



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

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Washington, DC 20410  
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## **Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58**

### **Project Information**

**Project Name: Cold Springs Multifamily Apartments**

**Responsible Entity: City of Placerville**

**Grant Recipient (if different than Responsible Entity):**

**State/Local Identifier:**

**Preparer: R.L. Hastings & Associates, LLC**

**Certifying Officer Name and Title: M. Cleve Morris, City Manager**

**Grant Recipient (if different than Responsible Entity):**

**Consultant (if applicable): Chris Westlake**

**Direct Comments to: Pierre Rivas, Director  
Development Services Department  
City of Placerville  
530.642.5569  
privas@cityofplacerville.org**

## **Project Location:**

Intersection of Cold Springs and Middletown Roads, Placerville, El Dorado County, California 95667–  
APN: 323-570-01

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

The purpose of the proposed project is to develop 82 units of affordable housing for low-income families in Placerville, CA. According to the Housing Element in the City of Placerville 2013-2021 General Plan, approximately 14% of the City of Placerville’s population is very low-income. Most (60 percent) of the extremely low-income households are renters and experience a high incidence of housing problems. For example, 45 percent of Placerville’s households are overpaying for housing. Of those households, 86 percent are low or very low-income. Once the proposed project is complete and fully occupied, the project will partially meet the City’s affordable housing needs for low-income residents of the City by providing 82 units of affordable housing adjacent to a provider of supportive services.

Additionally, the project is an urban in-fill project located within the City of Placerville. As such, the project is consistent with the City's policies of encouraging infill development in areas where services are already present and the City has the existing capacity to absorb the increased demands on services produced by those projects.

### *Description of the Area*

El Dorado County, located in east-central California, encompasses 1,805 square miles of rolling hills and mountainous terrain. The County’s western boundary contains part of Folsom Lake, and the eastern boundary is also the California-Nevada State line. The County is topographically divided into two zones. The northeast corner of the County is in the Lake Tahoe basin, while the remainder of the County is in the “western slope,” the area west of Echo Summit. The County is bounded by Placer County to the north, Sacramento County to the west, Amador and Alpine Counties to the south, and the State of Nevada to the east.

There are two municipalities within El Dorado County. The largest city in the County is the City of South Lake Tahoe, with a July 1, 2019 population estimate of 22,197. The City of Placerville, the County seat, is located 45 miles northeast of Sacramento. The City of Placerville has a 2019 estimated population of 11,175. The remainder of the County’s 192,843 residents lives outside of the two incorporated areas.

### *Description of the Surrounding Neighborhood*

The project site is located in a mixed-use area on the western edge of the City of Placerville, at the intersection of Cold Springs and Middletown Roads, with commercial buildings and residences to the north, commercial buildings to the west and south, and residential development to the east. The project is located approximately 1.5 miles west of Placerville’s thriving downtown and is located in close proximity to community services, schools, shopping, and supportive services.

### *Construction and Design Description*

The Cold Springs Multifamily Apartments is an 82-unit affordable apartment development to be located on a site at the intersection of Cold Springs and Middletown Roads in Placerville, California. The project will consist of seven three-story buildings with wood frame Type V 1-Hour construction. There will be an estimated 116 parking spaces running primarily north-south through the center of the project with a small east-west parking area intersecting the main lot and creating a “t”. The project will include the construction of curbs,

gutters, sidewalks, storm drains, street lighting and other infrastructure as required. The project will be designed consistent with all applicable energy and accessibility code requirements.

The design of the project is intended to provide a residential scaled development consistent with the surrounding site uses. The use of materials including plaster and horizontal composite siding, gable roofs, and colors provide a variety and layering to the buildings to break up the overall mass of the structures. Each unit will share access through breezeways that will contain the stairs to the upper floors of the units. The overall design is intended to provide residents with a comfortable feeling of home that will bring quality affordable housing to Placerville.

The seven three-story buildings will house 12 one-bed/one-bath units (1/1), 42 two bed/one-bath units (2/1) and 28 three-bed/two-bath units (3/2). The one-bedroom units will be approximately 600 square feet, the two-bedroom units approximately 806 square feet, and the 3-bedroom units approximately 1,033 square feet. The project will have an approximately 2,200 square feet community room with community kitchen, computer room and leasing office. There will be an outside BBQ area and playground.

Units will have Energystar appliances including refrigerators, oven and ranges, microwaves and dishwashers. The project will also feature photovoltaic panels on the roofs of each building to decrease the project's energy footprint and residents' costs.

**Permanent Sources of Project Funding:**

1) Permanent Loan	\$ 3,250,000.00
2) MHP	\$13,000,000.00
3) IIG	\$ 2,157,893.00
4) CDBG	\$ 820,000.00
5) Deferred Developer Fee	\$ 1,389,957.00
6) LIHTC Equity	<u>\$12,829,042.00</u>
Total Estimated Costs -	\$33,446,892.00

Development Partners will include:

- 1) Pacific Southwest Community Development Corporation (Managing General Partner)
- 2) Arcadia Whitney Investments, LLC (Administrative General Partner)
- 3) Tax Credit Investors to be determined (Limited Partners)

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

The purpose of the proposed project is to develop 82 units of affordable housing in an area with high housing costs and little available affordable housing. As noted above, approximately 14% of the population of the City of Placerville consists of extremely low-income households, most of which (60 percent) are renters and experience a high incidence of housing problems. Forty-five percent of Placerville's households are overpaying for housing. Of those households, 86 percent are low- or very low-income and face a housing cost burden with greater than 30 percent of income going towards housing costs.

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

The subject property has been rezoned C-HO (Commercial – Housing Opportunity Overlay) and the City of Placerville has determined that the project is consistent with the City General Plan, local planning documents and zoning ordinances. The property is located in a mixed-use area of the City with a mix of commercial and public uses, and single-family housing. Based on zoning and land use classifications, the City anticipates this area of the City to continue developing with additional mixed uses, including additional housing.

The City’s goal is to develop this infill area of the City to take advantage of existing City service areas and limit further urban sprawl and the need for additional infrastructure investments, and to locate affordable housing within walking distance of transit, employment opportunities, retail and services. It is possible that in the absence of this project, an alternative project may be proposed for the site at some time in the future, but this may be difficult to achieve without some form of City assistance and may not include the much-needed affordable housing that this project proposes.

**Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
Pending	CDBG	\$820,000

**Estimated Total HUD Funded Amount: \$820,000 Project Funds + \$57,400 in City Admin Funds**

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$33,446,892.00**

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

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

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>The project is not within an FAA-designated civilian airport Runway Clear Zone (RCZ), or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ), therefore no disclosure is required.</i></p> <ul style="list-style-type: none"> <li>- Only those airports designated by the FAA as "commercial civil airports" which are part of the National Plan of Integrated Airports, are subject to HUD regulation 24 CFR 51D.</li> <li>- The nearest civilian airport to the project site, Placerville Airport located approximately 4.8 miles west of the site, has not been designated a primary or commercial civil airport by the FAA and is, therefore, not covered by 24 CFR Part 51 Subpart D. The closest commercial airport to the project site is Sacramento International Airport located approximately 53 miles from the project site.</li> <li>- The Project Area is not located within an airport zone. The Project Area is not located within the vicinity of a private airstrip.</li> <li>- There are no military airfields in or near the project area.</li> <li>- The project is in compliance with 24 CFR Part 51 Subpart D and noticing is not required.</li> <li>- See Attachment A: Airport Hazards</li> </ul>
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><i>Not applicable in California</i></p>

<p><b>Flood Insurance</b></p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06017C0752E dated September 26, 2008, the project site is located in Zone X “Area of Minimal Flood Hazard.” Therefore, the project does not involve property within a 100-year floodplain and no mitigation is required.</p> <p>- Flood insurance is available but is not required.</p> <p>- See Attachment B: Floodplain Management</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b></p>		
<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The project site is located in a county classified as Moderate Non- Attainment for PM-2.5 (2006) and 8-hour Ozone (2015) and Severe 15 for 8-hour Ozone (2008).</i></p> <p>- Per the EPA Greenbook, El Dorado County is classified as Moderate Non-Attainment for PM-2.5 (2006) and 8-hour Ozone (2015) and Severe 15 for 8-hour Ozone (2008) for Sacramento and Sacramento Metro areas of the County. The project site is not located in the Sacramento/Sacramento Metro areas of the County classified as nonattainment and will not be impacted.</p> <p>- Verified by EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at <a href="https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA">https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA</a></p> <p>- See Attachment C: Clean Air</p>
<p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 117(c) &amp; (d)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>This project is not located in the coastal zone and therefore does not involve the placement, erection or removal of materials, nor increase the intensity of use in the coastal zone.</i></p> <p>- The project site is located approximately 145 miles east of the Coastal Zone per attached California Coastal Commission maps.</p> <p>- See Attachment D: Coastal Zone Management</p>

<p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p><b><i>The project involves new development for habitation; but is not located within one mile of an NPL (“Superfund”) site, within 2,000 feet of a CERCLIS site, nor adjacent to any other known or suspected sites contaminated with toxic chemicals or radioactive materials that are likely to affect the site.</i></b></p> <p>- Advantage Environmental Consultants, LLC (AEC) prepared a Phase I Environmental Site Assessment (ESA) on the project site, dated February 28, 2020. AEC did not identify any Recognized Environmental Conditions (RECs) associated with the project site and did not recommend further investigation.</p> <p><b>- See Attachment E: Contamination and Toxic Substances</b></p>
<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p><b><i>- The project will not affect Federally listed or proposed threatened and endangered species, nor designated or proposed critical habitat.</i></b></p> <p>- The project site is located in a highly developed, urbanized area and is surrounded by existing residential and commercial uses and public streets. No known endangered, threatened or rare species or their habitats are present on the site or in the immediate project vicinity.</p> <p>- Although no raptors or raptor nests were identified in the project area, raptors are known to exist within the City, therefore, nest surveys will be conducted one week prior to tree cutting or grading near mature trees if construction occurs during breeding season – March 1 to August 30. If construction activities take place outside of the breeding season no additional measures will be required.</p> <p><i>Verified by: Verified by CEQA MND, prepared November 2016 and Critical Habitat Map downloaded from U.S Fish and Wildlife Service on May 25, 2020.</i></p> <p><b>- See Attachment F: Endangered Species</b></p>
<p><b>Explosive and Flammable Hazards</b></p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p><b><i>The project will expose neither people nor buildings to above-ground explosive or flammable fuels or chemicals containers hazards.</i></b></p> <p>- Advantage Environmental Consultants, LLC (AEC) prepared a Phase I Environmental Site Assessment (ESA) on the project site, dated February 28, 2020. AEC did not identify any Hazardous Operations associated with the project site.</p> <p>- One CERS Tank was identified within the search area—a 0.25-mile radius of the project site – however, the CERS Tank is separated from the project site by a continuous 0.125-mile block of commercial buildings</p>

		<p>immediately to the west of the project and does not present a hazard to the site.</p> <p>- No sites in the CalEPA Database were within the Acceptable Separation Distance from the project site. Information on the nearest sites is in Attachment G.</p> <p><b>- See Attachment G: Explosive and Flammable Hazards</b></p>
<p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The project site contains Prime or Unique Farmland or other Farmland of State or Local Importance as identified by the USDA, NRCS. The site contains soils that are defined as “Farmland of local importance,” however, the project is an infill project in a developed area of the City and is exempt.</i></p> <p>- Approximately 74.5% of site soils are in Map Unit BhD which are rated “Farmland of local importance.” 24.7% are in Map Unit MpB, and 0.9% are in Map Unit BkE which are rated “Not prime farmland.” The project, however, is an infill project in a developed area of the City and is, therefore, exempt.</p> <p>- Verified through Web Soil Survey downloads from the USDA, NRCS website at <a href="http://websoilsurvey.sc.egov.usda.gov/App/HomePage.html">http://websoilsurvey.sc.egov.usda.gov/App/HomePage.html</a></p> <p><b>- See Attachment H: Farmlands</b></p>
<p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06017C0752E dated September 26, 2008, the project site is located in Zone X “Area of Minimal Flood Hazard.” Therefore, the project does not involve property within a 100-year floodplain and no mitigation is required.</p> <p><b>- See Attachment B: Floodplain Management</b></p>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The City of Placerville has determined, and SHPO has not objected, that no historic properties will be affected by the project.</i></p> <p>Attachment I contains the following supporting documentation: SHPO consultation letter dated 5.22.20 wherein the City stated it’s finding of “No Historic Properties Affected” per 36 CFR Part 800.4(d)(1); California Historical Resources Information System (CHRIS) Response letter dated 5.5.20; Tribal Directory Assessment Information (TDAI) list for El Dorado County; Native American Heritage Commission (NAHC) response letter dated 5.6.20; Consultation letters sent to tribal list contacts dated 5.22.20; a Native American consultation</p>



