> (see above)  <b>HHS: Mitigation Measure 8b</b> (see above); <b>Mitigation Measure 8c</b> (see above); <b>Mitigation Measure 8d</b> (see above); and <b>Mitigation Measure 8e</b> (see above)  <b>MFR: Mitigation Measure 8b</b> (see above); <b>Mitigation Measure 8c</b> (see above); <b>Mitigation Measure 8d</b> (see above); and <b>Mitigation Measure 8e</b> (see above)	<b>MFR: LTS</b>
Would the project disturb any human remains??	<b>MPU: PS</b> <b>HHS: PS</b> <b>MFR: PS</b>	<b>MPU: Mitigation Measure 8b</b> (see above) <b>HHS: Mitigation Measure 8b</b> (see above) <b>MFR: Mitigation Measure 8b</b> (see above)	<b>MPU: LTS</b> <b>HHS: LTS</b> <b>MFR: LTS</b>
Would the project contribute to substantial adverse changes in historical, archeological, or tribal resources in the cumulative scenario?	<b>MPU: Significant</b> <b>HHS: Significant</b> <b>MFR: LTS</b>	<b>MPU: No feasible mitigation available</b> <b>HHS: No feasible mitigation available</b> <b>MFR: None required</b>	<b>MPU: SU</b> <b>HHS: SU</b> <b>MFR: LTS</b>
<i>Visual Resources</i>			
Would the project have a substantial adverse effect on a scenic vista?	<b>MPU: LTS</b> <b>HHS: No impact</b> <b>MFR: No impact</b>	<b>MPU: None Required</b> <b>HHS: None Required</b> <b>MFR: None Required</b>	<b>MPU: LTS</b> <b>HHS: No impact</b> <b>MFR: No impact</b>

**Table 1-3  
Summary of Project Impacts**

<b>Environmental Effect</b>	<b>Level of Significance</b>	<b>Mitigation Measure(s)</b>	<b>Level of Significance After Mitigation</b>
Would the project substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> LTS	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> LTS
Would the project substantially degrade the existing visual character or quality of the site and its surroundings?	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS
Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS
Would the project make a considerable contribution to loss of scenic vistas, loss of scenic resources, changes in visual character, or creation of substantial sources of light and glare in the cumulative scenario?	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact
<i>Traffic and Circulation</i>			
Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance or the circulation system?	<b>MPU:</b> Significant <b>HHS:</b> Significant <b>MFR:</b> Significant	<b>MPU:</b> <b>Mitigation Measure 10a:</b> Prior to issuance of building permits for the Health and Human Services building, Placer County shall work with Caltrans to optimize the signal timings at the SR	<b>MPU:</b> SU <b>HHS:</b> SU <b>MFR:</b> SU

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>49/Bell Road intersection to provide additional green time to the northbound and southbound through, southbound left-turn, and westbound through movements sufficient to improve operations to LOS D during the AM peak hour.</p> <p><b>Mitigation Measure 10b:</b> 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.</p> <p><b>Mitigation Measure 10c:</b> Prior to issuance of building permits for the Health and Human Services building, Placer County shall work with Caltrans to optimize the signal timings at the SR 49/Luther Road intersection to provide additional green time to the northbound and southbound through movements sufficient to improve operations to LOS C during the AM and PM peak hours.</p> <p><b>HHS:</b> <b>Mitigation Measure 10a</b> (see above); <b>Mitigation Measure 10b</b> (see above); and <b>Mitigation Measure 10c</b> (see above)</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<b>MFR: Mitigation Measure 10b</b> (see above)	
Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<b>MPU:</b> Significant <b>HHS:</b> Significant <b>MFR:</b> Significant	<b>MPU:</b> <b>Mitigation Measure 10d:</b> Prior to the approval of Improvement Plans for any individual project undertaken in implementation of the PCGC Master Plan Update, Placer County shall either require the project proponent (including the County for a County-sponsored project) to construct a third northbound lane on SR 49 from Bell Road to north of Education Street or to post a security for the improvements if at the time of Improvement Plan approval, the Auburn Creekside Center project is determined to be active and progressing with their frontage improvements. If the County requires a project proponent for development within the PCGC Master Plan Update area to ultimately construct this improvement, the County should consider incorporation of this funding into the traffic mitigation fee program; allowing for fee credits associate with the applicable countywide traffic impact fees, as applicable.  <b>HHS: Mitigation Measure 10d</b> (see above): <b>MFR: Mitigation Measure 10d</b> (see above):	<b>MPU:</b> SU <b>HHS:</b> SU <b>MFR:</b> SU

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project conflict with an applicable plan, ordinance or policy during construction?	<b>MPU: PS</b> <b>HHS: PS</b> <b>MFR: PS</b>	<b>MPU:</b> <b>Mitigation Measure 10e:</b> 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: <ul style="list-style-type: none"> <li>• approved truck circulation routes/patterns;</li> <li>• monitoring for roadbed damage and timing for completing repairs;</li> <li>• preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas;</li> <li>• methods for partial (i.e., single lane)/complete street closures (e.g., timing, signage, location and duration restrictions), if necessary;</li> </ul>	<b>MPU: LTS</b> <b>HHS: LTS</b> <b>MFR: LTS</b>

