

Notice of Completion & Environmental Document Transmittal

SCH # _____

Mail to: State Clearinghouse - P.O. Box 3044 Sacramento, CA 95812-3044 (916) 445-0613

Project Title:

Lead Agency: City of Placerville
Street Address: 3101 Center Street
City: Placerville Zip: 95667

Contact Person: Andrew Painter
Phone: (530) 642-5252
County: El Dorado

Project Location

County: El Dorado City/Nearest Community: Placerville
Cross Streets: Citywide Total Area: Approximately six square miles
Assessor's Parcel No.: Numerous Section: 9, 16 Twp: 10 North Range: 11 East Base: Mt. Diablo, CA
Within 2 Miles: State Highway # 49, 193 Waterways: Hangtown Creek, Weber Creek
Airports: Placerville General Aviation Airport Railways: None Schools: Louisiana Schnell School, Sierra School, Placerville Community Day School, Markham School, El Dorado High School

Document Type

CEQA: NOP Supplement/Subsequent NEPA: NOI OTHER: Joint Document
 Early Cons EIR (Prior SCH No.) _____ EA Final Document
 Neg Dec Other: _____ Draft EIS Other: _____
 Draft EIR FONSI

Local Action Type

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Housing Planned Unit Development Use Permit Coastal Permit
Element Update Site Plan Land Division Other:

Development Type

Residential: Units Acres Water Facilities: Type: _____ MGD: _____
 Office: Sq. Ft. Acres Employees Transportation: Type: _____
 Commercial: Sq. Ft. Acres Employees Mining: Mineral: _____
 Industrial: Sq. Ft. Acres Employees Power: Type: _____
 Education: _____ Waste Treatment: Type: _____
 Recreational: _____ Hazardous Waste: Type: _____
 Other: _____

Project Issues Discussed in Document

Aesthetic/Visual Floodplain/Flooding Schools/Universities Water Quality
 Agricultural Land Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Air Quality Geologic/Seismic Sewer Capacity Wetland/Riparian
 Archeological/Historical Minerals Wildlife
 Soil Erosion/Compaction/Grading Noise Solid Waste Growth Inducing
 Coastal Zone Population/Housing Balance Land Use
 Drainage/Absorption Public Services/Facilities Cumulative Effects
 Economic/Jobs Traffic/Circulation Other: _____
 Fiscal Recreation/Parks Vegetation

Project Description

State law requires Housing Elements to be updated periodically to reflect a community's changing housing needs. This update covers the 2013-2021 planning period pursuant to the update cycle for jurisdictions within the Sacramento Area Council of Governments (SACOG) region.

The goals of the Housing Element present a general statement of intent for the policies and the programs identified in the Element. Goals represent the most general of the City's visions for the Housing Element and were developed in close consultation with members of the community and appropriate service providers through workshops and public review and comment. Due to their general nature, changes to Housing Element goals do not lend themselves to environmental analysis, though they do indicate the intent of the City in implementing policy and program changes. Policies are statements of preference, need, or prioritization regarding the achievement of the goals. Although the proposed project is intended to encourage and facilitate the development of housing through the 2013-2021 planning period, specific future projects are subject to regulation of the General Plan, performance standards and permitting processes of the City's Municipal Code, including the Planning and Zoning Regulations, California Environmental Quality Act (CEQA) review of each proposed project, and all mitigation measures contained in applicable CEQA documents. Evaluation of impacts at this time is too speculative to include in this Negative Declaration.

Reviewing Agencies Checklist

KEY
S = Document sent by lead agency
X = Document sent by SCH
✓ = Suggested distribution

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Wildlife
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # 3
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

Health & Welfare

Health Services _____

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Affairs

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # 5S (Central Valley)

Youth & Adult Corrections

Corrections

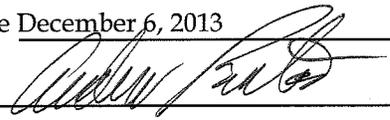
Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency
- Other _____

 Public Review Period (to be filled in by lead agency)

Starting Date December 6, 2013

Ending Date January 6, 2014

Signature 

Date December 5, 2013

For SCH Use Only:

Date Received at SCH: _____

Date Review Starts: _____

Date to Agencies: _____

Date to SCH: _____

Clearance Date: _____

Notes: _____

NEGATIVE DECLARATION

CITY OF PLACERVILLE

State of California
Office of Planning and Research
1400 10th Street Ste. 121
Sacramento, CA 95814

Environmental File No: EA 2013-01

County Clerk
County of El Dorado
360 Fair Lane
Placerville, CA 95667

RE: Negative Declaration
FOR: City of Placerville Housing Element Update
(Project)

To whom it may concern:

The City of Placerville has prepared for Approval a project known as:
2013-2021 Housing Element Update Environmental Document.

