



**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: Mallard 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): **R.L. Hastings & Associates, LLC**

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

## **Project Location:**

2736 Mallard Lane, Placerville, El Dorado County, CA 95667 – APNs: 323-220-06 and 323-220-08

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

The purpose of the proposed project is to develop 72 units of affordable housing for low-income families in Placerville, CA. According to the Housing Element in the City of Placerville's 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 72 units of affordable housing.

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 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 on 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 along Highway 50. The City of Placerville has a 2019 estimated population of 11,175. The remainder of the County's 192,843 residents live 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, between Hangtown Creek to the north and Weber Creek to the south and north of I-50, with a housing development to the east, vacant land and a small commercial block to the north, a private home with acreage to the south, and vacant land to the west. The project is located approximately 2 miles west of Placerville's historic downtown and is located in close proximity to community services, schools, shopping, and supportive services.

### *Construction and Design Description*

The Mallard Apartments is a 72-unit affordable apartment development to be located on a site at 2736 Mallard Lane in Placerville, California. The project will consist of nine two-story buildings with wood frame Type V 1-Hour construction. Access to the site will be provided by a driveway on Mallard Drive and an additional street constructed as part of the project that will bi-sect the southern third of the site. There will be an estimated 48 parking spaces located in the center of the upper two-thirds of the project and another approximately 24 spaces south of the new road in the southern one-third of the property. 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 nine 2-story buildings will house 12 one-bed/one-bath units (1/1) and 36 two-bed/one-bath units (2/1) and 24 three-bedroom/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	\$ 2,625,000.00
2) MHP	\$10,500,000.00
3) CDBG	\$ 720,000.00
4) IIG	\$ 1,104,778.00
5) Deferred Developer Fee	\$ 723,931.00
6) LIHTC Equity	<u>\$ 9,482,944.00</u>
Total Estimated Costs -	\$25,156,653.00

**Development Partners will include:**

- 1) Pacific Southwest Community Development Corporation
- 2) Arcadia Whitney Investments, LLC

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

The purpose of the proposed project is to develop 72 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 R3-PD-HO (Medium Density Multi-Family Residential District-Planned Development-Housing Opportunity Overlay) and the City of Placerville has determined that the project is consistent with the City’s 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, single-family housing, and proposed affordable multifamily 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 to develop.

**Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
	CDBG	\$720,000

**Estimated Total HUD Funded Amount: \$720,000 Project Funds + \$50,400 in City Funds**

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$25,156,653**

**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.

<p><b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b></p>		
<p><b>Airport Hazards</b>  24 CFR Part 51 Subpart D</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p><i>The project is not located 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> <p>- 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.</p> <p>- The nearest civilian airport to the project site, Placerville Airport located approximately 6.2 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 52.6 miles from the project site.</p> <p>- The Project Area is not located within an airport zone. The Project Area is not located within the vicinity of a private airstrip.</p> <p>- There are no military airfields in or near the project area.</p> <p>- The project is in compliance with 24 CFR Part 51 Subpart D and noticing is not required.</p> <p>- See Attachment A: Airport Hazards</p>
<p><b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<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 06017C0775E, 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: CZM</p>

