



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
**Environmental Coordination Services**  
County of Placer

**DATE:** April 12, 2024

**TO:** California State Clearinghouse  
Responsible and Trustee Agencies  
Interested Parties and Organizations

**SUBJECT:** **Notice of Preparation of a Recirculated Draft Environmental Impact Report for the Proposed Mill Creek Single Family Residential Project**

**REVIEW PERIOD:** **April 12, 2024 to May 11, 2024**

As lead agency for the preparation of a Recirculated Draft Environmental Impact Report (RDEIR) for the Mill Creek Project SCH#2017052042 (proposed project), Placer County has prepared this Notice of Preparation (NOP) in accordance with Section 15082 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (CEQA Guidelines). According to that provision, the purpose of the NOP is to provide responsible agencies and trustee agencies the opportunity to provide the lead agency with specific details about the scope and content of the environmental information related to the responsible and trustee agencies' areas of statutory responsibility that the agencies would like the lead agency to include in the RDEIR.

The County will need to know the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Responsible agencies will need to use the RDEIR prepared by the County when considering their permits or other approvals for the proposed project.

Your agencies' timely comments on this NOP should ensure that the RDEIR will include sufficient environmental information to allow your agencies to complete their statutory responsibilities with respect to the proposed project. This NOP is also being provided to other interested parties who are also invited to provide their recommendations regarding the scope and content of the RDEIR.

**Project Description:** The project consists of the demolition of existing onsite structures and construction of 322 single-family home sites, and four parks, including a paseo (trail).

**Project Location:** The 65.2-acre proposed project site is located south of PFE Road, west of Antelope Road and north of the Placer County/Sacramento County line in the southeast portion of the Dry Creek-West Placer Community Plan area of Placer County, California. The site is identified as Assessor's Parcel Numbers (APNs) 474-130-007, -009, -010, -017, -018, -022, and -024.

**Contact Information:** For more information regarding the project, please refer to the following detailed project description or contact Anne Marie Novotny, Supervising Planner, (530) 745-3039, or email [AMNovotny@placer.ca.gov](mailto:AMNovotny@placer.ca.gov).

A copy of the NOP is available for review at the Rocklin and Roseville libraries; Placer County Community Development Resource Agency/Auburn front counter, and at the following link on the County's website:

<https://www.placer.ca.gov/2526/Environmental-Impact-Reports>

**NOP Comment Period:** Written comments should be submitted at the earliest possible date, but not later than 5:00 p.m. on **May 11, 2024** to Shirlee Herrington, Environmental Coordination Services, Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603. (530) 745-3132, Fax: (530) 745-3080, [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov).

**NOP Scoping Meeting:** In addition to the opportunity to submit written comments, a public scoping meeting will be held by the County to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The meeting will be held on April 24, 2024 at 9:00 a.m. at the Community Development Resource Center, 3091 County Center Drive, Auburn (Planning Commission Hearing Room).

<p style="text-align: center;"><b>EIR Scoping Meeting on the Mill Creek Project</b> Wednesday   April 24, 2024   9:00 am <u>In-Person:</u> CDRA Planning Commission Room 3091 County Center Drive, Auburn, CA or <u>Teleconference Meeting:</u> Zoom: <a href="https://placer-ca-gov.zoom.us/j/96916522241">https://placer-ca-gov.zoom.us/j/96916522241</a> Phone: 1 888 788 0099 US Toll Free or 877 853 5247 US Toll Free Webinar ID: 969 1652 2241</p>
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## 1.0 PROJECT DESCRIPTION

The following discussion addresses the location, setting, and components of the proposed project.

### 1.1 Location and Setting

The proposed project site is located on multiple parcels abutting the Sacramento County line south of PFE Road, between Cook-Riolo Road and Antelope Road (see Exhibit 1 and Exhibit 2). The parcels are designated as follows, with the names referring to current ownership: the GB3one3/MC1 LLCs properties, APN 474-130-007 and -018; the Marquez/Valencia property, APNs 474-130-009, -010, -017, -022; and the Pruett property, APN 474-130-024. Ownership of each property is shown in Exhibit 3 below. The project site is located in the southeastern corner of the Dry Creek-West Placer Community Plan (DCWPCP) Area of Placer County, California. Each of the properties included in the project site are discussed in further detail below.

#### Marquez/Valencia Property

The Marquez/Valencia property includes a commercial nursery and wholesale grower (Green Paradise Nursery). The property includes greenhouses, a single-family residence, Quonset huts, various outbuildings, potted plants, and a small irrigation pond. The property also contains an aboveground storage tank, a well, a bulk fertilizer tank, and a pesticide storage area. Two pole-mounted transformers are located on the property, as well as a series of valves as part of the gas line which runs north and south along the common boundaries of the Pruett and GB3one3/MC1 (north) parcels.

#### GB3one3/MC1 Properties

The eastern portion of the 20-acre GB3one3/MC1 property contains three single-family residential units, various outbuildings, a metal-sided barn, two sheds, and a mobile home. The remainder of the property consists of annual grasslands, scattered trees, and an old almond orchard. A pole-mounted transformer is located to the north of the residences. The southern 6.6-acre parcel has been heavily disturbed as a result of past agricultural operations.