Reasons the project will not have a significant environmental impact:
This project does not create any potential environmental impacts.

In accordance with the authority and criteria contained in the California Environmental Quality Act, State Guidelines, and Placerville's Guidelines for the Implementation of the California Environmental Quality Act, the Environmental Quality Officer analyzed the project and has recommended that the Lead Agency determine that the project will not have a significant impact on the environment. Based on this finding, the Department of Community Development hereby files this **NEGATIVE DECLARATION**.

A period of **thirty (30) days** from the date of filing of this **NEGATIVE DECLARATION** will be provided to enable public review of the project specifications and this document prior to action on the project by the City of Placerville. A copy of the project specifications is on file in the Development Services Department, City Hall, 3101 Center Street, Placerville CA 95667.

This document is being filed in duplicate. Please acknowledge filing date and return the acknowledged copy in the enclosed stamped, self-addressed envelope.

DATE RECEIVED FOR FILING

PREPARED BY: Andrew Painter

FILED BY: Andrew Painter

DATE: December 5, 2013

INITIAL STUDY

1. **Project Title:** 2013-2021 Housing Element Update
2. **Lead Agency Name and Address:** City of Placerville
3101 Center Street
Placerville, CA 95667
3. **Contact Person and Phone Number:** Andrew Painter, City Planner
(530) 642-5252
4. **Description of Project:**

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plan. Section 65302 (c) of the Government Code sets forth the specific components to be contained in a community's housing element.

State law requires Housing Elements to be updated periodically to reflect a community's changing housing needs. This update covers the 2013-2021 planning period pursuant to the update cycle for jurisdictions within the Sacramento Area Council of Governments (SACOG) region. The comprehensive update of the Housing Element, which is hereby incorporated by reference, addresses both existing and projected housing needs through 2021.

The Placerville Housing Element is comprised of the following components:

- An analysis of the City's population, household and employment base, and the characteristics of the housing stock, including a summary of the present and projected housing needs of the City's households.
- A review of potential energy constraints to meeting the City's identified housing needs.
- An evaluation of resources that will facilitate the development of new housing.
- A statement of housing goals, policies and programs to address Placerville's identified housing needs.

The Initial Study assesses impact associated with adoption of the Housing Element's goals, policies, and programs, which are explained below in the context of environmental analyses.

The goals of the Housing Element present a general statement of intent for the policies and the programs identified in the Element. Goals represent the most general of the City's visions for the Housing Element and were developed in close consultation with members of the community and appropriate service providers through workshops and public review and comment. Due to their general nature, changes to Housing Element goals do not lend themselves to environmental analysis, though they do indicate the intent of the City in implementing policy and program changes. Policies are statements of preference, need, or prioritization regarding the achievement of the goals.

Regional Housing Needs

Housing elements must identify and analyze existing and projected housing needs, effectiveness of the past housing element, constraints to the production of housing, and goals, policies, objectives, and scheduled programs for the preservation, improvement, and development of housing. In addition, a housing element must address its Regional Housing Needs Allocation (RHNA) allocation in terms of number of housing units and housing affordability. The RHNA is allocated by SACOG and is meant to allocate a "fair share" of the region's existing and forecasted housing needs to each individual jurisdiction, based on population and job growth, housing construction trends, commute patterns, infrastructure constraints, and household formation trends, among other factors.

To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under State law "adequate sites" are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels.

Regional Housing Needs Plan Allocation for Placerville 2013-2021

Income Category	RHNA Allocation	
	Number	Percent
Extremely Low	39	10.5 %
Very Low	39	10.5 %
Low	55	14.8 %
Moderate	69	18.5 %
Above Moderate	170	45.7 %
Total	372	100%

Source: Sacramento Area Council Governments, Regional Housing Needs Plan. (November 2012)

The City's RHNA is divided into four income and affordability limits: Extremely-low, very low, low, moderate, and above moderate units. The City's RHNA is intended to assure that adequate sites and zoning are available to accommodate anticipated housing demand during the RHNA period. The housing allocation by income group is not a construction goal or requirement. The RHNA is a capacity target to ensure that appropriate planning policies and land use regulations are in place to accommodate the City's share of projected regional growth.