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>• identification of detour routes for roadways subject to partial/complete street closures</li> <li>• criteria for use of flaggers and other traffic controls;</li> <li>• provide a point of contact for nearby residents to obtain construction information and have questions answered.</li> </ul> <p>The Construction TMP should be developed such that the following performance standards are achieved throughout project construction.</p> <ol style="list-style-type: none"> <li>1. Construction traffic should be minimized during a.m. and p.m. peak periods in which the street traffic on Bell Road and SR 49 is at its highest.</li> <li>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.</li> <li>3. Detour routing should be limited to County-maintained collector and arterial roadways</li> </ol>	

**Table 1-3  
Summary of Project Impacts**

<b>Environmental Effect</b>	<b>Level of Significance</b>	<b>Mitigation Measure(s)</b>	<b>Level of Significance After Mitigation</b>
		<p>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</p> <p><b>HHS: Mitigation Measure 10e</b> (see above): <b>MFR: Mitigation Measure 10e</b> (see above):</p>	
Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<p><b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS</p>	<p><b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required</p>	<p><b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS</p>
Would the project substantially increase hazards due to a design feature (e.g., sharp curves, or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<p><b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact</p>	<p><b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required</p>	<p><b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact</p>
Would the project result in inadequate emergency access?	<p><b>MPU:</b> PS <b>HHS:</b> LTS <b>MFR:</b> PS</p>	<p><b>MPU:</b> <b>Mitigation Measure 10f:</b> 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</p>	<p><b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS</p>

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>response vehicles to continue to travel through the PCGC campus and maintain adequate response times from the Fire Station 180. These countermeasures may include, but need not be limited to:</p> <ol style="list-style-type: none"> <li>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</li> <li>2. Designing physical improvements at the proposed 1<sup>st</sup> Street / Bell Road intersection that would allow emergency vehicles to make a northbound left-turn from 1<sup>st</sup> Street while continuing to prohibit personal vehicles from making the same movement</li> <li>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.</li> </ol>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>Alternate routes shall be sufficient to accommodate emergency response vehicles. Some potential route options include:</p> <ul style="list-style-type: none"> <li>• 1<sup>st</sup> Street to Professional Drive to Bell Road</li> <li>• 1<sup>st</sup> Street to A Avenue to County Center Drive to Bell Road</li> <li>• Atwood Road to Richardson Drive to Bell Road.</li> </ul> <p>These routes provide similar travel times from Fire Station 180 to Bell Road northwest of the PCGC campus as well as Blue Oaks Drive north of the PCGC campus.</p> <p><b>HHS:</b> None Required</p> <p><b>MFR:</b> <b>Mitigation Measure 10e:</b> (see above)</p>	
<p>Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycles, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</p>	<p><b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS</p>	<p><b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required</p>	<p><b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS</p>
<p>Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for</p>	<p><b>MPU:</b> Significant <b>HHS:</b> Significant</p>	<p><b>MPU:</b></p>	<p><b>MPU:</b> SU <b>HHS:</b> SU</p>

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
the performance or the circulation system in a cumulative scenario?	<b>MFR: Significant</b>	<p><b>Mitigation Measure 10g:</b> Prior to issuance of building permits for any individual project undertaken in implementation of the PCGC Master Plan Update, the County Board of Supervisors shall consider amending the Capital Improvement Program (CIP) to add funding for widening the Richardson Drive/Bell Road intersection to provide a northbound right-turn pocket to the Auburn/Bowman Benefit District of the Placer County Countywide CIP and require the County and applicants for private development within the PCGC Master Plan Update to pay a fair share of funding towards this improvement at the time that building permits are issued.</p> <p><b>Mitigation Measure 10h:</b> Upon further project level review for any individual projects other than the Health and Human Services building and the Multifamily Residential project, the County shall require a traffic analysis to determine if the need to modify the County Center Drive/Bell Road intersection is warranted with the project. If it is determined to be warranted with development of the project, the County shall require either of the following modifications as a condition of approval:</p> <ol style="list-style-type: none"> <li>1. Provide a separate northbound left-turn lane and right-turn lane while modifying</li> </ol>	<b>MFR: SU</b>