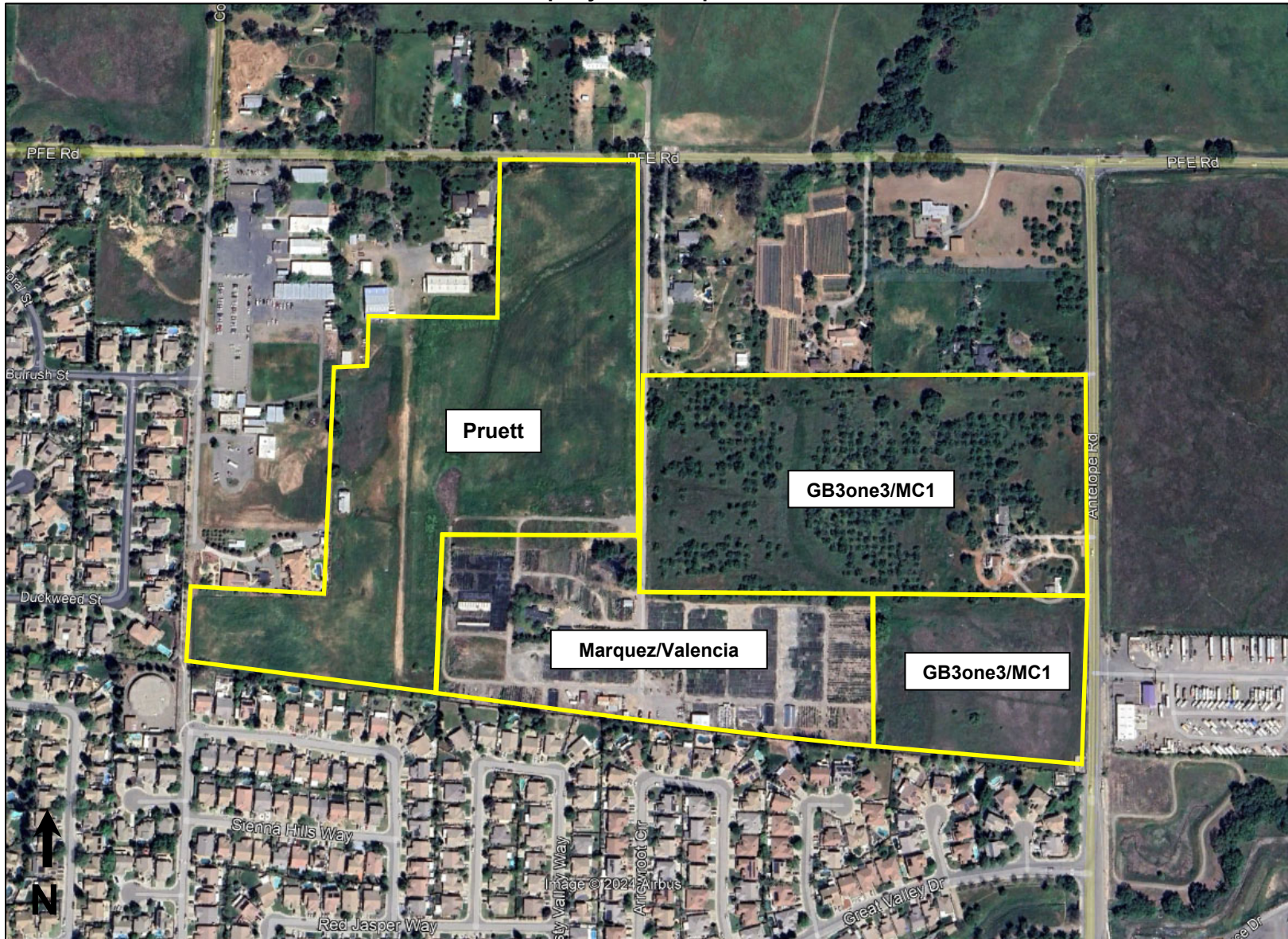
**Exhibit 1  
Regional Location**



Exhibit 2  
Location Map



**Exhibit 3  
Property Ownership Exhibit**



### Pruett Property

The Pruett property includes a 25-acre area located to the west and north of the Marquez/Valencia property, abutting the western boundary of the northern GB3one3/MC1 property. The 25-acre area contains a drainage swale that extends from the southwest corner northeasterly towards PFE Road. Both areas have been heavily disturbed as a result of past agricultural operations. The property does not contain any permanent structures.

## **1.2 Surrounding Land Uses**

The site is bounded on the west side by Cook-Riolo Road, a church located within the former site of Dry Creek Elementary School (also used as a community service station for the Placer County Sheriff's Office (PCSO), and historically used as the school district's office space), and several residences. Antelope Road extends north-south to PFE Road along the eastern boundary of the site. PFE Road forms the northern boundary of the western portion of the project site. A rectangular area south of PFE Road and west of Antelope Road includes six parcels ranging from 1.1 to 5.2 acres, containing single family homes with various outbuildings, which are not a part of the Mill Creek project. The approved Creekview Ranch project, which would include future development of 597 single-family residential lots and various associated improvements, is located to the north and east, across PFE Road and Antelope Road, respectively. South of the project site, within Sacramento County, is a residential community and industrial uses southeast of Antelope Road within Placer and Sacramento Counties.

## **1.3 Project Site Background**

In 2018, Placer County prepared a Draft EIR for the original Mill Creek project. The 2018 Mill Creek Draft EIR analyzed development of a 308-lot residential development on approximately 110.1 acres (APNs 474-130-007, -009, -010, -017, -018, -022, and -024, and 474-120-017) in unincorporated Placer County. The project site consisted of the Marquez/Valencia (then known as "Haight" Property), GB3one3/MC1 LLCs (then known as "Ogg" Property), Pruett Property, and the 44.53-acre Placer Greens property. The residential development included three medium density residential "villages"; a landscape corridor; open space areas; parks; and off-site roadway and sewer improvements. The 2018 Mill Creek project required approval of amendments to the County's General Plan and DCWPCP, Rezone, Vesting Phased Tentative Subdivision Map, Conditional Use Permit, and Variance. Following the end of the public review period of the Draft EIR, the project was placed on hold, and the application subsequently withdrawn by the applicant. Consequently, the EIR was not considered for certification and the requested entitlements were not approved.

The revised Mill Creek project ("proposed project") would eliminate the Placer Greens property, which was acquired and made a part of the Creekview Ranch project, thereby reducing the overall size of the project, but generally increasing density to provide smaller, more affordable residential lots and maintain a similar number of units as the originally proposed project.

## **1.4 Approach to Analysis**

The following section discusses the approach to the environmental document and reliance of the proposed project on certain Creekview Ranch infrastructure improvements.

### **Recirculated Draft EIR**

As previously mentioned, Placer County prepared a Draft EIR for an earlier iteration of the proposed project in 2018. In such cases when a Draft EIR has been prepared but not certified by the lead agency, and a project is modified, the agency can be guided by Section 15088.5(a) of the CEQA Guidelines. According to Section 15088.5(a):

- (a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section,

the term "information" can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation include, for example, a disclosure showing that:

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.
- (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. (*Mountain Lion Coalition v. Fish & Game Com.*(1989) 214 Cal.App.3d 1043).

Considering the substantial modifications to the project since 2018 and the changes in the regulatory setting (e.g., Senate Bill 743), Placer County will prepare a Recirculated Draft EIR (RDEIR) for the current Mill Creek project. The RDEIR will provide a comprehensive analysis of the anticipated environmental effects of the current Mill Creek project. The previously prepared 2018 Draft EIR will serve as the basis for the RDEIR; however, it is anticipated that the 2018 Draft EIR will be substantially revised to reflect the revised project description and changes in the regulatory setting.

### **Creekview Ranch Project Dependencies**

Importantly, development of the proposed project is dependent upon the installation of certain infrastructure that is the responsibility of the approved Creekview Ranch project. The applicant for the proposed project has indicated that it is not financially feasible to proceed with the proposed project prior to the completion of certain Creekview Ranch sewer infrastructure components. As a result, the proposed project would be developed subsequent to the construction of the following Creekview Ranch sewer improvements and acceptance of the following improvements by the County as complete:

- Sewer
  - Creekview Ranch Lift Station;
  - Creekview Ranch Village 1 gravity mains to the lift station (the connecting sewer infrastructure is required to serve the project); and
  - PFE Road and Antelope Road sewer mains extended to the Antelope Road entry to serve the project.