		<p>response from Auburn Rancheria dated 6.11.20 stating that the tribe is unaware of any cultural resources on the project site but recommending standard mitigation measures if cultural resources are discovered during construction, and; National Register of Historic Places (NRHP) internet search results for Placerville and El Dorado County.</p> <p><b>- See Attachment I: Historic Preservation</b></p>
<p><b>Noise Abatement and Control</b></p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes    No  <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p><b><i>The project involves the development of noise sensitive uses and is located within 1,000' and within line-of-sight of an arterial or greater roadway but is not located within line-of-sight or within 3,000 feet of an active railroad line.</i></b></p> <p>- The project site is located within 1,000 feet and within line-of-sight of two arterial or greater roadways. The nearest arterial roadway, Middletown Road, is adjacent to the northern boundary of the project site. The other arterial roadway, Placerville Drive, runs roughly parallel to Middletown Drive at an approximately 45' angle to the southern boundary of the project site and approximately 247' feet from the project site at the closest point. The HUD Day/Night Noise Level calculator (NAG calculator) determined that the total noise level for the combined roads totaled 65 dBA, within the HUD "Acceptable" range for noise.</p> <p>- There are no active railroad lines adjacent to the project site nor in the City of Placerville.</p> <p>- The Project Area is not located within an airport zone. The project site is approximately 4.8 miles from the nearest municipal airport.</p> <p>- Noise impacts are considered to be less-than-significant.</p> <p><b>- See Attachment J: Noise Abatement</b></p>
<p><b>Sole Source Aquifers</b></p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes    No  <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p><b><i>The project is not located within an area designated by the EPA as being supported by a sole source aquifer.</i></b></p> <p><i>Verified by sole source aquifer map downloaded from: <a href="https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b">https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b</a></i></p> <p><b>- See Attachment K: Sole Source Aquifers</b></p>
<p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No  <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p><b><i>The project does not involve new construction within or adjacent to a wetland(s) habitat.</i></b></p> <p><i>Verified by: Wetlands Map downloaded from <a href="https://fws.gov/wetlands">https://fws.gov/wetlands</a> on 5.25.20</i></p> <p><b>- See Attachment L: Wetlands Protection</b></p>

<p><b>Wild and Scenic Rivers</b></p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><b><i>The project is not within one mile of a listed section of a Wild and Scenic River.</i></b></p> <p>- The proposed project site is not located within one mile of any listed section of a Wild and Scenic River. The project site is approximately 25 miles from the nearest listed Wild and Scenic River— the Lower Fork of the American River.</p> <p><i>Verified by the Wild and Scenic Rivers list downloaded from <a href="https://www.rivers.gov/river-app/index.html?state=CA">https://www.rivers.gov/river-app/index.html?state=CA</a></i></p> <p><b>- See Attachment M: W&amp;S Rivers Act</b></p>
<p><b>ENVIRONMENTAL JUSTICE</b></p>		
<p><b>Environmental Justice</b></p> <p>Executive Order 12898</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><b><i>The project site is suitable for its proposed use; and the project won't be adversely affected by a pre-existing environmental condition.</i></b></p> <p>- EJScreen Reports were run for the following radii from the project site: 0.125, 0.25, 0.5, 0.75 and 1.0 miles.</p> <p>- The data was compared at each radius to determine if there were any significant differences between the immediate project site area (0.125 miles radius) and surrounding areas and between the project site area and the State and EPA Region averages.</p> <p>- <i>Environmental Indicators (EI):</i> Six (6) of Eleven (11) EI are lower at the project site than at the State, Regional or US levels. Only 5 of 11 EI are higher at the evaluated radii: Ozone is higher than State, Regional, and U.S. averages by 10.1, 9.4 and 15.3; Cancer Risk is higher than State, Regional, and U.S. averages by 5, 6 and 9 at all distances except 1.0 mile where the differences increase by 1; Respiratory Hazards is higher than State, Regional, and U.S. averages by 0.11, 0.13 and 0.22 up to 0.5 miles; Traffic Proximity is higher than U.S. averages at the project site by 850 but lower at all other distances and all distances are lower than State and Regional levels; and Lead Paint is higher than State, Regional, and U.S. averages at 0.12 miles by 0.13, 0.18, 0.14, respectively. All other distances are higher than Regional averages by 0.02-0.05. Differences between project site and State, Regional, and U.S. averages in Respiratory Hazards and Lead Paint are nominal with averages ranging from 0.02 – 0.22, well below a single point difference.</p> <p>- <i>Demographic Indicators (DI):</i> The composite Demographic Index is 26% at the site, increases to 33% at 0.25 miles and increases again to 34% at 0.5 and 0.75 miles before decreasing to 32% at 1.0 mile</p>

	<p>- lower than State, Regional, and U.S. averages at all distances. Low Income Population is 35% at the site and remains consistent at all distances with the exception of 0.25 miles where it drops to 29%. Low-Income is equal to or nominally higher (no more than 2 percentage points) than State, EPA Region or U.S. levels at all levels with the exception of 0.25 miles. Additionally, Linguistically Isolated is 3% higher at 0.12 miles than the U.S. average, Under 5 is 9% higher at 0.12 miles and 1% higher at 0.5 miles than State, Regional, and U.S. averages, and Over 64 is higher than State, Regional, and U.S. averages at all distances by 3 – 5%. The percent differences in Demographic Indicators are so small as to be negligible.</p> <p>- Based on the data, the project site is not located in a predominantly minority area but is located in a low-income neighborhood and scores reasonably well on the Environmental Indicators.</p> <p>- Based on this information and the results of this NEPA, we can conclude that neither the project site nor the neighborhood suffers from disproportionately adverse environmental effects on minority or low-income populations relative to the community at large.</p> <p>- Additionally, construction of the project benefits the community's low- and very-low income residents by providing 82 housing units for low-income households.</p> <p><b>- See Attachment N: Environmental Justice</b></p>
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**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p><i>The project is in conformance with the City of Placerville General Plan and zoning ordinances.</i></p> <ul style="list-style-type: none"> <li>- The project is consistent with the City of Placerville’s zoning codes and General Plan zoning and land use designations. The subject property has been rezoned C-HO (Commercial – Housing Opportunity Overlay) and the City of Placerville has determined that the project is consistent with local planning documents and zoning ordinances.</li> <li>- The proposed project an 82-unit affordable housing project to be built on a vacant approximately 4.05-acre site located at the intersection of Cold Springs and Middletown Roads (APN #323-570-01), in the City of Placerville, El Dorado County, California. The project site is located in a mixed-use area of the city, with commercial buildings and residences to the north, commercial buildings to the west and south, and residential development to the east. The proposed project is compatible with the surrounding land uses.</li> <li>- The City will review and approve project design to ensure that the design is compatible with the neighborhood and meets all city design standards.</li> <li>- The project will produce no adverse urban impact as it is an in-fill project within the City of Placerville.</li> </ul> <p><b>- See Attachment O: Land Development</b></p>