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>Bell Road to include a westbound receiving lane in the center two-way left-turn lane for northbound left-turn movements; or</p> <p>2. Prohibit northbound left-turn movements from County Center Drive.</p> <p><b>Mitigation Measure 10i:</b> 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 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. Placer County and applicants for private development within the PGCC Master Plan Update shall pay the applicable countywide traffic impact fees at the time that building permits are issued, which will provide funding for this improvement.</p> <p><b>Mitigation Measure 10j:</b> Placer County shall incorporate Transportation Demand Management strategies in the PCGC Master Plan Update,</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>consistent with the Placer County Trip Reduction Program. These may include alternative work schedules and telecommuting, vanpool/shuttle, ride share programs, and bike share programs.</p> <p><b>Mitigation Measure 10k:</b> Prior to issuance of building permits for any individual project undertaken in implementation of the PCGC Master Plan Update, the Placer County Board of Supervisors shall consider amending the Capital Improvement Program to add funding to the Auburn/Bowman Benefit District for widening of the SR 49/Kemper Road/New Airport Road intersection to provide a northbound right-turn pocket and an eastbound left-turn lane. If the CIP is amended, the County and developers of individual projects within the PCGC Master Plan Update shall contribute a fair share amount to construction of these improvements at the time that building permits are issued.</p> <p><b>Mitigation Measure 10l:</b> Placer County shall implement signal timing optimization at the Bell Road/Quartz Drive intersection to provide additional green time to the eastbound through, westbound through, and southbound movements</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>sufficient to improve operations to LOS D during the PM peak hour.</p> <p><b>Mitigation Measure 10m:</b> 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 reconfiguring the southbound approach lane to the Bell Road/New Airport Drive intersection to provide one left-turn lane and one shared through/right-turn lane and optimize the existing signal operations to efficiently allocate green time among different movements sufficient to reduce the average control delay to less than cumulative no project conditions.</p> <p><b>Mitigation Measure 10n:</b> 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.</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p><b>HHS:</b> <b>Mitigation Measure 10g</b> (see above),  <b>Mitigation Measure 10i</b> (see above),  <b>Mitigation Measure 10j</b> (see above),  <b>Mitigation Measure 10l</b> (see above),  <b>Mitigation Measure 10n</b> (see above), and</p> <p><b>Mitigation Measure 10o:</b> Placer County shall coordinate with Caltrans to explore options to optimize the signal timings at the SR 49/Kemper Road/New Airport Road intersection to provide additional green time to the northbound left-turn and southbound through movements sufficient to restore delay to cumulative no project conditions.</p> <p><b>MFR:</b> <b>Mitigation Measure 10i</b> (see above),  <b>Mitigation Measure 10n</b> (see above), and</p> <p><b>Mitigation Measure 10p:</b> 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.</p>	
Would the project conflict with an applicable congestion management program in a cumulative scenario	<p><b>MPU:</b> PS  <b>HHS:</b> LTS</p>	<p><b>MPU:</b> <b>Mitigation Measure 10j</b> (see above)  <b>HHS:</b> None Required</p>	<p><b>MPU:</b> SU  <b>HHS:</b> LTS</p>

**Table 1-3  
Summary of Project Impacts**

<b>Environmental Effect</b>	<b>Level of Significance</b>	<b>Mitigation Measure(s)</b>	<b>Level of Significance After Mitigation</b>
	<b>MFR: LTS</b>	<b>MFR: None Required</b>	<b>MFR: LTS</b>
<i>Noise</i>			
Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies or a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<b>MPU: LTS</b> <b>HHS: LTS</b> <b>MFR: LTS</b>	<b>MPU: None Required</b> <b>HHS: None Required</b> <b>MFR: None Required</b>	<b>MPU: LTS</b> <b>HHS: LTS</b> <b>MFR: LTS</b>
Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<b>MPU: LTS</b> <b>HHS: LTS</b> <b>MFR: LTS</b>	<b>MPU: None Required</b> <b>HHS: None Required</b> <b>MFR: None Required</b>	<b>MPU: LTS</b> <b>HHS: LTS</b> <b>MFR: LTS</b>

<p>Would the project result a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<p><b>MPU:</b> PS  <b>HHS:</b> LTS  <b>MFR:</b> PS</p>	<p><b>MPU:</b>  <b>Mitigation Measure 11a:</b> Prior to approval of Improvement Plans or issuance of grading permits for any project construction that would occur within 200 feet of on-site or off-site sensitive receptors, the County or project applicant shall prepare construction noise modeling that documents the existing Community Noise Environment Level at the sensitive receptor locations, provides a construction schedule and anticipated equipment usage, and calculates construction noise levels at the property line adjacent to the nearest sensitive receptors. Where construction noise would exceed the existing Community Noise Environment Level by 5 dBA or more, the construction noise modeling shall recommend specific noise attenuation measures to be implemented during construction sufficient to reduce noise exposure to sensitive receptors to a maximum of 5 dBA above the existing Community Noise Environment Level. Noise attenuation measures may include:</p> <ol style="list-style-type: none"> <li>1. Stipulating that construction activities shall comply with the Placer County Noise Ordinance.</li> <li>2. Locating fixed construction equipment, such as compressors and generators, as far away from sensitive receptors as is feasible.</li> </ol>	<p><b>MPU:</b> LTS  <b>HHS:</b> LTS  <b>MFR:</b> LTS</p>
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**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>3. Using appropriate shielding and muffling for impact tools and the intake and exhaust ports of powered construction equipment</p> <p>4. Appointing a disturbance coordinator for the project site who would receive any public noise-related complaints about construction equipment and practices. The disturbance coordinator shall be responsible for determining the cause of the complaint(s) and the implementation of any feasible measures to alleviate the complaint(s). The disturbance coordinator's contact information shall be posted throughout the site and adjacent public spaces.</p> <p>5. Placing or constructing temporary or permanent noise barriers between the construction site and the sensitive receptors.</p> <p><b>HHS:</b> None Required</p> <p><b>MFR:</b></p> <p><b>Mitigation Measure 11b:</b> Prior to approval of Improvement Plans for the Multifamily Residential</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>project, Placer County shall ensure that the grading and building plans incorporate the following requirements:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Impact tools shall be shielded or shrouded and the intake and exhaust ports of powered construction equipment shall be muffled or shielded.</li> <li>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</li> </ol>	