The Housing Element itself does not define the residential growth potential of the City; rather, it works within the framework of the General Plan and zoning regulations, which establish the type and amount of future residential development permitted in Placerville.

Residential Sites Inventory

California Government Code Section 65583(a)(3) requires Housing Elements to contain an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public

facilities and services to these sites.” Compliance with this requirement is measured by the jurisdiction’s ability in providing adequate land with adequate density and appropriate development standards to accommodate the RHNA.

Tables 36, 37 and 38 of the Housing Element identify residential sites within the City that have the capacity to accommodate at least 516 dwelling units. These sites address the City’s RHNA for the 2013-2021 planning period. They also address an unmet housing need of 106 units from the Housing Element 4th Cycle (2008-2013) for low, very-low and extremely-low income households.

Programs

Programs are specifically designed and established to implement Housing Element goals and policies. Typically, programs identify the specific department or division of the City charged with their implementation. Programs are directly tied to Housing Element policies and designed to achieve the goals through the management of land use and development, regulatory concessions or restriction, and utilization of appropriate financing and subsidy programs. Since programs are the most specific of the plan elements, they receive the most scrutiny under these preliminary environmental analyses. Throughout the Initial Study, specific programs are referenced where they have some bearing on a potential environmental impact.

5. Surrounding Land Uses and Setting:

The City of Placerville is located at the intersection of Highway 50 and Highway 49, in the foothills of the Sierra Nevada Mountains. The City is surrounded by unincorporated El Dorado County lands on all sides, with land uses generally comprised of residential, agricultural, open space, and forest.

6. Other Public Agencies Whose Approval is Required:

The City of Placerville, through the Planning Commission and City Council, will adopt the 2013-2021 Housing Element. The Housing Element helps establish housing policy rather than approve specific physical developments. Various approvals of responsible and possibly trustee agencies would be required prior to development of future housing projects in the City.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

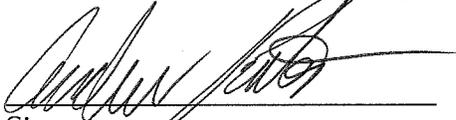
The environmental factors checked below would be potentially affected by this project, as further articulated by the checklists on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Land Use and Planning | <input checked="" type="checkbox"/> Transportation/Circulation | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Population & Housing | <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Utilities & Service System |
| <input checked="" type="checkbox"/> Geophysical | <input checked="" type="checkbox"/> Energy & Mineral Resources | <input checked="" type="checkbox"/> Aesthetics |
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Hazards | <input checked="" type="checkbox"/> Cultural Resources |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Recreation |
| | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a **Negative Declaration** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not have a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **Mitigated Negative Declaration** will be prepared.
- I find that the proposed project **may** have a significant effect on the environment, and an **Environmental Impact Report** is required.



Signature

Dec 5, 2013
Date

Andrew Painter
Printed Name

City of Placerville
For

I. **AESTHETICS.** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Analysis

(a through d) Most goals, policies, and programs included in the 2013-2021 Housing Element update would not be relevant to aesthetics. Aesthetic considerations in the Initial Study are limited to those quantifiable visual resources or impacts which affect the environment. These do not include subjective considerations of appearance, architectural style, color, or building materials.

The Housing Element encourages higher densities of development in some areas, including infill development and promotion of housing for large families. Programs may facilitate residential developments in areas such as infill sites which would not develop without change in the City's housing policies.

Housing projects do not typically involve substantial outdoor lighting that would produce substantial additional light pollution or glare.

Future housing development in the City will continue to be reviewed for aesthetic impacts, and CEQA will continue to be applied to all projects over which the City has discretionary authority. As a part of future project-level review of future housing projects, aesthetic impacts will be identified and mitigated, wherever possible.

The impact is less than significant.

II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Analysis

(a through e)

The proposed update to the Housing Element does not impact agricultural resources as no objectives or policies and no land use map changes are proposed that would impact agricultural resources that exist within or near the Project area. The Housing Element consists of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing.