<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>3</p>	<p><b>Soil Suitability</b></p> <ul style="list-style-type: none"> <li>- A CEQA Mitigated Negative Declaration (MND), prepared November 2016, determined potential for expansive soils to be less than significant.</li> <li>- All applicable State and local building codes and City of Placerville requirements are required to be complied with.</li> </ul> <p><i>Verified by: CEQA MND, prepared November 2016</i></p> <ul style="list-style-type: none"> <li>- Additionally, the City requires that a geotechnical report be prepared for the project and that all recommendations in the report be implemented during site preparation and construction.</li> </ul> <p><b>Slope</b></p> <ul style="list-style-type: none"> <li>- The site is located on a sloped parcel with USDA NRCS slope ratings of 8-35% on 74.5% of the site, 4% on 24.7%, and 30-50% on the remaining 0.9% of the site with actual slopes of 19%, 4%, and 40%, respectively. Therefore, cut and fill construction will be implemented to mitigate the less than “optimum” conditions.</li> </ul> <p><i>Verified by Information downloaded from the USDA Web Soil Survey site at <a href="http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm">http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm</a></i></p> <p><b>Erosion</b></p> <ul style="list-style-type: none"> <li>- The project site is located in an erosion sensitive area as defined by the following: The project site is not located near water but has slopes of 8-35% (19% actual) on 74.5% of the site, 4% on 24.7% of the site and 30-50% (40% actual) on the remaining 0.9% of the site.</li> <li>- Susceptibility to erosion by water is considered slight to moderate on the majority of the site. In accordance with the CEQA MND, all grading activities and placement of fill will be completed in accordance with the City’s Grading, Erosion, and Sediment Control Regulations.</li> <li>-Development of the proposed project, paved surface areas, and irrigated landscaping will reduce the potential for erosion on the site.</li> </ul> <p><i>Verified by CEQA MND, prepared November 2016 and Information downloaded from the USDA Web Soil Survey site at <a href="http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm">http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm</a></i></p> <ul style="list-style-type: none"> <li>- The City will require that standard BMP’s be followed during construction to minimize construction related erosion from the site during construction activities.</li> </ul> <p><b>Storm Water Runoff and Drainage</b></p> <ul style="list-style-type: none"> <li>- All projects within the City must comply with the current version of the City NPDES Permit.</li> </ul>
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		<p>- Water drainage movements across the project area are generally from north to south. Site drainage due to existing and surrounding topography is expected to remain unchanged as a result of residential development of the site at the density authorized under the assumed development scenario at 24 dwelling units maximum per acre. However, all new development construction projects in the City would include specific design BMPs to ensure that no storm water runoff generated on site (i.e., runoff from developed areas) would be allowed to leave the site without pre-treatment for urban pollutants.</p> <p>- <i>Verified by: CEQA MND, prepared November 2016</i></p> <p>- The project is consistent with the City of Placerville General Plan and will comply with all applicable City regulations and planning division conditions and those of the Regional and State Water Quality Control Boards.</p> <p>- Per state requirements, post-construction runoff flows must be less than the pre-construction flows. Therefore, it is anticipated that the proposed project would not result in erosion, flooding or exceed water quality standards.</p> <p>- Storm Water runoff will be conveyed to the existing storm water collection system and will not get commingled with sewage.</p> <p>- <i>Verified by: CEQA MND, prepared November 2016</i></p> <p>- <b>See Attachment O: Land Development</b></p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>3</p>	<p><b>Earthquake Faults and Earthquake Potential</b></p> <p>- The project is not expected to expose people or structures to substantial adverse effects, including the risk of loss, injury, or death as a result of geologic hazards including earthquakes, strong seismic ground shaking, seismic-related ground failure, or landslides with adherence to applicable California Building Code Requirements.</p> <p>- The site is not located within an Alquist-Priolo Earthquake Fault Zone.</p> <p>- <i>Verified by: California Department of Conservation Regulatory map</i>  <a href="http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps">http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps</a></p> <p><b>Landslide Potential</b></p> <p>- The CEQA MND found that the project area has minimal risk of seismic shaking and slight to moderate risk of soil erosion resulting in minimal risk for landslides. Per the CEQA MND, landslides or mudflows are not anticipated.</p> <p><b>Liquefaction Potential</b></p> <p>- The CEQA MND, dated November 2016, determined that due to the soil types found on the site – very rocky loam - the potential for liquefaction and lateral spreading to occur on the site is considered to be less than significant.</p>

*Verified by CEQA MND, prepared November 2016*

### **Tsunami and Seiches Potential**

- The project will not expose people or property to significant risk of loss or damage due to tsunami. The project site is located outside of a Tsunami Inundation area.

- *Verified by California Department of Conservation tsunami map  
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>*

- Seiches, the oscillation of large bodies of standing water such as bays or lakes that can occur in response to ground shaking, do not pose a hazard to the site as there are no standing bodies of water near the project site and the site is not located in an earthquake zone.

### **Noise**

- The project will temporarily increase community noise levels during construction due to normal noises attributable to construction activities.

- Standard conditions of approval will be adhered to during construction including allowable hours for use of equipment and other construction activities:

- All construction related to development on the project site shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday. No construction shall be allowed on Sunday.

- *Verified by: CEQA MND, prepared November 2016*

### **Wildland Fires Potential**

- The entire Placerville area is considered to be in a high fire hazard severity zone as defined by the California Department of Forestry (CDF), however, the project site is within 4 miles of six fire stations and the nearest fire station to the project site – El Dorado County Fire Station 25 – is 1.13 miles from the project site.

- *Verified by Cal Fire “Very High Fire Hazard Severity Zones in LRA” map.*

### **Emergency Response & Access**

- Traffic associated with future construction of street frontage improvements, driveway encroachment improvements and site preparation activities for the project may have a temporary effect on existing traffic circulation patterns and may also affect emergency access; therefore, construction contractors working on the project sites shall use standard procedures to minimize the length of time that any roadway segments would be temporarily blocked during construction activities. Emergency vehicles shall be able to pass through the project area without obstruction.