**Table 1-3  
Summary of Project Impacts**

<b>Environmental Effect</b>	<b>Level of Significance</b>	<b>Mitigation Measure(s)</b>	<b>Level of Significance After Mitigation</b>
		fixed equipment located within 200 feet of the nearest façade of the medical offices located on Professional Drive.	
Would the project expose people residing or working in the project area to excessive noise levels associated with the proximity of the site to a public or private airport or airstrip?	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS
Would the project make a cumulatively considerable contribution to increases in noise levels in the cumulative scenario?	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS
<i>Air Quality</i>			
Would the project conflict with or obstruct implementation of the applicable air quality plan?	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS

<p>Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<p><b>MPU:</b> PS  <b>HHS:</b> LTS  <b>MFR:</b> LTS</p>	<p><b>MPU:</b>  <b>Mitigation Measure 12a:</b> The County and future project applicants for individual projects shall incorporate the following measures to reduce emissions associated with vehicle trip generation and area sources from the proposed project:</p> <ul style="list-style-type: none"> <li>• Include exterior outlets on all nonresidential and residential buildings to allow the use of electrically-powered landscape equipment.</li> <li>• Provide secure bicycle racks and/or storage within nonresidential and residential building entrances.</li> <li>• Provide preferential parking for carpool, shared, electric, and hydrogen vehicles.</li> <li>• Include pedestrian-friendly paths and cross walks in all parking lots.</li> <li>• Install two 110/208 volt power outlets for every two loading docks.</li> </ul> <p><b>Mitigation Measure 12b:</b> The County and future project applicants for individual projects shall implement one of the following off-site mitigation measures prior to issuance of certificates of occupancy for each building constructed on-site:</p> <ol style="list-style-type: none"> <li>1. Establish mitigation off-site within the portion of Placer County that is within the SVAB by participating in an off-site mitigation program, coordinated through</li> </ol>	<p><b>MPU:</b> LTS  <b>HHS:</b> LTS  <b>MFR:</b> LTS</p>
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**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>PCAPCD. Examples include, but are not limited to retrofitting, repowering, or replacing heavy duty engines from mobile sources (e.g., busses, construction equipment, on-road haulers); or other programs that the project proponent may propose to reduce emissions.</p> <p>2. Participate in PCAPCD’s Off-site Mitigation Program by paying the equivalent amount of fees for the project’s contribution of NO<sub>x</sub> that exceeds the operational threshold of 55 lbs/day. The applicable fee rates changes over time. At the time of writing this EIR, the fee rate is \$18,260 per ton emitted during the ozone season. The actual amount to be paid shall be determined, and satisfied per current CARB guidelines, at the time of recordation of the Final Map (residential projects), or issuance of a Building Permit (non-residential projects).</p> <p><b>HHS:</b> None Required <b>MFR:</b> None Required</p>	
Would the project result in a cumulatively considerable new increase of any criteria	<b>MPU:</b> LTS	<b>MPU:</b> None Required	<b>MPU:</b> LTS

**Table 1-3  
Summary of Project Impacts**

<b>Environmental Effect</b>	<b>Level of Significance</b>	<b>Mitigation Measure(s)</b>	<b>Level of Significance After Mitigation</b>
pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative threshold emissions which exceed quantitative thresholds for ozone precursors)?	<b>HHS: LTS</b> <b>MFR: LTS</b>	<b>HHS: None Required</b> <b>MFR: None Required</b>	<b>HHS: LTS</b> <b>MFR: LTS</b>
Would the project expose sensitive receptors to substantial pollutant concentrations?	<b>MPU: LTS</b> <b>HHS: LTS</b> <b>MFR: LTS</b>	<b>MPU: None Required</b> <b>HHS: None Required</b> <b>MFR: None Required</b>	<b>MPU: LTS</b> <b>HHS: LTS</b> <b>MFR: LTS</b>
Would the project create objectionable odors affecting a substantial number of people?	<b>MPU: LTS</b> <b>HHS: LTS</b> <b>MFR: LTS</b>	<b>MPU: None Required</b> <b>HHS: None Required</b> <b>MFR: None Required</b>	<b>MPU: LTS</b> <b>HHS: LTS</b> <b>MFR: LTS</b>
<i>Greenhouse Gas Emissions</i>			
Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<b>MPU: LTS</b> <b>HHS: LTS</b> <b>MFR: LTS</b>	<b>MPU: None Required</b> <b>HHS: None Required</b> <b>MFR: None Required</b>	<b>MPU: LTS</b> <b>HHS: LTS</b> <b>MFR: LTS</b>
Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<b>MPU: LTS</b> <b>HHS: LTS</b> <b>MFR: LTS</b>	<b>MPU: None Required</b> <b>HHS: None Required</b> <b>MFR: None Required</b>	<b>MPU: LTS</b> <b>HHS: LTS</b> <b>MFR: LTS</b>