Housing Element Program 6 describes an action to revise the RE, Estate Residential (Section 10-5-4) zone to permit employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household as an agricultural use to meet the requirements of Health and Safety Code Section 17021.6. The RE zone is the sole district that permits agricultural uses such as raising and grazing livestock, poultry or other animals; growing and harvesting of trees, fruits, vegetables, flowers, grains and other crops; storage, packing or processing of agricultural products on the property.

The City has one parcel containing approximately twenty-one (21) acres, and less than one (1) acre of another parcel that are zoned RE. Neither of these parcels is mapped on the California Resources Agency's Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) of the Farmland Mapping and Monitoring Program. Also, these parcels are not enrolled under the Williamson Act.

Furthermore, there is no impact on forest land by this project as no forest land exists within the City of Placerville.

III. **AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Analysis

(a through e) Placerville is located within the Mountain Counties Air Basin (MCAB), generally covering the mountainous areas of the central and northern Sierra Nevada Mountains, from Plumas County on the north to Mariposa County on the south. The City of Placerville and surrounding area is under the jurisdiction of the El Dorado County Air Quality Management District (EDCAQMD) at the local level, and the California Air Resources Board (CARB) at the State level. Local air pollution control districts are charged with monitoring and regulating air quality within these air basins, based on deferral and State legislation. The U.S. Environmental Protection Agency (EPA) is responsible for implementation of the Federal Clean Air Act of 1970, as amended. This act requires the EPA to establish National Ambient Air Quality Standards (NAAQS) in order to protect the public health. Both the federal government and the State of California have set ambient air quality standards based on the health-related impacts of criteria pollutants. The El Dorado County portion of the Mountain Counties Air Basin is considered a State non-attainment zone for PM10 and ozone pollutants.

The Housing Element is a policy document guiding the development of residential uses in the City of Placerville. It does not accommodate or encourage establishment of industrial uses or other used that would directly emit air pollutants.

The Housing Element includes programs that encourage higher-density residential and mixed-use development. The type, density and location of future housing development are not known at this time. Mixed-use development has the benefit of potentially reducing both work and non-work related trips by future residents in the area due to their proximity to local jobs and services. This could reduce air pollutant emissions and impacts to air quality compared to the single-use development patterns that characterized previous housing development in the City. Future housing developments created pursuant to this Housing Element will require CEQA review to determine and mitigate air quality impacts.

No other policies or programs set forth by the Housing Element have the potential to negatively affect air quality within the City or air basin. The impact is less than significant.

IV. BIOLOGICAL RESOURCES. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Analysis

(a through e) The adoption of the 2013-2021 Housing Element does not impact or modify existing development regulations or City policies addressing biological resources. Future development will be subject to environmental review as required by State law and City policy. The Housing Element does not include specific housing development proposals, nor does it encourage development projects on any biologically sensitive lands. The Housing Element includes policies to encourage construction of new units, the use of the City's density bonus provisions, increased housing in and around the downtown area, and preserve existing affordable housing, all of which would make it easier for the City to accommodate its share of the regional housing needs allocation while relying less on conversion of undeveloped lands (which are more likely to contain valuable habitat) to urban uses.

Impacts to biological resources within Placerville resulting from the adoption and implementation of the Housing Element Update are considered less than significant.

V. CULTURAL RESOURCES. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Analysis

(a through d) The Housing Element does not involve revisions to development standards that would impact cultural resources. The Housing Element encourages preservation of existing housing and infill development on vacant parcels. The City is not contemplating new construction on sites with known historic resources. Existing policies related to potentially-occurring cultural resources will continue to apply to future development projects. Any housing project encouraged by the Housing Element would require CEQA review and mitigation wherever necessary.

The impact is less than significant.

VI. **GEOLOGY AND SOILS.** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Analysis

(a through h) The Housing Element Update contains policy and program revisions to the City's General Plan related to the provision of housing in the community.

The Housing Element does not contain any specific housing development proposals. The programs and policies of the Element do call for changes in zoning designations to address site inventory availability for lower income housing needs (RHNA). Other programs would make changes to the Zoning Ordinance to

permit non-traditional types of housing, consistent with state statute, for lower income individuals and households (e.g. single-room occupancy units, transitional housing, supportive housing).