	<p>- To ensure adequate emergency access to the project site, final site design is required to be approved by the El Dorado County Fire Protection District prior to construction permit approval and designed per the Engineering Division and Fire District requirements.</p> <p>- The project will not impair implementation of, or physically interfere with, the City of Placerville’s Emergency Response Plan. The project would have no impact directly, indirectly or cumulatively.</p> <p>- <i>Verified by: CEQA MND, prepared November 2016</i></p> <p><b>Hazardous Materials</b></p> <p>- The project will not be impacted by any known hazardous materials sites nor create a significant hazard to the public or the environment due to hazardous materials other than the temporary use of hazardous materials such as gasoline and oil during the construction process.</p> <p>- <i>Verified by Phase I ESA prepared by Advantage Environmental Consultants, LLC (AEC), dated February 28, 2020.</i></p> <p><b>Construction Site Safety</b></p> <p>- Following general construction safety practices, the project site will be fenced during construction and will have signs posted limiting unauthorized access and the potential for injury.</p> <p>- <b>See Project Description; Attachment E: Contamination and Toxic Substances; and, Attachment O: Land Development.</b></p>
Energy Consumption	<p>1</p> <p>- The project will comply with Title 24 California Building Standards Code requirements for energy efficiency.</p> <p>- Units will have Energystar appliances including refrigerators, oven and ranges, microwaves and dishwashers. The project will also feature photovoltaic panels on the roofs of each building to decrease the project’s energy footprint and residents’ costs.</p> <p>- <b>Verified by Chris Westlake, Project Consultant</b></p>



Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	1	<ul style="list-style-type: none"> <li>- The project will create temporary construction employment, some of which is likely to be drawn from the local employment base.</li> <li>- Additionally, the project may create some new permanent jobs to operate the project and will create additional continuing contracting opportunities for local businesses that may also lead to some job creation, most likely for existing area residents but the effect will be less than significant.</li> <li>- The project will not result in the displacement of existing jobs.</li> </ul>
Demographic Character Changes, Displacement	2	<ul style="list-style-type: none"> <li>- The project is too small to instigate any demographic character changes in the community. Additionally, the project is designed to serve existing residents of the project area rather than to attract and bring in new residents.</li> <li>- The project site is vacant and, therefore, there will be no displacement of persons or businesses.</li> </ul>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	<p data-bbox="514 1209 784 1241"><b>Educational Facilities</b></p> <ul style="list-style-type: none"> <li>- The proposed project consists of 82 units in a multi-family complex for low-income residents of the City of Placerville. The project is designed to meet the needs of existing residents and will have minimal effect on surrounding educational facilities.</li> <li>- The project site is within 5 miles of 13 schools within the Placerville Union and adjacent School Districts.</li> <li>- Placerville Union School District is authorized by State law (Government Code §65995-6) to levy a new residential construction fee of \$2.63/square foot of residential construction and 0.42/square foot of commercial construction.</li> <li>- Under California Government Code Sections 65995, 65996(a) and 65996(b), payment of these fees is deemed to be full and complete mitigation. Therefore, the impact of the project related to schools would be less-than-significant.</li> </ul>

		<p><b>Cultural Facilities</b></p> <ul style="list-style-type: none"> <li>- The proposed project may potentially result in an increase in demand on or for cultural facilities in the City of Placerville and the surrounding area, but the increased demand is not expected to exceed the capacity of existing facilities.</li> <li>- There is an adequate supply of cultural facilities in the City and surrounding areas, including libraries, museums (e.g., Placerville Historical Museum, El Dorado County Museum), Hangtown’s Gold Bug Park, El Dorado National Forest, Red Hawk Casino, Community Observatory, Sutter’s Mill (about 8.9 miles away), wineries, festivals, and other facilities in Placerville and surrounding communities and the County.</li> <li>- Additionally, there is adequate public transportation serving the majority of these cultural facilities.</li> </ul> <p><b>- See Attachment P: Community Facilities &amp; Services</b></p>
Commercial Facilities	1	<ul style="list-style-type: none"> <li>- The proposed project will potentially benefit nearby businesses as a result of increased business. Additionally, placing residents in more affordable housing provides more disposable income for spending on hard and soft goods.</li> <li>- There are adequate commercial facilities and accessible bus routes near to the project site.</li> <li>- Additionally, the project is not expected to negatively impact other businesses farther out from the project by significantly reducing current demand for their services. Commercial facilities in the vicinity of the project site are reasonably accessible to residents by private or public transportation.</li> </ul> <p><b>- See Attachment P: Community Facilities and Services</b></p>
Health Care and Social Services	2	<p><b>Health Care</b></p> <ul style="list-style-type: none"> <li>- One full-service hospital with Emergency Room—Marshall Medical Center—is located approximately 1.78 miles of the project site to the east. The facility is fully staffed to handle any needs generated from the project.</li> <li>- The proposed project is not expected to impact demand for health care services as the project is intended to serve existing city residents. Sufficient health care services are already available in the City of Placerville and surrounding communities and no impact is expected.</li> </ul> <p><b>Social Services</b></p> <ul style="list-style-type: none"> <li>- The proposed project is not expected to significantly increase demand for social services. This project is intended to provide housing for existing low-income residents of the City of Placerville.</li> <li>- There are numerous social service facilities within the City of Placerville including Community Crisis Services, Eldorado County Western Scope, El Dorado County Health and Human Services, California Children’s Services, El</li> </ul>