**Table 1-3  
Summary of Project Impacts**

<b>Environmental Effect</b>	<b>Level of Significance</b>	<b>Mitigation Measure(s)</b>	<b>Level of Significance After Mitigation</b>
Would the project make a cumulatively considerable contribution to emissions of greenhouse gases in the cumulative scenario?	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS
<i>Geology, Soils, Seismicity and Paleontology</i>			
<p>Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of as known fault.</p> <p>b. Strong seismic ground shaking</p> <p>c. Seismic-related ground failure, including liquefaction</p> <p>d. Landslides?</p>	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS
Would the project result in substantial soil erosion or the loss of topsoil?	<b>MPU:</b> PS <b>HHS:</b> PS <b>MFR:</b> PS	<b>MPU:</b> <b>Mitigation Measure 14a:</b> For each individual construction project within the PCGC Master Plan Update planning area, the County or private project	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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.</p> <p>Any Building Permits associated with this project shall not be issued until, at a minimum, the Improvement Plans are approved by the County.</p> <p><b>Mitigation Measure 14b:</b> 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</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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.</p> <p>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.</p> <p>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</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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.</p> <p>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.</p> <p><b>Mitigation Measure 14c:</b> 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</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>and Commercial (or other similar source as approved by the County.</p> <p>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.</p> <p><b>Mitigation Measure 14d:</b> 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 &amp; 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.</p> <p><b>Mitigation Measure 14e:</b> 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.</p> <p><b>HHS: Mitigation Measure 14a:</b> (see above); <b>Mitigation Measure 14b:</b> (see above);</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p><b>Mitigation Measure 14c:</b> (see above);  <b>Mitigation Measure 14d:</b> (see above); and  <b>Mitigation Measure 14e:</b>(see above)</p> <p><b>MFR:</b> <b>Mitigation Measure 14a:</b> (see above);  <b>Mitigation Measure 14b:</b> (see above);  <b>Mitigation Measure 14c:</b> (see above);  <b>Mitigation Measure 14d:</b> (see above); and  <b>Mitigation Measure 14e:</b> (see above)</p>	
<p>Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>	<p><b>MPU:</b> LTS  <b>HHS:</b> LTS  <b>MFR:</b> LTS</p>	<p><b>MPU:</b> None Required  <b>HHS:</b> None Required  <b>MFR:</b> None Required</p>	<p><b>MPU:</b> LTS  <b>HHS:</b> LTS  <b>MFR:</b> LTS</p>
<p>Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</p>	<p><b>MPU:</b> PS  <b>HHS:</b> PS  <b>MFR:</b> PS</p>	<p><b>MPU:</b>  <b>Mitigation Measure 14f:</b> 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</p>	<p><b>MPU:</b> LTS  <b>HHS:</b> LTS  <b>MFR:</b> LTS</p>

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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.</p> <p><b>HHS: Mitigation Measure 14f</b> (see above) <b>MFR: Mitigation Measure 14f</b> (see above)</p>	
<p>Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</p>	<p><b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact</p>	<p><b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required</p>	<p><b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact</p>
<p>Would the project directly or indirectly destroy a unique paleontological resource or site nor unique geological feature?</p>	<p><b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS</p>	<p><b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required</p>	<p><b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS</p>

**Table 1-3  
Summary of Project Impacts**

<b>Environmental Effect</b>	<b>Level of Significance</b>	<b>Mitigation Measure(s)</b>	<b>Level of Significance After Mitigation</b>
Would the project have a substantial contribution to cumulative impacts associated with geology and soils?	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS
<i>Hydrology and Water Quality</i>			
Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade water quality?	<b>MPU:</b> PS <b>HHS:</b> PS <b>MFR:</b> PS	<b>MPU:</b> <b>Mitigation Measure 14b:</b> (see above) <b>Mitigation Measure 15a:</b> 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	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.</p> <p>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.</p> <p>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</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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.</p> <p><b>Mitigation Measure 15b:</b> 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</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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.</p> <p><b>Mitigation Measure 15c:</b> 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 &amp; 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.</p> <p><b>Mitigation Measure 15d:</b> 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.</p> <p>Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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.</p> <p>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.</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>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.</p> <p><b>HHS:</b> <b>Mitigation Measure 14b:</b> (see above);  <b>Mitigation Measure 15a:</b> (see above);  <b>Mitigation Measure 15b:</b> (see above);  <b>Mitigation Measure 15c:</b> (see above); and  <b>Mitigation Measure 15d:</b>(see above)</p> <p><b>MFR:</b> <b>Mitigation Measure 14b:</b> (see above);  <b>Mitigation Measure 15a:</b> (see above);  <b>Mitigation Measure 15b:</b> (see above);  <b>Mitigation Measure 15c:</b> (see above); and  <b>Mitigation Measure 15d:</b> (see above)</p>	
<p>Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial erosion or siltation on- or off-site?</p>	<p><b>MPU:</b> PS  <b>HHS:</b> LTS  <b>MFR:</b> LTS</p>	<p><b>MPU:</b> <b>Mitigation Measures 15a:</b> (see above);  <b>Mitigation Measure 15b:</b> (see above);  <b>Mitigation Measure 15c:</b> (see above); and  <b>Mitigation Measure 15d:</b>(see above)</p> <p><b>HHS:</b> None Required</p>	<p><b>MPU:</b> LTS  <b>HHS:</b> LTS  <b>MFR:</b> LTS</p>