Although land uses would be similar, these changes have the potential to change the layout of structures on site, thus changing drainage patterns and potentially changing erosion patterns as well. A National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, issued by the Regional Water Quality Control Board (RWQCB), is required when site development involves clearing, grading, or disturbances to ground such as stockpiling or excavation that results in soil disturbances of one acre or more of land. Erosion potential from exposed soils is controlled through compliance with Permit requirements, including the implementation of a Stormwater Pollution Prevention Plan (SWPPP) that includes utilization of Best Management Practices (BMPs). The Housing Element does not change these regulatory requirements. These existing requirements are sufficient to ensure that erosion control measures offset potential impacts of new development.

Standard City practices for issuance of building permits will reduce impacts related to geotechnical/seismic issues. Preparation of site-specific geologic studies is required in areas of geologic hazards. Strict adherence to the construction standard mandated by the California Building Code and incorporation of recommendations of site-specific geologic studies would mitigate any structural concerns associated with the construction of dwelling units encouraged by the Housing Element Update.

Future development proposals will be subject to CEQA review to address any potential impacts on geologic resources, and mitigation will be required as appropriate.

The impacts are considered less than significant.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Analysis

(a through b) New development in accordance with the City's Housing Element Update would create new sources of greenhouse gas (GHG) emission which could result in a significant impact. The Initial Study does not specifically provide an analysis of GHG emissions.

New development over the course of the Housing Element planning period would generate greenhouse gas emissions due to new vehicle trips, use of construction equipment, and off-site power and natural gas generation. During the construction phases of individual development projects, construction vehicles and activities would also generate emissions. Greenhouse gas emissions associated with infill development could occur over the short-term for demolition, site preparation, and construction activities to support the proposed land use. Emissions could result from the long-term operation of any completed development. GHG emissions associated with the Housing Element

New construction will be required to comply with the latest edition of applicable California Building Codes which include energy codes related to efficiency. However, impacts associated with any future project would be identified during the project review process and evaluated in conjunction with the applicable discretionary or building permit process that may be subject to separate CEQA review.

The Housing Element Update would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases and does not differ from the existing standards within the City Code or General Plan. Impacts from GHG emissions are therefore considered less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Analysis

(a through h) The Housing Element is a policy document that does not propose any specific housing projects of any kind.

Hazardous materials and waste regulations are implemented by a number of government agencies including, but not limited to, the following:

- United State Environmental Protection Agency (USEPA)
- California Environmental Protection Agency (EPA)—Department of Toxic Substances Control
- Regional Water Quality Control Board
- California Division of Industrial Safety
- California State Fire Marshal
- California Highway Patrol, and
- Placerville Police and Fire District.

Each of the aforementioned agencies has established regulations regarding the proper transportation, handling, management, use, storage, and disposal of hazardous materials for specific operations and activities.

Pursuant to the California Environmental Quality Act (CEQA), the California Department of Toxic Substances Control (DTSC) maintains a Hazardous Waste and Substances Sites List (Cortese List). As part of the Cortese list, DTSC also tracks "Calsites," which are mitigations of brownfield sites that are subject to Annual Workplans and/or are listed as Backlog sites, confirmed release sites that are not currently being worked on by DTSC. Before placing a site in the backlog, DTSC ensures that all necessary actions have been taken to protect the public and environment from any immediate hazard posed by the site. There are many sites within Placerville listed with the DTSC, many of which no longer require remediation activities. Future development will continue to be subject to hazardous materials regulations.

The Housing Element refines housing strategy for the City, including some programs which have the potential to increase densities within residential areas and allow for additional construction at residential sites to accommodate the needs of the disabled. The impacts to hazards associated with these programs are expected to be small, and are insignificant in nature.

Development of physical buildings and sites, including housing, to the extent that they are considered "projects" under CEQA, would require further environmental review and mitigation, wherever necessary. The adoption of the Housing Element will not cause the release of any hazardous materials into the environment, nor will it create hazardous conditions. The Housing Element will not substantially affect safety conditions related to land uses in close proximity to airports. Emergency evacuation and response plans are not affected by the proposed changes to the Housing Element. There is no increase in potential for homes or structures to be affected by wildfires, as all current applicable regulations related to fire protection and forest management will remain in place.