		<p>Dorado Children’s Services, Mother Teresa Maternity Home, EA Family Services, and At Home Care.</p> <p><i>See Included map</i></p> <p><b>- See Attachment P: Community Facilities &amp; Services</b></p>
Solid Waste Disposal / Recycling	2	<p>- The proposed project will generate additional solid waste but, is not expected to exceed the City’s ability to collect or recycle solid waste.</p> <p>- Solid waste disposal services are provided by El Dorado Disposal for all city residents. Solid waste generated in the City is disposed of at the MRF/Disposal Facility. Under existing state permits, the landfill has sufficient capacity to accommodate the disposal of solid waste. The City of Placerville has adequate capacity to serve the project as well as cumulative development.</p> <p>.</p> <p>- The project is expected to comply with statutes and regulations related to solid waste, similar to other residential developments in the area. No known project elements would create unusual solid waste conditions.</p> <p>- <i>Verified by: City of Placerville Public Works website accessed 6.14.20.</i></p> <p><b>- See Attachment P: Community Facilities and Services</b></p>
Waste Water / Sanitary Sewers	2	<p>- The City of Placerville is the sole provider of wastewater service within the City limits. Facilities include: the Hangtown Creek Water Reclamation Facility and the wastewater collection system, which has approximately 50 miles of pipelines and five pumping stations.</p> <p>- The City of Placerville will provide wastewater treatment for project generated wastewater. The project will not exceed wastewater treatment requirements as established by the Regional Water Quality Control Board.</p> <p>- The City's treatment plant has capacity adequate to handle the increased flows anticipated as a result of this project. The project will not require the construction of additional facilities.</p> <p>- <i>Verified by: City of Placerville Sewer System Management Plan</i></p>
Water Supply	2	<p>- The El Dorado Irrigation System will provide water services through their municipal mains. The City has more than sufficient capacity to support the project.</p> <p>- <i>Verified by: CEQA MND, prepared November 2016</i></p>

Public Safety -  
Police, Fire  
and  
Emergency  
Medical

2

**Public Safety - Police**

- The Placerville Police Department will serve the project area. The need for a new or expanded police station or a potential degradation of response time or personnel services resulting from the potential residential development is not anticipated in that the Police Department is located at 730 Main Street within 1.70 miles east of the site. Therefore, the project will have no impact directly, indirectly or cumulatively.

- *Verified by: CEQA MND, prepared November 2016*

**Public Safety - Fire**

- The site is located within the El Dorado County Fire Protection District. The District's Station 25, located at 3034 Sacramento St., is 1.08 miles east of the site. Per the Fire District, Station 25 is staffed 24 hours a day, 7 days a week by an Engine Company and a Medic Unit. The engine is staffed with one Captain-EMT or Captain-Paramedic, one Firefighter-EMT or Firefighter-Paramedic, and one Apprentice Firefighter.

- Response time to the site would be approximately five minutes. In addition, the California Building Code currently requires that new residential uses provide a fire sprinkler system that would help reduce the impact to fire services. Due to the proximity of the site to existing Station 25, the project would not have impact response times for fire protection services. The project would therefore not necessitate a need for new facilities.

- The Fire District developed and the City has adopted a development impact fee for fire services and facilities payable at time of development permit issuance. Potential impacts to fire protection resources; therefore, are considered less than significant due to code provisions and the payment of impact fees in effect at the time of permit issuance.

- *Verified by Gina Alvarado, El Dorado County Fire District and CEQA MND*

- The project is required to comply with the Uniform Fire Code and all state, federal, and El Dorado County Fire District requirements.

**Public Safety – Emergency Medical Services**

- The proposed project is not expected to significantly increase demand for emergency medical services as the project is designed to serve the needs of current City residents. If increased demand is generated, there are adequate emergency medical services in the City to service the project.

- The City of Placerville has one full-service hospital with Emergency Room—Marshall Medical Center—is located within 1.78 miles of the project site to the east.

		<p>- El Dorado County Fire Station 25 has 24-hr medic services which will provide emergency medical response to the project site. Fire Station 25 is located approximately 1.6 miles from the project site.</p> <p>- <b>See Attachment P: Community Facilities and Services</b></p>
Parks, Open Space and Recreation	2	<p>- The proposed project may generate some increase in demand on and for recreational opportunities. There are abundant recreational opportunities in the City of Placerville and surrounding areas, including City and regional parks, including Orchard Hill Park approximately 1.1 miles from the project site, Benham Park and Aquatic Center, George Duffy Park, Rotary Park, Lions Park, Gold Bug Park and Marshall Gold Discovery State Historic Park.</p> <p>- The City of Placerville is close to Sky Park Recreation Area Folsom Lake State Recreation Area, Auburn State Recreation Area, El Dorado National Forest, and all the abundant recreational activities in those areas and the forests of Northern California.</p> <p>- Additionally, the City will assess development impact fees when building permits are issued for construction of the project. These fees are designed to offset any potential impacts of new development on City services, including parks.</p> <p><b>See Attachment P: Community Facilities and Services</b></p>
Transportation and Accessibility	2	<p><b>Accessibility</b></p> <p>- The project is required to and will meet all Federal, State and Local regulations governing accessibility.</p> <p>- El Dorado Transit provides fixed-route and commuter bus service for the City of Placerville and El Dorado County throughout the year.</p> <p>- Additionally, El Dorado Transit provides door-to-door, call-in service to senior and mobility impaired riders.</p> <p><b>Transportation</b></p> <p><i>Temporary Impacts</i></p> <p>- There will be a temporary increase in traffic from contractors building the project; however, this impact is temporary in nature and does not constitute a permanent impact.</p> <p><i>Permanent Impacts</i></p> <p>- Project generated increases in traffic on Middletown, Placerville, and Cold Springs Roads would not reduce the level of service along Middletown Road, Cold Springs Road or Placerville Drive to an unacceptable service level or exceed the capacity of the street system.</p>

		<p><i>Verified by: CEQA MND, prepared November 2016</i></p> <p>- Moreover, the Office of Planning and Research's Technical Advisory on Transportation Impacts in CEQA provides that adding affordable housing to infill locations generally reduces Vehicle Miles Traveled (VMT) in a community. This reduction is due to an improved jobs-housing match which results in reduced commute distances, especially for low-wage workers. Accordingly, a reduction in VMT results in a more sustainable community overall.</p> <p>Therefore, given that the proposed project is for 100% affordable housing and is located on an infill site, the conclusion that the project would not have a significant impact can be supported.</p> <p>- Additionally, the project will be required to pay City impact fees which are designed to pay for improvements to mitigate potential impacts of a project on existing conditions.</p> <p><b>See Attachment P: Community Facilities and Services</b></p>
Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	<p><b>Unique Natural Features</b></p> <p>- The project site is sloped with no unique natural features containing a variety of common brush, ground cover, and trees.</p> <p><i>Verified by CEQA MND, prepared November 2016; See also Phase I ESA.</i></p> <p><b>Water Resources</b></p> <p>- The project will be connected and served by the City's water system and landscaping will be irrigated with domestic water or reclaimed water. Furthermore, implementation of the project will not deplete groundwater supplies or interfere with groundwater recharge resulting in groundwater loss.</p> <p>- <i>Verified by City of Placerville Public Works website accessed June 14, 2020 and CEQA MND, Section XVII – Utilities and Service Systems</i></p> <p>- See "Soil Suitability/ Slope / Erosion/ Drainage / Storm Water Runoff" factor above for information on the issue of storm water runoff.</p> <p>- See the "Waste Water / Sanitary Sewers" factor above for information on the issue of Waste Water collection and treatment. The project will not utilize an on-site septic system.</p> <p><b>- See Attachment H: Farmlands Protection and USGS map</b></p>