There are certain transportation and drainage improvements identified for the Creekview Ranch project that would be required for the proposed Mill Creek project. These improvements would either be constructed as the Creekview Ranch project builds out (see below bullets for further info), or depending on the timing of Creekview Ranch phases, potentially by the Mill Creek applicant. Analysis of the potential environmental impacts associated with construction of the below-noted improvements has already been conducted during the environmental review of the Creekview Ranch project, and that analysis will be incorporated by reference in this EIR, as necessary, and improvements shown to be consistent with previous analysis, pursuant to CEQA Guidelines Section 15150. These improvements are as follows:

- Traffic and Transportation
  - Frontage widening is dependent on Creekview Ranch Village 2 and 4 frontage widening (lane and intersection pavement transitions tie into the frontage widening);
  - Relies on signalization of the Antelope Road and PFE Road intersection and ancillary turn lanes;
  - Relies on Antelope Road widening and reprofiling (lane and intersection pavement transitions tie into the frontage widening);
  
- Drainage
  - Cross culverts at PFE Road between Creekview Ranch Villages 2 and 3 that receive flows from the northwestern sheds of Mill Creek are conditioned to be upsized with Creekview; and
  - Storm drain and culverts under Antelope Road at Creekview Ranch Village 4 tributary (Dry Creek Antelope North Road Tributary East Branch). The proposed storm drain outfall connection supporting Mill Creek is in Antelope Road near the south end of Creekview Ranch Village 4.

## **1.5 Project Components**

The proposed project comprises a 322-lot residential development on approximately 65.2 acres (see Exhibit 4). The project applicant is seeking several entitlements for the proposed project, as follows:

### **Requested/Required Entitlements**

The project applicant is requesting Placer County approval of the following entitlements:

- Amendment of DCWPCP to change land use designations of the project site from Low Density Residential (LDR) (48.6 acres) and Industrial (16.6 acres) to Medium Density Residential (MDR) (46.6 acres) and High Density Residential (HDR) (18.6 acres);
- Rezone from Residential Single-Family, combining Agriculture, combining minimum building site of 20,000 square feet (RS-AG-B-20) (48.6 acres) and Industrial Park, combining Design Scenic Corridor (INP-Dc) (16.6 acres) to Residential Single-Family, combining minimum building site of 4,000 square feet (RS-B-4) (46.6 acres) and Residential Single-Family, combining minimum building site of 3,000 square feet (RS-B-3) (18.6 acres);
- Vesting Tentative Subdivision Map for the subdivision of 65.2 acres into a 322-lot single family residential subdivision; and
- Conditional Use Permit to allow parks/playgrounds and trails within the Open Space (O) zoning district.

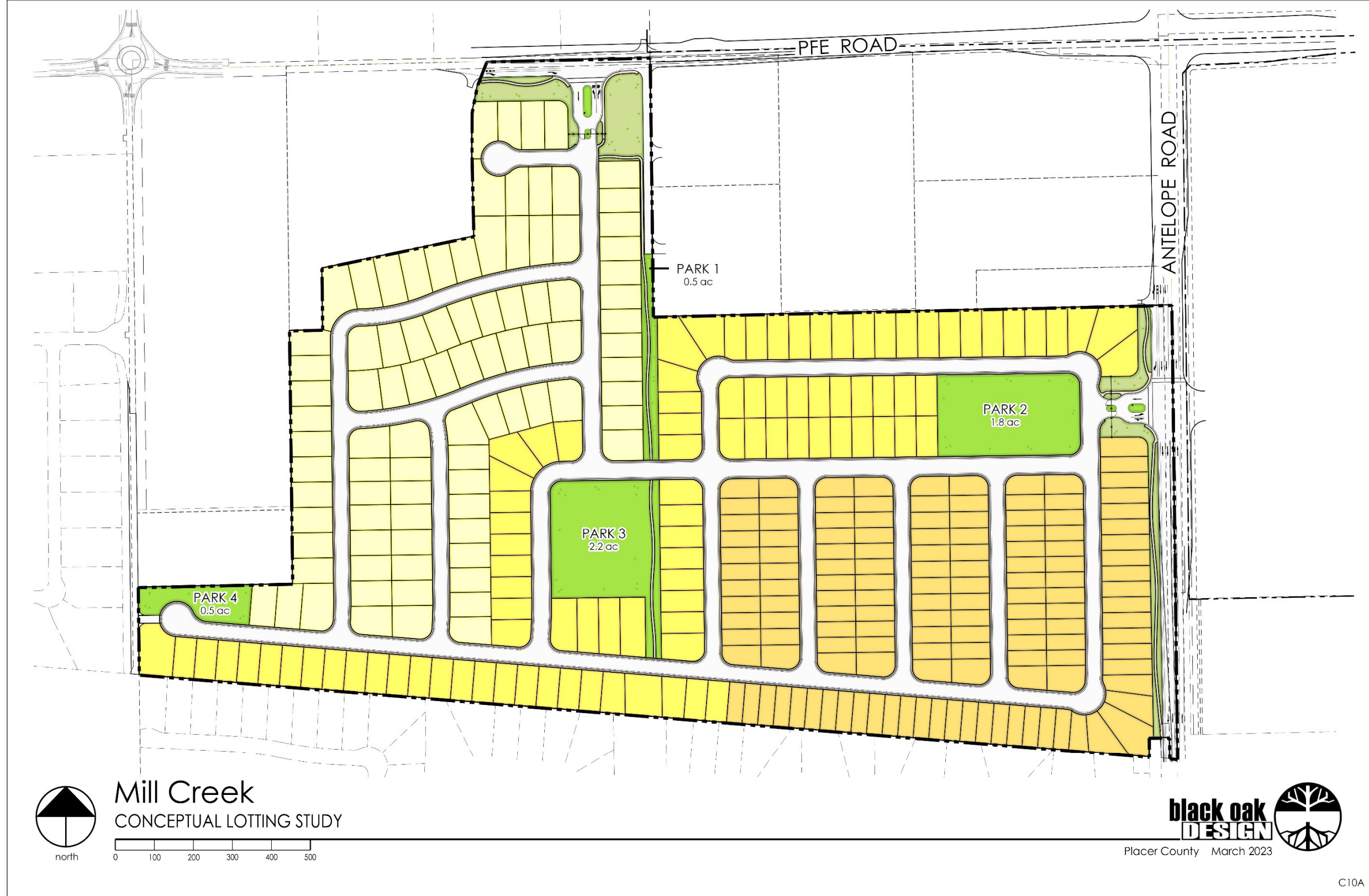
### **Other Agency Approvals**

The proposed project will require approvals from other agencies including, but not limited to, the following:

- Annexation into the Placer County Service Area 28, Zone 173 for sanitary sewer service (Placer County Board of Supervisors);
- Annexation into Placer County Service Area 28, Zone 169 for ongoing maintenance of public parks, trails and open space recreation amenities within the Dry Creek community (Placer County Board of Supervisors);
- Annexation into Dry Creek Fire Zone of Benefit (County Service Area 28, Zone of Benefit 165) for provision of fire protection services to the project site (Placer County Board of Supervisors);
- Issuance of PCCP permits from the Placer County Conservation Authority for the western portion of the project which is located within the PCCP Plan Area;
- Issuance of a Biological Opinion by the U.S. Fish and Wildlife Service; and
- Obtaining a Water Quality Certification from the Central Valley Regional Water Quality Control Board.



Exhibit 4  
Mill Creek Site Plan



## Dry Creek-West Placer Community Plan Amendment and Rezone

Existing and proposed DCWPCP designations for the project site are shown in Exhibit 5 and listed in Table 1. Existing and proposed Placer County zoning districts for the project site are shown in Exhibit 6 and listed in Table 1.

Existing Community Plan Designations		Proposed Community Plan Designations		Existing Zoning		Proposed Zoning	
LDR	48.6 acres	MDR	46.6 acres	RS-AG-B-20	48.6 acres	RS-B-X-4	46.6 acres
I	16.6 acres	HDR	18.6 acres	IN-UP-DC	16.6 acres	RS-B-3	18.6 acres

The project includes amending the DCWPCP land use designations for the site to MDR (46.6 acres) and HDR (18.6 acres). With respect to zoning, the proposed rezone would result in a total of 46.6 acres of RS-B-4 and 18.6 acres of RS-B-3.

### Vesting Tentative Map

The Vesting Tentative Subdivision Map includes 322 single-family lots, several common lots, internal roadways, four park lots, and four (4) landscape lots (see Table 2 and Exhibit 7).

Land Use	Average Lot Size	Acres	Lots	Density	
Residential	4,000-sf minimum	7,103 sf	39.9	183	4.6
	3,000-sf minimum	4,577 sf	17.9	139	7.75
Landscape Corridor			2.4		
Open Space/Park			5.0		
<b>TOTAL</b>			<b>65.2</b>	<b>322</b>	<b>4.9</b>

The project is designed to be constructed in three phases, with the first phase, all MDR, located off PFE Road and including 112 lots. The second phase, a combination of MDR and HDR, would be located off Antelope Road and include 133 lots. The third and final phase, also a combination of MDR and HDR, would be located in the south/central portion of the site and include 77 lots. The community is designed with three distinct product types containing the following minimum lot sizes: 4,000 square feet (40 x 100' minimum), 5,700 square feet (55 x 105' minimum), and 6,300 square feet (60 x 105' minimum). Generally, the project has larger lots on the west, decreasing in size toward the east side of the project; however, those 5,700 square-foot (55 x 105') lots along the northern boundary, east of the PFE Road entry, are in fact designed at 108.3' to 133.9' deep (average 121.4') to provide a buffer for the adjacent parcels.

Placer County's affordable housing regulations (Article 15.65) require a minimum of 10 percent of the total for-sale units be available at affordable sales prices to moderate income households unless an equivalent proposal is submitted for consideration. A proposal for an alternative equivalent action may also include such options as dedication of vacant land, the construction of affordable units on another site, and/or the development of accessory dwelling units. The ultimate means by which the affordable housing requirement will be satisfied will be analyzed in the EIR. Although the traffic and utilities studies conservatively assume construction of 33 ADUs, the unit count reflected in Table 2 above does not include any additional units, including ADUs, that could be used to fulfill the County's affordable housing requirement.

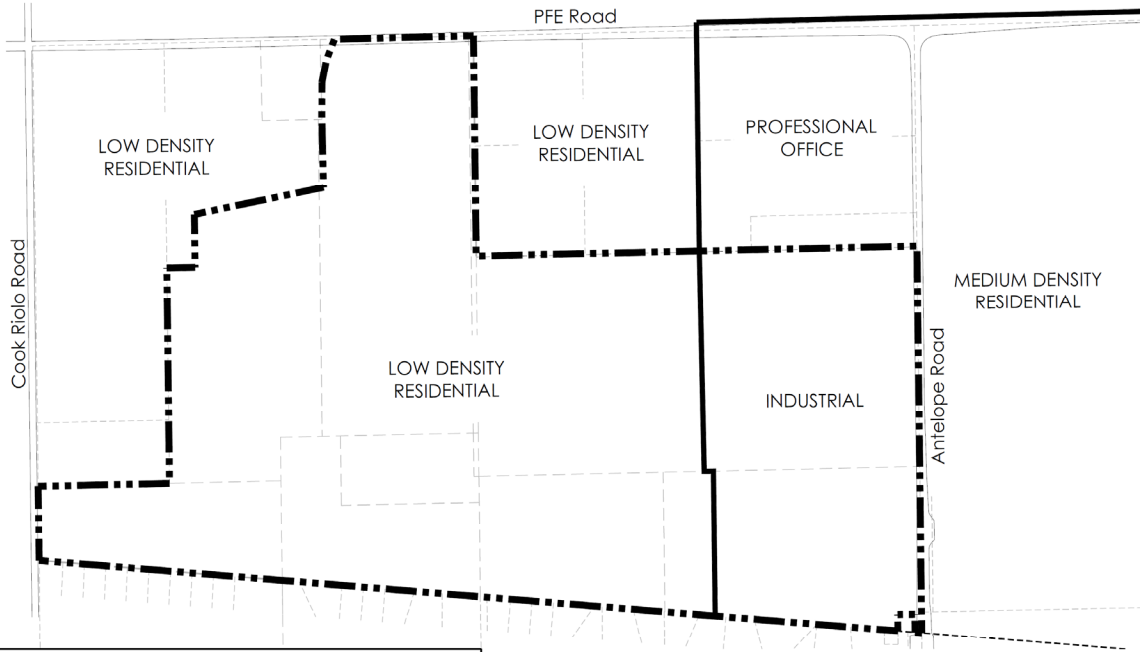
### Access and Circulation

Primary site access would be provided by two entries: one from Antelope Road, the other from PFE Road, as shown in Exhibit 4. An emergency vehicle access (EVA) easement and road to the southernmost end of Cook Riolo Road is proposed at the southwest corner of the project.