Considering the level of existing regulation mandated by the State, City and Federal Governments, as well as internal control within most lending institutions related to healthy and safety issues, impacts resulting from implementation of the policies and programs included in the Housing Element Update are considered less than significant.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k) Substantially alter the existing drainage pattern of the site or area, or add water features that could increase habitat for mosquitoes and other vectors and a potential for increase pesticide use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Analysis

(a through k) A Housing Element program makes changes related to the density and intensity of residential uses and related development regulations on potential sites. The rezoning to twenty (20) dwelling units per acre is necessary to meet statutory requirements, to make lands suitable for low, very-low and extremely-low income households, and to provide land inventory necessary for the City to meet its Regional Housing Needs Allocation for low, very-low and extremely-low income households. While no land uses will change as a result of the Project, the small changes in site layout have the potential to alter some environmental characteristics related to site-specific impact. Drainage patterns and groundwater recharge rates could vary slightly as a result, altering the direction of runoff from residential sites. No changes have been made regarding overall lot coverage requirements, building materials, or other factors that could increase runoff and negatively impact drainage patterns. No increase in runoff is anticipated.

The Housing Element is a policy document that does not recommend or accommodate any particular development project. Sites within the 100-year flood zone are not generally considered suitable for residential development. The Housing Element does not propose any land use changes for properties within the 100-year flood zone. The project is not anticipated to result in any increased exposure of persons or structures to flood risks.

Construction sites of one acre or more will require a Stormwater Pollution Prevention Plan (SWPPP), which would reduce impact to water quality associated with urban runoff. All future development within the project area will be subject to site-specific environmental studies as determined appropriate by the City, and will comply with applicable City policies related to flooding and water issues. Placerville is not located in an area prone to seiche, tsunami, mudflow, or flooding as a result of dam failure.

The overall impacts of the Housing Element Update related to hydrology and water quality are considered less than significant.

X. LAND USE AND PLANNING. Would the Project:

- | | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Analysis

(a through c) The Housing Element is a state mandated element of the General Plan. The Housing Element itself does not physically divide any established community. Rather, the Housing Element works within the framework of the General Plan, which establishes the type and amount of future residential development permitted in the City. The Housing Element is being updated in accordance with State law and internal consistency with other Elements of the General Plan. Several programs included in the Housing Element will be implemented as a part of the General Plan update and comprehensive Zoning Ordinance revisions. Policies will be included within the General Plan update that avoid or reduce environmental impacts of future projects, and such policies would apply to any housing projects encouraged by implementation of the Housing Element. Consistency with these policies will be required through staff and decision-maker review of future proposed development projects. Some of the programs in the Housing Element update have the potential to promote logical, orderly growth, setting forth goals for infill development, maintenance and rehabilitation of existing housing stock.

No habitat conservation plans or natural community conservations plans exist in the project area. In addition, there are no agricultural resources in Placerville.

The impact is considered less than significant.

XI. MINERAL RESOURCES. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Analysis

(a through b) Due to the urbanized nature of the City, opportunities for mineral resource loss or mineral resource recovery within the City is minimal. The Housing Element is a policy document that does not recommend or accommodate any particular development project. Development of physical buildings and sites, including housing, to the extent that they are considered "projects" under CEQA, would require further environmental review and mitigation, wherever necessary. Impacts, if any are considered less than significant.

XII. NOISE. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Analysis

(a through f) For the purposes of environmental analysis, noise is considered to be unwanted sound. Noise is measured on a decibel scale, which allows practical measurement and characterization. The decibel scale is adjusted for community noise impact assessment to consider the additional sensitivity to certain pitches (through the A-weighting mechanism) and to consider the additional sensitivity during evening and nighttime hours (through the Community Noise Equivalent Level and Day-Night Average, or L_{dn}).

Residents of and visitors to Placerville experience typical urban noise from sources such as automobile traffic, operation of mechanical equipment and construction equipment, vocalizations, and related sources. Primary sources of noise include highways and other roadways. Construction noise is an intermittent and temporary contributing source. All such noises are expected to occur with or without adoption of the Housing Element Update.

Infill development involves construction or redevelopment in close proximity to existing developed areas, and as such, this development may expose more people to groundbourne noise and vibration compared to development of previously underdeveloped areas.

Development of property along major noise generators (such as Highway 50) would expose future residents to excessive noise without barriers, berms, or other noise-attenuating features. Development of residential property in proximity to industrial areas and commercial areas may expose future residents to truck noise, manufacturing noise, and other urban sources of noise.