Vegetation, Wildlife	2	<p><b>Vegetation</b></p> <ul style="list-style-type: none"> <li>- Site vegetation includes Yellow star thistle, Queen Anne’s Lace, Chinese Tree of Heaven, Foothill Pine, Himalayan Blackberry, Buck Brush, Valley Oak, Interior Live Oak, Plum Root Stock, Coyote Brush, and Blue Oak. No listed species were found on the site.</li> <li>- The City of Placerville Development Guide, as amended (2016), contains preservation and protection guidelines for trees, particularly oaks, pines and other native species within hillside area. These guidelines were developed to implement the City of Placerville General Plan goals and policies related to trees, tree cover and open space. See <i>Mitigation Measures and Conditions</i> section below for City requirements regarding tree protection and preservation.</li> </ul> <p><b>Wildlife</b></p> <ul style="list-style-type: none"> <li>- Any wildlife that potentially utilize the project site have the ability to move and utilize other vacant land in the area. No listed species were found on the site. Non-listed species observed on the site include: Scrub Jay, Robin, Common Ground Squirrel, and Resident Mule Deer.</li> </ul> <p><i>Verified by: CEQA MND, prepared November 2016</i></p> <p><b>- See Attachment F: Endangered Species and Project Description - Photos</b></p>
Other Factors	2	N/A

**Additional Studies Performed:**

No additional studies were performed for preparation of this NEPA other than those referenced in specific factors above and/or listed below.

**Field Inspection (Date and completed by):**

Field Inspections were done by the preparers of reports used in this NEPA including (see dates under Factors):

- CEQA MND, prepared November 2016
- City staff – November 30, 2016
- Advanced Environmental Consultants, LLC (AEC) – February 19, 2020

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

**The following were used for each item as applicable:**

- USGS, Placerville Quadrangle 7.5-Minute series topographic map
- CEQA Mitigated Negative Declaration, dated November 2016
- City of Placerville Planning Commission, Staff Report for January 3, 2017 Meeting
- Google Earth and Google Maps

**STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6**

**Airport Hazards**

- 24 CFR Part 51 Subpart D
- Google Maps
- Google Earth

**Coastal Barrier Resources**

- Not applicable in California

**Flood Insurance**

- FIRM map 06017C0775E dated September 26, 2008



## **STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5**

### **Clean Air**

- EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at <https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA>

### **Coastal Zone Management Act**

- California Coastal Zone Map downloaded from <https://www.coastal.ca.gov/maps/czb/>

### **Contamination and Toxic Substances**

- Advantage Environmental Consultants, LLC – Phase I Environmental Site Assessment, dated 2.28.20

### **Endangered Species Act**

- CEQA Mitigated Negative Declaration, dated November 2016
- USFWS – Critical Habitat for Threatened & Endangered Species

### **Explosive and Flammable Hazards**

- Advantage Environmental Consultants, LLC – Phase I Environmental Site Assessment, dated 2.28.20
- CalEPA Database: <https://siteportal.calepa.ca.gov/nsite/map/help>
- Google Earth

### **Farmlands Protection**

- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

### **Floodplain Management**

- FIRM map 06017C0752E dated September 26, 2008

### **Historic Preservation**

- Ms. Julianne Polanco, State Historic Preservation Officer
- California Historical Resources Information System
- Native American Heritage Commission
- Tribal Directory Assessment Information – Contact Information for Tribes of El Dorado County, California
- National Register of Historic Places (NRHP) Records Search
- The USGS, Placerville Quadrangle 7.5-Minute series topographic map
- Google Aerial Photos

### **Noise Abatement and Control**

- HUD Day/Night Noise Level calculator
- Google Earth

### **Sole Source Aquifers**

- EPA Region 9 Sole Source Aquifers Map downloaded from <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>

### **Wetlands Protection**

- Wetlands Map downloaded from <https://fws.gov/wetlands> on 4.17.20

### **Wild and Scenic Rivers Act**

- Wild and Scenic Rivers list downloaded from <https://www.rivers.gov/river-app/index.html?state=CA>

## **ENVIRONMENTAL JUSTICE**

### **Environmental Justice**

- US EPA – EJScreen Report (Version 2019)

### **Environmental Assessment Factors**

- CEQA Mitigated Negative Declaration, dated November 2016
- NEPAssist
- City of Placerville Website
- City of Placerville Public Works Website
- City of Placerville Sewer System Management Plan
- City of Placerville Zoning Lookup for Street Addresses within the City
- City of Placerville General Plan Housing Element
- Advantage Environmental Consultants, LLC – Phase I Environmental Site Assessment, dated 2.28.20
- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- California Department of Conservation regulatory maps viewed or downloaded from:  
<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>
- California Emergency Management Agency – Tsunami Inundation Map for Emergency Planning
- Cal Fire – Fire Hazard Severity Zones in SRA & LRA
- El Dorado Transit website
- Gina Alvarez, El Dorado County Fire District
- Chris Westlake, Project Consultant
- Google Earth
- Google Maps

### **List of Permits Obtained:**

No permits other than standard construction-related permits are required

### **Public Outreach [24 CFR 50.23 & 58.43]:**

Consultation letters mailed to tribal contacts and the State Historic Preservation Officer

### **Cumulative Impact Analysis [24 CFR 58.32]:**

No factors were found to be significant on a stand-alone basis; there are no other actions requiring aggregation with this action; and, there are no cumulative impacts when considering all factors as a whole that would result in the Finding being other than **No Significant Impact**.

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

The project developer, Arcadia Whitney Investments, LLC, proposed this project for this location to the City. As the proposed project is consistent with the City of Placerville’s General Plan and meets a significant City-identified need in respect to the provision of affordable housing for low- and very low-income residents of the City, no other alternatives to the proposed action were considered.

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

There are few benefits to be obtained by not developing the site as proposed. The project will increase the much-needed supply of housing in the project area with existing public infrastructure and without significantly impacting existing public services. Not developing this particular project will delay the development of much needed affordable housing needed in the community.