## Exhibit 5 Existing and Proposed Community Plan Designations

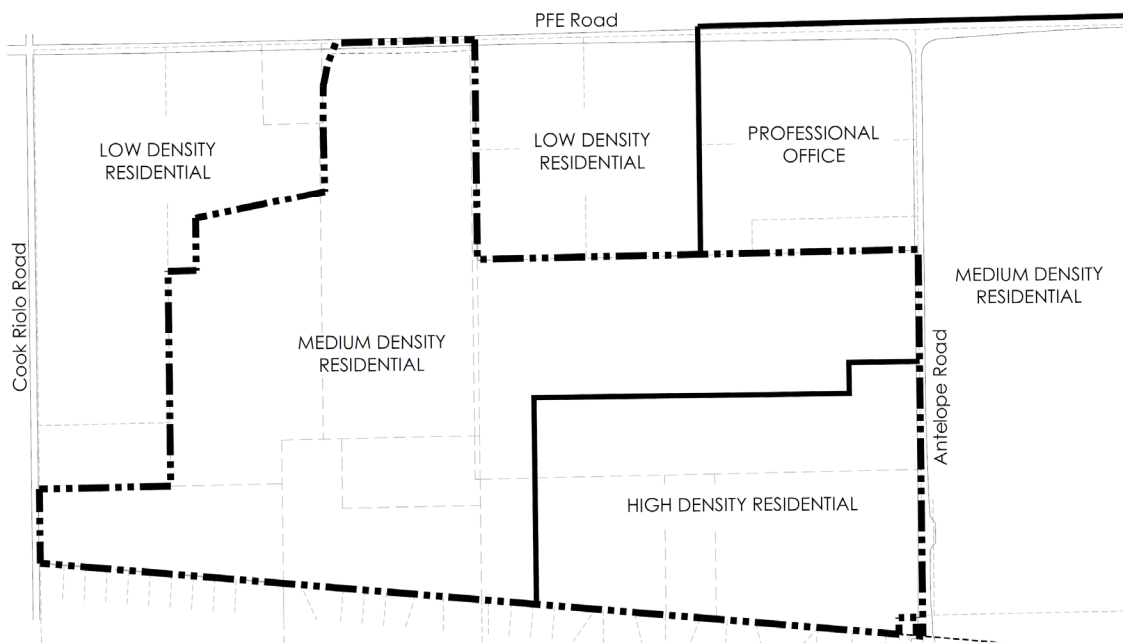
### Existing Community Plan Designations

Low Density Residential	48.6 acres
Industrial	16.6 acres
<b>Total</b>	<b>65.2 acres</b>



### Proposed Community Plan Designations

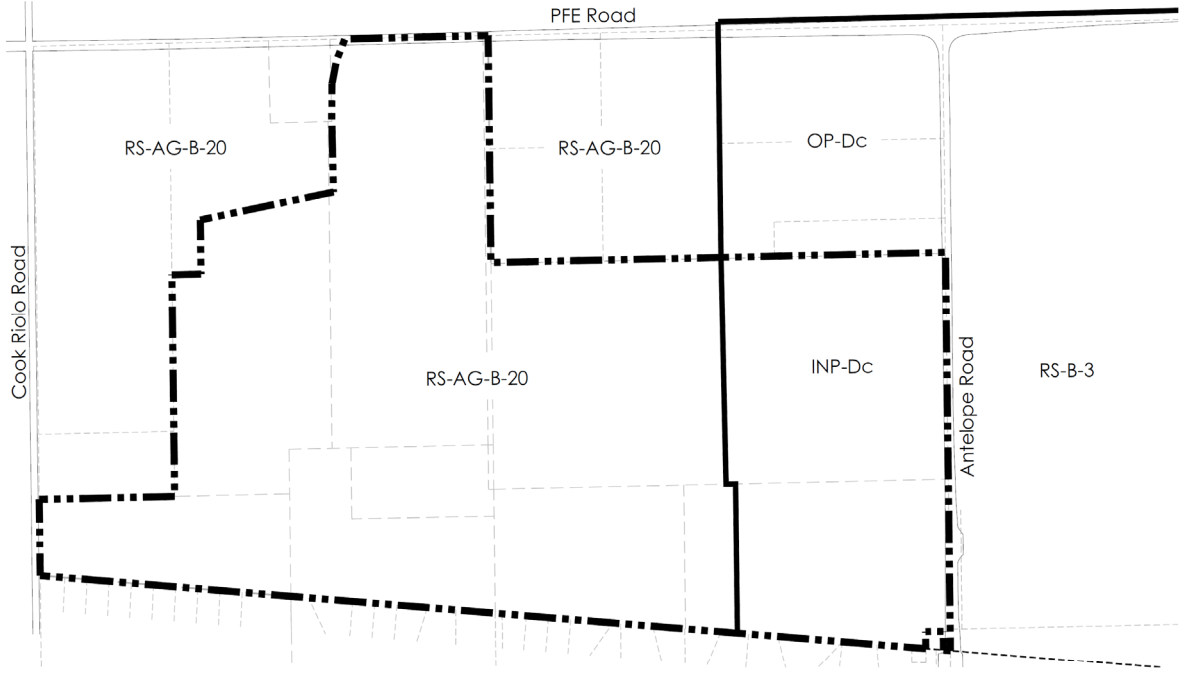
High Density Residential	18.6 acres
Medium Density Residential	46.6 acres
<b>Total</b>	<b>65.2 acres</b>