<p><b>Contamination and Toxic Substances</b></p>	<p>Yes    No  <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>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</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>- AEC’s historical use search found that the site was used for agricultural purposes prior to 2006. Agricultural use has the potential to expose soils to pesticide contamination AEC stated that, based on the regulatory and historical research completed during the preparation of the Phase I assessment, no information was revealed that would lead AEC to believe that an accidental spill or release of pesticide products has occurred at the site.</p> <p>- <i>Verified by Advantage Environmental Consultants, LLC (AEC) Phase I Environmental Site Assessment (ESA), dated February 28, 2020</i></p> <p>- An Initial Study prepared by El Dorado County determined that “Th[e] property was a former pear orchard, which experienced extensive application of organochlorine pesticides. The environmental assessment of the Orchard Hill development (part of the same original pear orchard) revealed levels of concern of these pesticides still present in the soils on site.” Based on this the County required that a sampling program be developed to characterize the limits of soil contamination.</p> <p>- In a June 29, 2005 Memorandum, El Dorado County Environmental Management stated that soil sampling conducted June 16, 2005 by Carlton Engineering, Inc. had found that soil remediation had been completed and the soil met all applicable standards for unrestricted residential use.</p> <p>- El Dorado County Environmental Health Management concluded in a letter dated August 11, 2006 that after site investigation and remedial action, no further action was required.</p> <p><b>- See Attachment E: Toxics &amp; Hazards</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>- Per the CEQA MND, dated August 2003, a Biotic Survey Report was conducted the Orchard Hill EIR and found no known endangered, threatened, or rare species or their habitats in the project area. Several species in the Report were listed as species of “special concern” and are known to exist in the Placerville Area or have a range that includes the Placerville Area. However, none of these species were reported on the project site, “likely due to incompatible pre-project environmental conditions.” Additionally, an Addendum to the CEQA MND, dated August 26, 2016, did not note any revisions or additions to this factor.</p> <p>- Verified by CEQA MND, dated August 2003, Addendum to the Ridge at Orchard Hill Planned Development Overlay Mitigated Negative Declaration, dated August 26, 2016 and Critical Habitat Map downloaded from, U.S Fish and Wildlife Service on May 25, 2020.</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 Above Ground Storage Tanks (ASTs) or Hazardous Operations associated with the project site.</p> <p>- The closest location with ASTs to the site is the Hangtown Creek Water Reclamation Facility, located north of the site at 2300 Cool Water Creek Road, which has a CAT Generator with a 1,581-gallon diesel fuel tank, a Detroit Generator with a 600- gallon diesel fuel tank, and a 1,000-gallon propane tank. The 1,581-gallon tank is located approximately 1,041’ north of the project site and has an Acceptable Separation Distance (ASD) of 335’, outside of the ASD.</p> <p>- The next closest site is the Amerigas Propane facility located approximately 1,422’ southeast of the project site with one 30,000-gallon propane tank and one 15,000-gallon. The ASD for the 30,000-gallon tank is 1,141’ and is therefore outside of the ASD.</p> <p><b>- See Attachment E: Toxic &amp; 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 soils are defined as “Farmland of local importance;” however, the project is an infill project in a developed area of the City and is, therefore, exempt.</i></p> <p>- Approximately 91.5% of site soils are in Map Unit DfC and 8.5% are in Map Unit DfD. Soils in Map Units DfC and DfD are rated “Farmland of local importance.” 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>- See Attachment G: Farmlands</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 06017C0775E 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.</p> <p>- See Attachment B: Floodplain Management</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 H contains the following supporting documentation: SHPO consultation letter dated 5.15.20 wherein the City states 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 5.15.20 with one responses received on June 15, 2020 via email from Anna M. Starkey, M.A., RPA, Cultural Regulatory Specialist of the Tribal Historic Preservation Department of the United Auburn Indian Community of the Auburn Rancheria (UAIC) responded that “UAIC is unaware of any tribal cultural resources in the project area but recommend that you consult with Shingle Springs Tribe” (the Shingle Springs Tribe did not respond to the consultation request), and; National Register of</p>