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<b>MFR:</b> None Required	
<p>Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</p>	<p><b>MPU:</b> PS <b>HHS:</b> PS <b>MFR:</b> PS</p>	<p><b>MPU:</b> <b>Mitigation Measure 15f:</b> 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.</p> <p><b>HHS:</b> <b>Mitigation Measure 15e:</b> Construction of the Health and Human Services building shall require Basin 2A to be reconstructed to increase its volume by 1.2 acre-feet; this reconstruction should include</p>	<p><b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS</p>

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>increasing the basin footprint by roughly 8,700 square feet to increase the storage volume in lower elevation bands of the basin as well as ensuring the 10-year criteria are met to contain the hydraulic grade line 6 inches minimum below grates and manhole rims and the replacement of storm pipe in B Avenue to a smooth walled HDPE. The reconstruction of Basin 2A shall be shown on the Improvement Plans associated with the Health and Human Services building with supporting analysis for the basin sizing provided in the drainage report to be reviewed and approved by the County.</p> <p><b>Mitigation Measure 15f:</b> (see above)</p> <p><b>MFR: Mitigation Measure 15f:</b> (see above)</p>	
<p>Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p>	<p><b>MPU:</b> PS <b>HHS:</b> PS <b>MFR:</b> PS</p>	<p><b>MPU:</b> <b>Mitigation Measure 15b:</b> (see above); <b>Mitigation Measure 15f:</b> (see above)</p> <p><b>HHS:</b> <b>Mitigation Measure 15b:</b> (see above); <b>Mitigation Measure 15e:</b> (see above); <b>Mitigation Measure 15f</b> (see above)</p> <p><b>MFR:</b> <b>Mitigation Measure 15b:</b> (see above); <b>Mitigation Measure 15f:</b> (see above)</p>	<p><b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS</p>

**Table 1-3  
Summary of Project Impacts**

<b>Environmental Effect</b>	<b>Level of Significance</b>	<b>Mitigation Measure(s)</b>	<b>Level of Significance After Mitigation</b>
Would the project result in a loss of groundwater recharge opportunity or reduced groundwater quality, substantially deplete groundwater supplies, or interfere substantially with groundwater recharge?	<b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> No impact	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> No impact
Would the project place housing of structures within a 100-year Flood Hazard Area?	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact
Would the project expose people or structures to flooding, including flooding as a result of the failure of a levee or dam?	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact
Would the project be at risk for inundation by seiche, tsunami, or mudflow?	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact
Would the Master Plan Update result in an impact to Hydrology or Water Quality in a cumulative scenario?	<b>MPU:</b> LTS <b>HHS:</b> N/A <b>MFR:</b> N/A	<b>MPU:</b> None Required <b>HHS:</b> N/A <b>MFR:</b> N/A	<b>MPU:</b> LTS <b>HHS:</b> N/A <b>MFR:</b> N/A
<i>Hazards and Hazardous Materials</i>			
Would the project create a significant hazard to the public or the environment	<b>MPU:</b> PS	<b>MPU:</b>	<b>MPU:</b> LTS

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
through the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable accidental release of hazardous materials into the environment?	<b>HHS: PS</b> <b>MFR: PS</b>	<p><b>Mitigation Measures 16a:</b> Placer County and any future applicant for permits to demolish or renovate buildings within the PCGC campus shall prepare an Asbestos and Lead Abatement Program in accordance with the U.S. EPA's National Emission Standard for Hazardous Air Pollutants (Asbestos NESHAP) (Title 40 Code of Federal Regulations, Subpart M § 61.145). The Asbestos and Lead Abatement Program shall include the following requirements:</p> <ul style="list-style-type: none"> <li>a. Prior to beginning renovation or demolition, a thorough asbestos inspection must be conducted by a California Division of Occupational Safety and Health (CAL OSHA) Certified Asbestos Consultant or a Site Surveillance Technician.</li> <li>b. Owners or operators must submit written notification to the California Air Resources Board and the U.S. Environmental Protection Agency at least 10 working days prior to beginning renovation or demolition activity. <ul style="list-style-type: none"> <li>1. <u>For demolition projects:</u> Written notification is required for all demolition projects, even if no asbestos is</li> </ul> </li> </ul>	<b>HHS: LTS</b> <b>MFR: LTS</b>