## Exhibit 6 Existing and Proposed Zoning

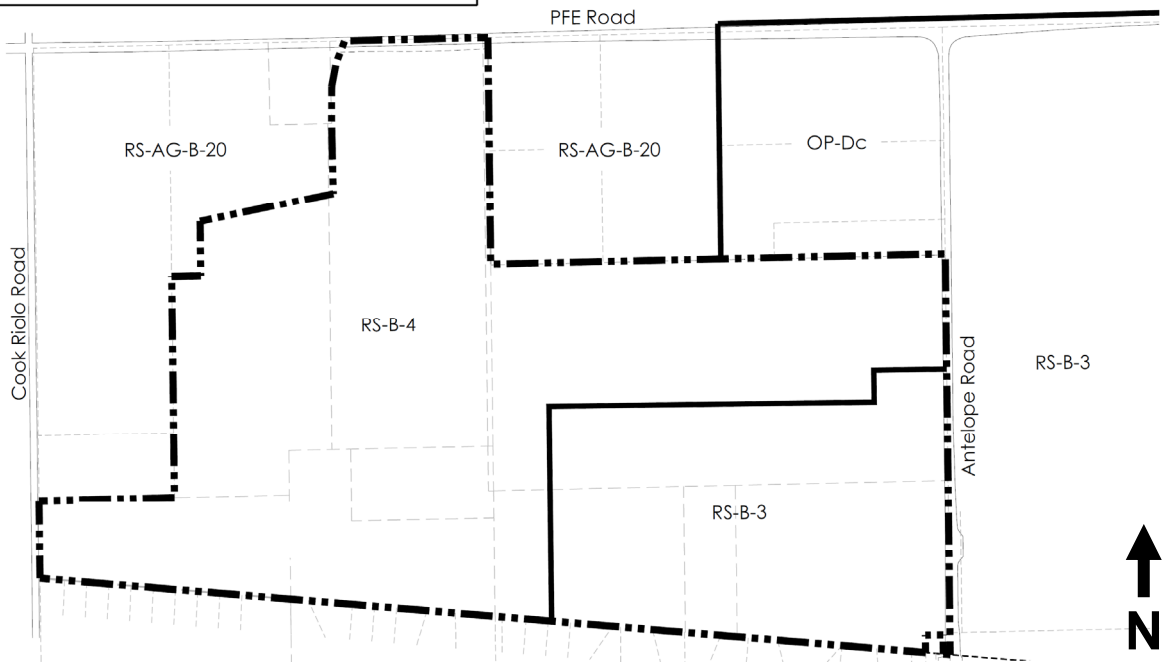
### Existing Zoning

RS-AG-B-20	48.6 acres
IND-Dc	16.6 acres
<b>Total</b>	<b>65.2 acres</b>



### Proposed Zoning

RS-B-3	18.6 acres
RS-B-4	46.6 acres
<b>Total</b>	<b>65.2 acres</b>





The project entries on Antelope Road and PFE Road would be landscaped with native vegetation, indigenous features, and marked with enhanced hardscape features, with a plant palate and style similar to Creekview Ranch, including entries which would be built with materials consistent with the DCWPCP and the Placer County Landscape Guidelines. Entries would feature a landscaped median with a vehicle gate beyond the median. Pedestrian gates would be located at the project entries and would remain unlocked during daylight hours. Project-identification monument features would be located at the entries. The exact locations of these proposed monuments have not been determined and are subject to County approval. Monuments would be required to be placed outside of all roadway and utility easements, as well as the sight distance triangle of the intersection(s).

The proposed project would be served by an internal road system that would provide access from PFE and Antelope Roads. All entry point intersections within the development area would be lighted. The road system would be private and would include 40- and 42-foot wide roadways with curbs, gutters, and sidewalks on both sides, with street parking permitted along the roadways.

In addition to landscaping, 6-foot wide, Class 1 meandering trails would be constructed along Antelope Road and the south side of PFE Road along the project frontage. The sidewalks would provide pedestrian connectivity within the project site and to off-site pedestrian facilities to be constructed by Creekview Ranch. A masonry wall would be constructed between the landscaped areas and the proposed residences adjacent to Antelope Road. Furthermore, wood fencing would be placed along the lots adjacent to the PFE Road.

Off-site roadway improvements are also required for the project and are discussed in the “Off-Site Improvements” section below.

#### *Open Space and Parks*

The proposed project would include three private parks and a paseo totaling 5.0 acres. The onsite parks would include the 0.5-acre paseo along the gas transmission main located in the center of the project, and a 2.2-acre park located near the southern end of that paseo. Additionally, a 0.5-acre park would be located in the southwest corner of the project, and a 1.8-acre park located at the Antelope entry. The parks would include areas for active sports, such as playfields and bocce courts, in addition to recreational areas, such as seating areas with gazebos.

The project site would be annexed into Placer County Service Area 28, Zone 169 for ongoing maintenance of public parks, trails, and open space recreation amenities within the Dry Creek community, subject to Placer County approval.

#### *Public Services*

The site would be served by the Placer County Sheriff’s Department and the California Highway Patrol (CHP). Law enforcement would be provided by the Sheriff’s Department, while the CHP would provide traffic-related enforcement services for the project. Fire protection services for the site would be provided by Placer County Fire. The closest fire station to the site is the Dry Creek Fire Station (Station 100), located at 8350 Cook-Riolo Road, approximately two miles from the site.

The project would be served by two school districts: The Dry Creek Joint Elementary School District (grades K-8) and the Roseville Joint Union High School District (grades 9-12).

Solid waste would be collected by Recology Auburn Placer, a private collection firm, and transported to the Western Placer Waste Management Authority’s Western Regional Sanitary Landfill located north of the City of Roseville.

### *Public Utilities*

Treated water service for the project would be provided by California American Water (Cal-Am) via its wholesale agreement with Placer County Water Agency (PCWA). The project would include connections to the existing 36-inch and 24-inch water mains located in Antelope Road and PFE Road, respectively.

The project would be served by the Dry Creek Wastewater Treatment Plant (Dry Creek WWTP). The project would connect through internal sewer mains to a sewer lift station to be constructed in the north portion of Phase 1 of Creekview Ranch, north of PFE Road. Flows would be conveyed through Creekview's transmission facilities to the Dry Creek WWTP. The project site would be annexed into Placer County Service Area 28, Zone 173 for sanitary sewer service, subject to Placer County approval.

Development of the proposed project site would require installation of onsite stormwater drainage facilities sized to convey the 10-year storm event. The 100-year storm flows generated from the site would be conveyed through overland release routes.

The project would include construction of two onsite stormwater quality treatment facilities. In general, a bio-retention basin is planned at the PFE entry and underground storage/treatment is planned at Park 2, near the Antelope entry. These water quality facilities would be sized to provide treatment for the residential lots.

The site is currently within the service area of Sacramento Municipal Utility District for electric service, and Pacific Gas & Electric (PG&E) for natural gas.

### *Off-Site Improvements*

The proposed project includes the following off-site improvements, requiring evaluation in the EIR or incorporating previous evaluation from the Creekview Ranch EIR:

#### Roadways

- *PFE Road*
  - *PFE Road*: Improve an approximately 600-foot section of PFE Road to construct the ultimate half section of south side of PFE Road. More specifically, widen the segment from two 10-foot travel lanes to two 12-foot through lanes (one in each direction) and one 14-foot center two way left turn lane/westbound left turn lane, to allow left turns into the PFE project entry. A dedicated right turn lane into the site will also be constructed. In addition, the proposed cross-section includes a buffered bike lane (6-feet of pavement between the lane and AC dike) and 6-foot Class 1 meandering trail along the south side of PFE Road.
  - Widening of approximately 200 feet east from the easterly property line to support project turn lane geometry.
- *Antelope Road*
  - Improve roadway from one travel lane in each direction to two 12-foot travel lanes in each direction and a 14-foot center two way left turn lane. In addition, the east and west sides of the roadway would include a 4-foot class 2 bike lane and curb and gutter. Where the roadway would continue to be adjacent to existing uses, an attached 6-foot sidewalk would be constructed adjacent to existing properties, rather than an 8-foot Class 1 meandering trail. A dedicated right turn lane into the site will also be constructed along project frontage, with right turn lane tapers beyond project frontage.
  - Widening of the west side of Antelope Road from the intersection with PFE Road to the project site.
- *PFE Road/Cook Riolo Road Intersection*
  - Intersection improvements including the possible construction of a roundabout or other intersection control.