		<p>Historic Places (NRHP) internet search results for Placerville and El Dorado County.</p> <p><b>- See Attachment H: 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</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The project involves the development of noise sensitive uses but the project site is not located within 1,000' nor within line-of-sight of an arterial or greater roadway and is not located within line-of-sight nor within 3,000 feet of an active railroad line.</i></p> <p>- The project is not located within 1,000 feet nor within line-of-sight of an arterial or greater roadway. The nearest arterial roadway, Highway 50, is approximately 3,903 feet from the southern boundary of the project site and is separated from the roadway by approximately 0.75 miles of trees and residential buildings.</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 6.2 miles from the nearest municipal airport.</p> <p>- Additionally, the CEQA MND, dated August 2003 and the Addendum to the CEQA MND, dated August 26, 2016 note that the nature of the proposed residential use to be developed on site is not expected to generate, expose or increase noise levels permanently in excess of General Plan Noise Element standards. Noise impacts are considered to be less-than-significant.</p> <p><b>- See Attachment I: 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</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The project is not located within an area designated by the EPA as being supported by a sole source aquifer.</i></p> <p>- 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></p> <p><b>- See Attachment J: Sole Source Aquifers</b></p>
<p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The project does not involve new construction within or adjacent to a wetland(s) habitat.</i></p> <p>- Verified by: Wetlands Map downloaded from <a href="https://fws.gov/wetlands">https://fws.gov/wetlands</a> on 5.25.20</p> <p><b>- See Attachment K: 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>- 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></p> <p>- See Attachment L: W&amp;S Rivers Act</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> Seven (7) of Eleven (11) EI are lower at the project site than at the State, Regional or US levels. Only 4 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; Respiratory Hazards is higher than State, Regional, and U.S. averages by 0.11, 0.13 and 0.22; and at the project site up to 0.5 miles, RMP is higher than State, Regional, and U.S. averages by 0.8, 0.91 and 1.16. Differences between project site and State, Regional, and U.S. averages in Respiratory Hazards and RMP are nominal with averages ranging from well below 1.0 to 1.16.</p> <p>- <i>Demographic Indicators (DI):</i> The composite Demographic Index is 47% at the site and is consistent to 0.5 miles before decreasing to 42% at 0.75 miles and decreasing again to 39% at 1.0 mile from the site – higher than U.S. averages by between 3 to 11% but equal or lower than State and Regional averages. Minority Population is 26% at the site decreasing slightly to 24% at 0.75 miles and decreasing again to 23% at 1.0 miles, significantly lower than at the State, EPA Region and US level. Low Income Population is 67% at the site decreasing to 58% at 0.75 miles and</p>