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>identified in the inspection. State law prohibits local agencies from issuing demolition permits unless the applicant has demonstrated exemption or compliance with the notification requirements of the Asbestos NESHAP (CA Health and Safety Code § 19827.5).</p> <p>2. <u>For renovation projects:</u> Written notification is required if the amount of asbestos-containing material that will be disturbed during the renovation exceeds 260 linear feet of material or pipe, 160 square feet of material or other facility components, or 35 cubic feet of “off facility components” where the length or area could not be measured prior to disturbance.</p> <p>c. Any regulated asbestos-containing material must be removed by a CAL OSHA licensed and registered asbestos abatement contractor and disposed of at a landfill approved to receive asbestos-containing waste material.</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p><b>Mitigation Measure 16b:</b> 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:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>c. Instruct all construction crew members to immediately notify a construction</li> </ul>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>foreperson of any spills of hazardous materials, and the foreperson must take steps to contain the spilled materials.</p> <p>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.</p> <p>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.</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li data-bbox="1037 451 1583 922">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.</li> <li data-bbox="1037 943 1570 1084">g. Dispose of waste oil and other equipment maintenance waste in compliance with federal, state, and local laws, regulations, and ordinances.</li> <li data-bbox="1037 1105 1583 1425">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-</li> </ul>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>site storage of relatively small amounts of hazardous materials, which would also limit the potential impacts from a release of these materials.</p> <p><b>HHS: Mitigation Measure 16a</b> (see above) and <b>Mitigation Measure 16b</b> (see above)</p> <p><b>MFR: Mitigation Measure 16b</b> (see above)</p>	
<p>Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<p><b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> LTS</p>	<p><b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required</p>	<p><b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> LTS</p>
<p>Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as result, would is create a significant hazard to the public or the environment?</p>	<p><b>MPU:</b> PS <b>HHS:</b> PS <b>MFR:</b> PS</p>	<p><b>MPU:</b> <b>Mitigation Measures 16c:</b> Each applicant for a demolition permit, grading permit, and/or building permit that includes an existing or prior LUFT shall retain a qualified professional to prepare a Phase II Environmental Site Assessment to evaluate the subsurface soil conditions at the project site. This shall include collection and analysis of soil and soil vapor. Where contaminated soil is observed, the project applicant shall implement the soil remediation actions recommended in the Phase II Environmental Site Assessment. These actions are</p>	<p><b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS</p>

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>expected to include excavation and proper disposal of any soil that contains contaminants at concentrations over the human health screening levels applicable to the proposed land use for the site.</p> <p><b>Mitigation Measure 16d:</b> 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.</p>	

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p><b>HHS:</b></p> <p><b>Mitigation Measures 16e:</b> Prior to issuance of a permit for demolition of buildings 107, 108, and/or 109, Placer County shall retain a qualified professional to inspect the three transformers within the project site and the soil surrounding them to identify any transformer leakage or soil staining. Where leakage or soil staining is observed, additional soil sampling and laboratory analysis shall be completed to identify the concentrations of PCBs. Any soil that contains PCBs at concentrations over applicable human health screening levels shall be excavated, removed from the PCGC campus, and disposed of in accordance with applicable regulations.</p> <p><b>MFR: Mitigation Measure 16d</b> (see above)</p>	
<p>Would the project be in conflict with an airport influence zone or create hazards due to the proximity of any airport or airstrip?</p>	<p><b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact</p>	<p><b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required</p>	<p><b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact</p>
<p>Would the project impair implementation of or interfere with an adopted emergency response or evacuation plan?</p>	<p><b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact</p>	<p><b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required</p>	<p><b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact</p>

**Table 1-3  
Summary of Project Impacts**

<b>Environmental Effect</b>	<b>Level of Significance</b>	<b>Mitigation Measure(s)</b>	<b>Level of Significance After Mitigation</b>
Would the project expose people or structures to a significant risk associated with wildland fires?	<b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> No impact	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> No impact
Would the project contribute to cumulative increases in exposure to hazards and hazardous materials?	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact
<i>Public Services and Recreation</i>			
Would the project have an increase demand for police services and fire protection services requiring the need to construct new facilities, or expand existing facilities?	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS
Would the project cause or accelerate the physical deterioration of existing parks or recreational facilities or create a need for construction or expansion of recreational facilities beyond what was anticipated in the County's General Plan or the Auburn/Bowman Community Plan?	<b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> LTS	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> LTS
Would the project have an increase demand for schools and school capacity?	<b>MPU:</b> LTS <b>HHS:</b> No impact	<b>MPU:</b> None Required <b>HHS:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> No impact