- Emergency Vehicle Access
  - Improvements to the proposed EVA at the southwest corner of the site to provide adequate secondary emergency access.

#### Storm Drainage

- Install storm drain pipe across PFE Road north and across Antelope Road east to allow the project to drain into the tributaries to Dry Creek.

#### Sewer

- Construct sewer lines to direct wastewater from the project site north into the sewer system that will be constructed by the Creekview Ranch project.
- Construct the remaining required emergency storage tank at the Creekview Ranch Pump Station.

#### Water

- Potentially relocate an existing flow meter station, currently located west of existing Antelope Road, on the southeastern boundary of the site, to a location immediately west and outside of the Antelope Road right-of-way.

#### *Construction and Phasing*

The project is anticipated to be constructed in three (3) separate phases (see Exhibit 8). Phases 1 and 2 could be developed in either order, or concurrently.

### **3.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR**

The County anticipates that the EIR will contain the following chapters. Each chapter of the EIR will include identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. The proposed EIR will incorporate by reference the DCWPCP, the Placer County General Plan, and the Placer County General Plan EIR. In addition to these County documents, project-specific technical studies are being prepared by various technical sub-consultants. The following topic areas will be further evaluated in the EIR:

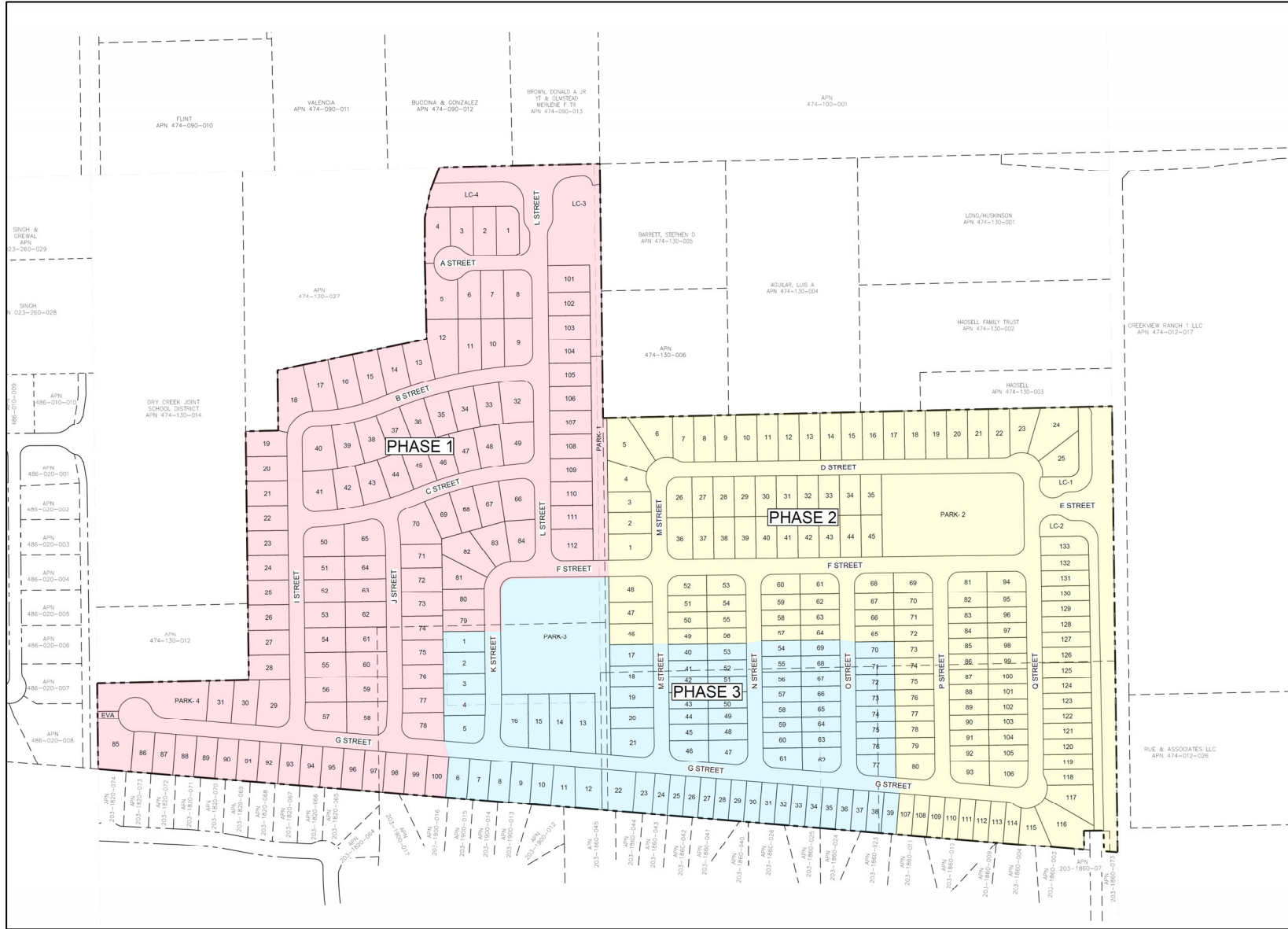
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| • Aesthetics                               | • Land Use and Planning/Population and Housing |
| • Agricultural Resources                   | • Noise  |
| • Air Quality and Greenhouse Gas Emissions | • Public Services and Utilities                |
| • Biological Resources                     | • Transportation                               |
| • Cultural Resources                       | • Tribal Cultural Resources                    |
| • Energy                                   | • Wildfire                                     |
| • Geology and Soils                        | • Statutorily Required Sections                |
| • Hazards and Hazardous Materials          | • Effects Not Found to be Significant          |
| • Hydrology and Water Quality              | • Alternatives Analysis                        |

The following paragraphs discuss the anticipated analyses that will be included in the EIR.