		<p>to 55% at 1.0 mile. Low-Income is significantly higher at all distances from the site than at the State, EPA Region or U.S. levels. Additionally, less than H.S., Under 5, and Over 64 are equal to or higher than State, Regional, and U.S. averages at all distances.</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> <li>- Additionally, construction of the project benefits the community's low- and very-low income residents by providing 72 housing units for low-income households.</li> </ul> <p><b>- See Attachment M: 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 R3 (Multiple Family Residential District) and the City of Placerville has determined that the project is consistent with local planning documents and zoning ordinances.</li> <li>- The proposed project a 72-unit affordable housing project to be built on a vacant approximately 6.14-acre site located at 2736 Mallard Lane (APNs: 323-220-06 and 323-220-08), in the City of Placerville, El Dorado County, California. The project site is located in a mixed-use area of the city, with housing development to the east, vacant land and a small commercial block to the north, a private home with acreage to the south, and vacant land to the west. 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> <li>- The project is located within a portion of the previously approved “The Ridge at Orchard Hill” residential planned development.</li> </ul> <p><b>- See Attachment N: 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>- CEQA MND, dated August 2003, determined potential for expansive soils to be possible due to the existence of weathered clay soils. The CEQA MND, and the Addendum to the CEQA MND, dated August 26, 2016, 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).</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 August 2003 and Addendum to the Ridge at Orchard Hill Planned Development Overlay Mitigated Negative Declaration, dated August 26, 2016.</i></p> <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 9-15% on 91.5% of the site and 15-30% on the remaining 8.5% of the site with actual slopes of 12% and 23%, respectively. Therefore, cut and fill construction will be implemented to mitigate the less than “optimum” conditions and slope will not negatively affect site and project development.</li> <li>- <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></li> </ul> <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 9-15% (12% actual) on 91.5% of the site and 15-30% (23% actual) on the remaining 8.5% of the site.</li> <li>- Susceptibility to erosion by water is considered high but the site has no known history of landsliding or subsidence. 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. Additionally, the Addendum to the CEQA MND, dated August 26, 2016, requires final grading plans to be approved by the City Engineering Division prior to any onsite grading and approval from the El Dorado Soil Conservation Service for final grading plans pursuant to Conservation Service regulations.</li> <li>-Development of the proposed project, paved surface areas, and irrigated landscaping will reduce the potential for erosion on the site with appropriate runoff control measures incorporated into site design.</li> </ul>
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	<p>- <i>Verified by CEQA MND, prepared August 2003, Addendum to the Ridge at Orchard Hill Planned Development Overlay Mitigated Negative Declaration, dated August 26, 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> <p>- The City will require that standard BMP's be followed during construction to minimize construction related erosion from the site during construction activities.</p> <p><b>Storm Water Runoff and Drainage</b></p> <p>- All projects within the City must comply with the current version of the City's NPDES Permit.</p> <p>- 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.</p> <p>- Additionally, the Addendum to the CEQA MND, dated August 26, 2016, noted that grading activity will change the absorption rate, drainage pattern and surface runoff on the site. As a mitigating measure, a storm drainage collection system proposed for the site will include drop inlets and underground pipes that distribute storm water to two proposed surface features located near the northwest corner of the project site. A grass-lined swale will receive the piped storm water drainage before the drainage would empty into a silt pond then eventually into Hangtown Creek.</p> <p>- <i>Verified by: CEQA MND, prepared August 2003 and Addendum to the Ridge at Orchard Hill Planned Development Overlay Mitigated Negative Declaration, dated August 26, 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 as discussed above and will not be commingled with sewage.</p>
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		<p>- <i>Verified by: CEQA MND, prepared August 2003 and Addendum to the Ridge at Orchard Hill Planned Development Overlay Mitigated Negative Declaration, dated August 26, 2016.</i></p> <p>- <b>See Attachment N: 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 California Building Code Requirements for structures built within Seismic Zone 3.</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 <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></i></p> <p><b>Landslide Potential</b></p> <p>- The CEQA MND found that no known evidence of landsliding or subsidence has been exhibited on the site. Additionally, landsliding is not expected to occur due to hard rock underlying the site and minimal soil cover. Per the CEQA MND, landslides or mudflows are not anticipated. The Addendum to the CEQA MND, dated August 26, 2016 did not note any changes to landslide potential.</p> <p><b>Liquefaction Potential</b></p> <p>- The CEQA MND, dated August 2003, determined that due to the relatively hard rock at shallow depths, the potential for liquefaction and lateral spreading to occur on the site is considered to be low. The Addendum to the CEQA MND, dated August 26, 2016 did not note any changes to liquefaction potential.</p> <p>- <i>Verified by CEQA MND, prepared August 2003 and Addendum to the Ridge at Orchard Hill Planned Development Overlay Mitigated Negative Declaration, dated August 26, 2016.</i></p> <p><b>Tsunami and Seiches Potential</b></p> <p>- 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.</p> <p>- <i>Verified by California Department of Conservation tsunami map <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>.</i></p> <p>Seiches, the oscillation of large bodies of standing water such as bays or lakes that can occur in response to ground shaking, do not a pose hazard to the site as</p>



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 Friday, and between 8:00 a.m. and 5:00 p.m. on Saturday.

- In the event that blasting with explosives should be necessary for grading, City Code Section 3-6-2 requires written permission from the Fire Chief before blasting can occur. All blasting approved by the Fire Chief, if necessary, shall be conducted between 9:00 a.m. and 3:00 p.m. Monday through Friday.

- Rock-crushing equipment should be strategically placed away from adjacent businesses. If noise levels from rock crushing exceed 70 decibels (averaged over one hour) at the property line of adjacent businesses or 60 dBA at the nearest residences, then either temporary shielding or a reduced hourly duty cycle should be used to keep noise levels (from construction activities) below an hourly average of 70 dBA at property lines of adjacent businesses and 60 dBA at the nearest residences.

- In the event blasting is required during the grading process, a blasting plan for construction must be approved by the City prior to any blasting operations in accordance with the guidelines set forth in the Addendum to the CEQA MND, dated August 26, 2016.

- *Verified by CEQA MND, prepared August 2003 and Addendum to the Ridge at Orchard Hill Planned Development Overlay Mitigated Negative Declaration, dated August 26, 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 3 miles of six fire stations and within 5 miles of twelve fire stations.