**Summary of Findings and Conclusions:**

The City of Placerville finds that the project will have no significant effect on the quality of the human environment. In several areas, implementation of City and other agency required measures during construction, along with other conditions required for City approval of the project, will not only result in the project having no significant impact on the quality of the human environment but will have a beneficial impact in several areas such as improving the visual aesthetics of the area.

The project will benefit the City of Placerville and low-income residents needing affordable rental housing by providing quality low-income housing without exposing residents to hazardous environmental conditions and will improve their quality of life.

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

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><i>Based on the Code of Federal Regulations Title 36, Volume 3 (Rev. July 1, 2001), if archaeological remains are exposed during ground construction, work within five meters of the radius of the find(s) must be halted and a qualified archaeologist retained to evaluate the findings. If human remains are encountered during excavations associated with this project, all work must halt, and the County Coroner must be notified (Section 7050.5 of the California Health and Safety Code). The coroner will determine whether the remains are of forensic interest. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, the coroner will contact the Native American Heritage Commission (NAHC).</i></p> <p><i>The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the Public Resources Code. The MLD should make his/her recommendations within 48 hours of their notification by the NAHC. This recommendation may include A) the nondestructive removal and analysis of human remains and items associated with Native American human remains; (B) preservation of Native American human remains and associated items in place; (C) relinquishment of Native American human remains and associated items to the descendants for treatment; or (D) other culturally appropriate treatment.</i></p> <p><i>A portion of the original Lincoln Highway alignment and pavement is located on the project site. If project construction affects the portion of the alignment the City recommends that the alignment be memorialized by a plaque of signage and installation of a sidewalk or walking path along the alignment if feasible.</i></p>

<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p><i>During grading and construction, sensitive receptors will potentially be subject to increased pollutant concentrations, primarily from blowing dust associated with ground disturbances and construction equipment emissions. The effect will be mitigated by requiring the developer to comply with the City's dust control program and the Shasta County Air Quality Management District regulations.</i></p> <p><i>Feasible Mitigation Measures</i></p> <ul style="list-style-type: none"> <li>• <i>Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.</i></li> <li>• <i>Prohibit all grading activities during periods of high wind (over 15 mph).</i></li> <li>• <i>Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).</i></li> <li>• <i>Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydro seed area.</i></li> <li>• <i>Haul trucks shall maintain at least 2'0" of freeboard.</i></li> <li>• <i>Cover all trucks hauling dirt, sand, or loose materials.</i></li> <li>• <i>Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land.</i></li> <li>• <i>Plant vegetative ground cover in disturbed areas as soon as possible.</i></li> <li>• <i>Cover inactive storage piles.</i></li> <li>• <i>Sweep streets if visible soil material is carried out from the construction site.</i></li> <li>• <i>Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Shasta County Air Quality Management District shall be visible to ensure compliance with Rule 402 Nuisance).</i></li> <li>• <i>Limit the area under construction at any one time.</i></li> </ul>
<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><i>The following Conservation, Avoidance and Minimization Measures will be incorporated into the project design</i></p> <ul style="list-style-type: none"> <li>• <i>No later than 7 days prior to construction activities, preconstruction nesting raptor and migratory bird survey will be accomplished. If construction activities commence prior to the nesting season (February 1 – August 31) no survey is required.</i></li> <li>• <i>No construction activities will occur at night.</i></li> <li>• <i>Erosion control best management practices (BMPs) such as silt fence, fiber filters, etc., will in-place and inspected prior to and during ground disturbances and/or construction activities.</i></li> </ul>

<p><b>Noise Abatement and Control</b></p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p> <p><b>Hazards and Nuisances Including Site Safety and Noise</b></p>	<p><i>The City will require the following standard BMP's be adhered to during construction including allowable hours for use of equipment and other construction activities:</i></p> <ul style="list-style-type: none"> <li>• <i>All construction related to development on the project site shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday.</i></li> </ul>
<p>Soil Suitability/ Slope/ <b>Erosion/</b> Drainage/ Storm Water Runoff</p>	<p><i>Both interim and permanent erosion control measures are required by the Central Valley Regional Water Quality Control Board and by the City as a condition of construction with standard BMP's followed during and after construction and re-vegetation following construction.</i></p>
<p>Soil Suitability / Slope / Erosion/ <b>Drainage / Storm Water Runoff</b></p>	<p><i>The project is required to comply with all applicable City regulations and planning division conditions including those of the Regional and State water quality control boards. The City will require a final design geotechnical report prior to the Final Subdivision Map being recorded and before a grading permit for onsite project grading is issued. The final geotechnical report will include an evaluation of the expansion potential of soil on designed roads and building foundations. If expansive soils exist onsite, grading practices that reduce the effect of expansive soil on designed roads and building foundations shall be implemented and become a requirement of subsequent grading permit(s). (2)(A).</i></p> <p><i>Additionally, The project will be subject to the City's Grading, Erosion and Sediment Control regulations (Chapter 7, Title VIII of the City Code) and the El Dorado Soil Conservation Service regulations for grading and erosion. As a component of the City's Grading ordinance, final grading plans must be approved by the City Engineering Department prior to any onsite grading. Additionally, the El Dorado Soil Conservation Service would also approve final grading plans pursuant to Conservation Service regulations. Upon completion of grading site work, proof shall be provided to the City Engineering Department that final grading plans are in compliance with the El Dorado County Resource Conservation District erosion control requirements.</i></p>

<p><b>Vegetation, Wildlife</b></p>	<p><i>Residential development on the project site under the Housing Opportunity Overlay provisions shall conform with the guidelines for grading, erosion control, tree preservation and protection within Chapter IX: Hillside Development and Natural Open Space and Chapter X: Existing Trees and Native Plan Material of the City of Placerville Development Guide.</i></p> <p><i>Timeframe for Implementation: Prior to issuance of a building permit. During construction phase.</i></p> <p><i>Responsibility for Implementation: Developer shall submit tree removal plans for Development Services review for conformance with the mitigation measure prior to issuance of a building permit for site improvements.</i></p>
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**Determination:**

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

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

**Preparer Signature:**  **Date:** 4.22.21

**Name/Title/Organization:** Roy Hastings / Owner / R.L. Hastings & Associates, LLC

**Certifying Officer Signature:**  **Date:** 4/22/21

**Name/Title:** M.Cleve Morris, City Manager

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

**Approved By:**

**Name/Title:** Pierre Rivas, Director, Development Services Department

**Signature:**  **Date:** 7-22-21