Future housing development encouraged by the Housing Element would generate vehicular traffic, causing noise along the City's roadways. Since no specific project and no specific property are proposed for development by the Housing Element, it is not possible to predict the level of traffic generation or traffic-related noise. Existing noise regulations are present and apply to all development projects in the City. Additionally, future projects will be subject to CEQA review, which would include traffic analysis and noise analysis and mitigation, where necessary. Residential projects located in existing neighborhoods have typically included mitigation measures within CEQA review to address noise concerns. Future projects may exceed City standards for noise-sensitive land uses in the developed areas of the City, but any such impact would be addressed during the environmental review process for that development.

Overall, the impact is less than significant.

XIII. POPULATION AND HOUSING. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Analysis

(a through c) The Housing Element will not involve additional housing development in the community beyond that established in the General Plan. The recommendations of the Housing Element will be pursued in coordination with the amendments to the General Plan to ensure consistency among the various Elements within the Plan.

Housing programs and policies set forth in the Housing Element encourage infill development and construction of new housing to meet the needs of the community. None of the recommended programs has the intent or likely probability to displace existing housing or residents. To the contrary, the Housing Element includes programs to preserve and/or rehabilitate housing.

The overall impacts are considered less than significant.

XIV. PUBLIC SERVICES.

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Analysis

The Housing Element does not contain proposals for development.

The City of Placerville, including its Development Services Department, has structured its development impact fees to provide for adequate public infrastructure and services in developing areas of the City which are well-served, in general, to meet existing and approved developments. School impact fees are assessed separately from City development impact fees, and are independent of City control.

The Housing Element Update will not create any additional physical demands on public service providers, including fire protection, police, parks, schools, or other government services. Impacts of new development will continue to be addresses at project level through design, building codes, fee payment, and other means deemed acceptable to service providers.

The overall impacts are considered less than significant.

XV. RECREATION.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Analysis

(a and b) The Housing Element does not specify locations or levels of future housing development. Future development proposals will be required to pay all applicable fees (including park fees) to address any potential impacts on recreation services and resources. Specific future projects will require CEQA review, which will address impacts to recreational facilities.

The impact is considered less than significant.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Analysis

(a through g) The Housing Element does not involve development that might affect aircraft operations, changes to air traffic patterns, or any design changes to the local roadway network.

Roadway improvements made necessary by the development of residential or commercial uses are determined when such uses are proposed. Transportation impacts resulting from new

developments, including impacts of level of service and safety of curves, are considered as part of the environmental review for each project, with appropriate design requirements and mitigation set forth at that time.

The Housing Element Update contains no policies or programs that will serve to hinder emergency access, or preclude the creation of sufficient parking to meet needs or current and future development. There are also no policies or programs that conflict with potential alternative transportation programs.

The impact is less than significant.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- h) Require or result in the construction or expansion of existing facilities, the construction of which could cause significant environmental effects, including a potential increase in pesticide use to control mosquitoes and other vectors?

Analysis

(a through h) Sanitary sewer services are provided to residents by the City of Placerville, and domestic water services are provided by both the City and the El Dorado Irrigation District (EID).

Overall, the City has adequate service to meet the needs of its residents. Improvements necessary to serve residential development are financed by developers at the time of residential construction and project approval. Improvements are made incrementally as necessary, with all determinations for necessary improvements made by the applicable district at the time of development or building permit review.

The Housing Element sets forth strategy for achieving housing production and maintenance goals, but does not contain any specific housing development proposals. As such, the programs and policies will not negatively affect the quality or the provision of these utilities. Several programs are supportive of improvements and upgrades to existing utility systems, including water and sewer infrastructure, roads and drainage systems. These programs have the potential to improve utility provision within the City.

Future development proposals will be reviewed to address any potential impacts on drainage, and mitigation will be required as appropriate. Future development proposals will also be required to pay all applicable fees (including development impact fees) to address any potential impacts on utilities and service systems.

The impact is less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Analysis

(a through c) The Housing Element of the Placerville General Plan is a policy document established to address the State's housing goal, *the attainment of decent housing and a suitable living environment for every Californian* (Govt. Code Section 65580). The Housing Element itself does not propose any specific development project.

Residential development occurring as a result of the policies and programs established within the Housing Element will be subject to subsequent CEQA review. The Housing Element does not include any goals, policies, or programs that would result in impacts to any mandatory findings of significance issues above or beyond those previously identified. The General Plan EIR addresses known and probable impacts resulting from population growth, which the Housing Element seeks to accommodate.

The impact is less than significant.

REGIONAL LOCATOR MAP