*Verified by Cal Fire "Very High Fire Hazard Severity Zones in LRA" map.*

### **Emergency Response & Access**

- The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The City's

		<p>General Plan requires that all newly developing areas provide two access points. The project site plan depicts two means of access. Based on the submitted project plans and the characteristics contained in it, there is no indication that the proposed project would interfere with the City’s emergency response plan or evacuation plan.</p> <p><b>Hazardous Materials</b></p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- <i>Verified by Phase I ESA prepared by Advantage Environmental Consultants, LLC (AEC), dated February 28, 2020.</i></li> </ul> <p><b>Construction Site Safety</b></p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- <b>See Project Description; Attachment E: Toxics &amp; Hazards; and, Attachment N: Land Development.</b></li> </ul>
Energy Consumption	1	<ul style="list-style-type: none"> <li>- The project will comply with Title 24 California Building Standards Code requirements for energy efficiency.</li> <li>- Units will have Energystar appliances including refrigerators, oven and ranges, microwaves and dishwashers.</li> <li>- <b>Verified by Chris Westlake, Consultant to the project sponsor</b></li> </ul>
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><b>Educational Facilities</b></p> <ul style="list-style-type: none"> <li>- The proposed project consists of 72 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 3 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 O: 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 O: 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 within 3 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 Dorado Children’s Services, Mother Teresa Maternity Home, EA Family Services, and At Home Care.</li> </ul> <p><i>See Included map</i></p> <p><b>- See Attachment O: Community Facilities &amp; Services</b></p>
Solid Waste Disposal / Recycling	2	<ul style="list-style-type: none"> <li>- The proposed project will generate additional solid waste but, is not expected to exceed the City’s ability to collect or recycle solid waste.</li> <li>- 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.</li> </ul>

		<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 O: 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. The 2016 "Addendum" did not revise this Finding of sufficient water supply capacity.</p> <p>- <i>Verified by: CEQA MND, prepared August 2003</i></p>
Public Safety - Police, Fire and Emergency Medical	2	<p><b>Public Safety - Police</b></p> <p>- The Placerville Police Department will serve the project area and is located at 730 Main Street in Placerville approximately 3 miles from the project site.</p> <p>- The project is intended for existing members of the community and is not anticipated to significantly increase demand on police services.</p> <p>- Additionally, the proposed project will be required to pay impact fees to the City that are levied in order to account for and offset any increased costs for services imposed by a project.</p> <p><b>Public Safety - Fire</b></p> <p>- The El Dorado County Fire District has the primary responsibility for providing fire protection and emergency services response within the City limits, however, the El Dorado County Fire District has a shared agreement with other fire districts in the area guaranteeing full service by whichever station is closest to the site of a fire regardless of jurisdiction.</p>

		<ul style="list-style-type: none"> <li>- Additionally, due to the extensive grading that will occur onsite that will remove shrubs and small trees, and the proposed installation of two accesses and fire hydrants, fire hazard potential is not expected to be increased but will be reduced.</li> <li>- <i>Verified by Gina Alvarado, El Dorado County Fire District and CEQA MND, dated August 2003.</i></li> <li>- There are approximately 8 Fire Stations within an approximately 5-mile radius of the project site. The closest fire station is the El Dorado County Fire Station 48, located approximately 1.9 miles from the project site. El Dorado County Fire Station 48 is under the jurisdiction of the Diamond Springs-El Dorado Fire District but under the shared agreement with the El Dorado Fire District would still provide fire service to the project site.</li> <li>- The project is required to comply with the Uniform Fire Code and all state, federal, and El Dorado County Fire District requirements.</li> <li>- Additionally, the proposed project will be required to pay impact fees to the City that are levied in order to account for and offset any increased costs for services imposed by a project.</li> </ul> <p><b>Public Safety – Emergency Medical Services</b></p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- The City of Placerville has one full-service hospital with Emergency Room—Marshall Medical Center—is located within 3 miles of the project site to the east.</li> <li>- Diamond Springs-El Dorado Fire District provides emergency medical response to the project site as part of the shared agreement with the El Dorado County Fire District. The nearest station is located at 3840 Missouri Flat Road—approximately 1.9 miles from the project site.</li> </ul> <p><b>- See Attachment O: Community Facilities and Services</b></p>
Parks, Open Space and Recreation	2	<ul style="list-style-type: none"> <li>- 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 0.2 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.</li> <li>- 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.</li> </ul>