**Table 1-3  
Summary of Project Impacts**

<b>Environmental Effect</b>	<b>Level of Significance</b>	<b>Mitigation Measure(s)</b>	<b>Level of Significance After Mitigation</b>
requiring the need to construct new facilities, or expand existing facilities?	<b>MFR:</b> LTS	<b>MFR:</b> None Required	<b>MFR:</b> LTS
Would the project have an increase demand for libraries and library capacity requiring the need to construct new facilities, or expand existing facilities?	<b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> LTS	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> No impact <b>MFR:</b> LTS
Would the project contribute to cumulative impacts to public services and recreation?	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS
<i>Utilities and Service Systems</i>			
Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact	<b>MPU:</b> None Required <b>HHS:</b> None Required <b>MFR:</b> None Required	<b>MPU:</b> No impact <b>HHS:</b> No impact <b>MFR:</b> No impact
Would the project require or result in the construction of new water or wastewater treatment facilities, expansion of existing facilities, or demand for new or expanded water supplies?	<b>MPU:</b> PS <b>HHS:</b> PS <b>MFR:</b> LTS	<b>MPU:</b> <b>Mitigation Measure 18a:</b> The County shall develop and implement an off-site mitigation program that will replace and/or rehabilitate sewer infrastructure in order to reduce inflow and infiltration in areas tributary to the DeWitt trunk line within Sewer Maintenance District No. 1. The off-site mitigation program will create capacity within the existing system equivalent to the project's peak	<b>MPU:</b> LTS <b>HHS:</b> LTS <b>MFR:</b> LTS

**Table 1-3  
Summary of Project Impacts**

Environmental Effect	Level of Significance	Mitigation Measure(s)	Level of Significance After Mitigation
		<p>wet weather flows. The off-site mitigation program shall consist of upsizing of the DeWitt Trunk line as identified in Table 5-2 of the North Auburn DeWitt Trunk Sewer Capacity Evaluation Report. The off-site mitigation program shall be coordinated, reviewed, and approved by the Facility Services Department, Environmental Engineering Division prior to or concurrent with the Improvement Plan approval for the Health and Human Services building. The on-site development project sewer improvements shall not be accepted as complete by the County until the County accepts the off-site sewer mitigation program improvements, which may be constructed by others, as complete.</p> <p><b>HHS: Mitigation Measure 18a:</b> (see above)  <b>MFR:</b> None Required</p>	
<p>Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction or which could cause significant environmental effects?</p>	<p><b>MPU:</b> No impact  <b>HHS:</b> No impact  <b>MFR:</b> No impact</p>	<p><b>MPU:</b> None Required  <b>HHS:</b> None Required  <b>MFR:</b> None Required</p>	<p><b>MPU:</b> No impact  <b>HHS:</b> No impact  <b>MFR:</b> No impact</p>
<p>Would the project be served by a landfill with sufficient permitted capacity to</p>	<p><b>MPU:</b> LTS  <b>HHS:</b> LTS</p>	<p><b>MPU:</b> None Required  <b>HHS:</b> None Required</p>	<p><b>MPU:</b> LTS  <b>HHS:</b> LTS</p>

**Table 1-3  
Summary of Project Impacts**

<b>Environmental Effect</b>	<b>Level of Significance</b>	<b>Mitigation Measure(s)</b>	<b>Level of Significance After Mitigation</b>
accommodate the project's solid waste disposal needs?	<b>MFR: LTS</b>	<b>MFR: None Required</b>	<b>MFR: LTS</b>
Would the project comply with federal, state, and local statutes and regulations related to solid waste?	<b>MPU: No impact</b> <b>HHS: No impact</b> <b>MFR: No impact</b>	<b>MPU: None Required</b> <b>HHS: None Required</b> <b>MFR: None Required</b>	<b>MPU: No impact</b> <b>HHS: No impact</b> <b>MFR: No impact</b>
<i>Energy Conservation</i>			
Would the project result in wasteful, inefficient, or unnecessary consumption of energy?	<b>MPU: LTS</b> <b>HHS: LTS</b> <b>MFR: LTS</b>	<b>MPU: None Required</b> <b>HHS: None Required</b> <b>MFR: None Required</b>	<b>MPU: LTS</b> <b>HHS: LTS</b> <b>MFR: LTS</b>
Would the project conflict with existing energy standards and regulations?	<b>MPU: LTS</b> <b>HHS: LTS</b> <b>MFR: LTS</b>	<b>MPU: None Required</b> <b>HHS: None Required</b> <b>MFR: None Required</b>	<b>MPU: LTS</b> <b>HHS: LTS</b> <b>MFR: LTS</b>
Would the project result in a considerable contribution to energy consumption impacts in the cumulative scenario?	<b>MPU: No impact</b> <b>HHS: No impact</b> <b>MFR: No impact</b>	<b>MPU: None Required</b> <b>HHS: None Required</b> <b>MFR: None Required</b>	<b>MPU: No impact</b> <b>HHS: No impact</b> <b>MFR: No impact</b>

## 1.9 REFERENCES CITED

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