		<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 O: 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 Mallard Lane are not expected to have a significant effect on current or future traffic conditions on the road.</p> <p>- Moreover, the Office of Planning and Research's Technical Advisory on Transportation Impacts in CEQA MND 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 O: 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> <ul style="list-style-type: none"> <li>- The project site is sloped with one unique natural feature. Located along the western property line of the project site is a primary ridgeline that extends across the City from Newtown Road near upper Broadway to the east, then west to include Texas and Sacramento Hills and then continuing further west through the site where it is called Orchard Hill. The peak elevation for Orchard Hill is 1,740 feet to the southeast of the subject site. The City’s General Plan considers this ridgeline as a scenic resource and sets forth a goal and several policies that are designed to protect and enhance these resources. While no construction is proposed along the top of the ridgeline proper, some of the project rooflines may breach the height of the ridgeline. If it is determined that there is a conflict with the City’s Goal and Policies, then a modification to the site plan may be warranted, such as a reduction in building height for the units identified above the ridgeline or a modification to the grading plan.</li> <li>- <i>Verified by CEQA MND, prepared August 2003 and Addendum to the Ridge at Orchard Hill Planned Development Overlay Mitigated Negative Declaration, dated August 26, 2016.</i></li> </ul> <p><b>Water Resources</b></p> <ul style="list-style-type: none"> <li>- 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 would not deplete groundwater supplies or interfere with groundwater recharge resulting in groundwater loss.</li> <li>- <i>Verified by City of Placerville Public Works website accessed June 14, 2020.</i></li> <li>- See “Soil Suitability/ Slope / Erosion/ Drainage / Storm Water Runoff” factor above for information on the issue of storm water runoff.</li> <li>- 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.</li> <li>- <b>See Attachment G: Farmland and USGS map</b></li> </ul>



Vegetation, Wildlife	2	<p><b>Vegetation</b></p> <p>- The site consists of primarily chaparral and scrub vegetation. Surrounding site uses are primarily vacant land with similar vegetation characteristics to the west and north (with one small commercial block directly north), a housing development to the east, and a heavily treed property to the south.</p> <p><b>Wildlife</b></p> <p>- 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.</p> <p>- <b>See Attachment F: Endangered Species and 2 Maps &amp; Aerials</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 and 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 August 2003

**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
- 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 MND, dated August 2003
- Addendum to the Ridge at Orchard Hill Planned Development Overlay Mitigated Negative Declaration, dated August 26, 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 06017C0775E 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
- Anna M. Starkey, M.A., RPA, Cultural Regulatory Specialist of the Tribal Historic Preservation Department of the United Auburn Indian Community of the Auburn Rancheria (UAIC)
- 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**

- NEPAssist
- 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 – EJSscreen Report (Version 2019)

### **Environmental Assessment Factors**

- 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
- CEQA MND, dated August 2003
- Addendum to the Ridge at Orchard Hill Planned Development Overlay Mitigated Negative Declaration, dated August 26, 2016
- 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
- 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><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> </ul>

	<ul style="list-style-type: none"> <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 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 Friday, and between 8:00 a.m. and 5:00 p.m. on Saturday and Sunday.</i></li> <li>• <i>In the event that blasting with explosives should be necessary for grading, City Code Section 3-6-2 requires written permission from the Fire Chief before blasting can occur. All blasting approved by the Fire Chief, if necessary, shall be conducted between 9:00 a.m. and 3:00 p.m. Monday through Friday.</i></li> </ul>

	<p><i>- Rock-crushing equipment should be strategically placed away from adjacent businesses. If noise levels from rock crushing exceed 70 decibels (averaged over one hour) at the property line of adjacent businesses or 60 dBA at the nearest residences, then either temporary shielding or a reduced hourly duty cycle should be used to keep noise levels (from construction activities) below an hourly average of 70 dBA at property lines of adjacent businesses and 60 dBA at the nearest residences.</i></p>
<p><b>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</b></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><b>Soil Suitability/ Slope/ Erosion/ 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).</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>



**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: 4-22-21