*Aesthetics.* The Aesthetics chapter of the EIR will summarize existing regional and project area visual character and quality. In addition, the potential for the project to increase light and glare within the vicinity will be evaluated, including protection of the night sky. The Aesthetics chapter of the EIR will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies, as required. In accordance with Appendix G of the CEQA Guidelines, impact significance will be based upon whether the project has the potential to substantially degrade the existing visual character or quality of the site and its surroundings.



## Exhibit 8 Preliminary Phase Plan



*Agricultural Resources:* The Agricultural Resources chapter of the EIR will provide information in regard to the existing setting relative to agricultural resources on the project site based on a review of maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency for Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as well as the types of on-site soils, determined through a Web Soil Survey, which will be conducted using the USDA Natural Resources Conservation Service website. The chapter will include an analysis of the proposed project's potential to conflict with the existing zoning for agricultural-related use and Williamson Act contract. The chapter will identify thresholds of significance applicable to the proposed project. The impacts will be measured against the thresholds of significance and appropriate mitigation measures and monitoring strategies will be identified which are consistent with the policies of Placer County.

*Air Quality and Greenhouse Gas Emissions.* The air quality and greenhouse gas (GHG) emissions analysis for the proposed project will be performed using the California Emissions Estimator Model (CalEEMod) software program and following Placer County Air Pollution Control District (PCAPCD) CEQA Guidelines.

The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO<sub>x</sub>, and PM<sub>10</sub>). The project's cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level. The analysis will also address any potential odor impacts that may occur, as well as toxic air contaminant (TAC) emissions. With respect to odor impacts, the analysis will primarily be focused on the project site's proximity to the City of Roseville's Dry Creek WWTP, and pursuant to CEQA, whether the proposed project will have the potential to exacerbate any odors at the WWTP.

The GHG emissions analysis will include a quantitative estimate of carbon dioxide equivalent emissions from the proposed project, including indirect emissions (e.g., electricity, natural gas) and construction emissions. The chapter will include an analysis of the project's consistency with the Placer County Sustainability Plan (PCSP).

The significance of air quality and GHG impacts will be determined in comparison to PCAPCD significance thresholds. PCAPCD-recommended mitigation measures and PCSP strategies will be incorporated, if needed, to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

*Biological Resources.* The Biological Resources chapter of the EIR will summarize the setting and describe the potential project effects to plant communities, oak woodlands, wildlife, and wetland and riparian communities, including adverse effects on rare, endangered, candidate, sensitive, and other special-status species for the project site. Effects associated with all on-site and off-site improvements will be included in the analysis. Analysis in the chapter will be based on a Biological Resources Assessment, as well as an Aquatic Resources Delineation Report to be prepared specifically for the proposed project. The project site is partially within the PCCP boundary; thus, an evaluation of the potential for the proposed development of the project to conflict with the provisions of the adopted PCCP will be included in the chapter. Mitigation measures for all identified impacts will be developed consistent with applicable laws and regulations, including the PCCP.

*Cultural Resources.* The Cultural Resources chapter of the EIR will describe the potential effects to historical and archaeological resources from buildout of the proposed project. Analysis in the chapter will be based on a Cultural Resources Report prepared for the proposed project, which will include the results of a field survey and records search. Effects associated with all on-site and off-site improvements will be included in the analysis.

*Energy.* The Energy chapter of the EIR will evaluate whether the proposed project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The discussion will also evaluate whether the proposed project would conflict with or obstruct a State or local plan for renewable energy. The chapter will review the PCSP to identify energy-related measures that may be applicable to the proposed project.

*Geology and Soils.* The Geology and Soils chapter of the EIR will summarize the setting and describe the potential effects from the project relating to soil erosion, earthquakes, liquefaction, expansive/unstable soils, as well as identify any known paleontological resources or unique geological features within the project area. The chapter will also discuss the potential for significant disruptions to soil or changes in topography due to project development. The chapter will be based primarily on a site-specific Geotechnical Report and a Preliminary Grading Plan prepared for the proposed project along with a Paleontological Records Survey.

*Hazards and Hazardous Materials.* The Hazards and Hazardous Materials chapter of the EIR will summarize the setting and describe any potential for existing or possible hazardous materials within the project area, including but not limited to any lead or asbestos associated with the existing on-site structures, overhead/underground utility lines, or soil contamination associated with pesticides and/or termiticides. The chapter will also assess the potential for the proposed project to create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials.

Impacts of the environment on a project (i.e., impacts related to the existing UPRR tracks and WWTP in the project vicinity), as opposed to impacts of a project on the environment, are beyond the scope of required CEQA review. The California Supreme Court has held that, "CEQA does not generally require an agency to consider the effects of existing environmental conditions on a proposed project's future users or residents. What CEQA does mandate... is an analysis of how a project might exacerbate existing environmental hazards." As such, the mere presence of possible hazardous materials at the site or in the vicinity, should such exist, would be considered an existing environmental condition and, thus, would not be considered an impact under CEQA. Rather, the proposed project could have the potential to result in an impact associated with possible hazardous materials should the proposed project exacerbate the existing conditions (e.g., contaminated soils become airborne during ground-disturbing activities and expose construction workers or future residents of the proposed project). The chapter will primarily be based on site-specific Phase I and Phase II Environmental Site Assessments.

*Hydrology and Water Quality.* The Hydrology and Water Quality chapter of the EIR will summarize setting information and identify potential impacts on stormwater drainage, flooding, groundwater (i.e., depletion and recharge), and water quality, including stormwater runoff water quality. The Hydrology and Water Quality chapter will evaluate project-related increases in impervious surfaces and stormwater flows, increases in downstream flooding, and on-site facilities necessary to treat and possibility detain on-site runoff. In addition, the chapter will evaluate impacts associated with alteration of the 100-year floodplain limits and existing drainage patterns. The chapter will be based primarily on a project-specific Preliminary Drainage Report and a Storm Water Quality Plan.

*Land Use and Planning/Population and Housing.* The Land Use and Planning/Population and Housing chapter of the EIR will evaluate the consistency of the proposed project with the policies and regulations included in the Placer County General Plan, DCWPCP, and County Code adopted for the purpose of avoiding or mitigating an environmental effect. In addition, the chapter will include an evaluation of the potential for the project to induce substantial unplanned population growth in the area, either directly or indirectly (i.e., through extension of roads or other infrastructure). Additionally, the chapter will include a discussion of Placer County's affordable housing requirements, and how the project will meet those requirements. The chapter will rely on information from the California Department of Finance, Placer County General Plan, and the Placer County General Plan Housing Element.

*Noise.* The Noise chapter will be based on a project-specific technical noise report. The noise report will identify all significant noise impacts due to the proposed project on any identified noise-sensitive land uses in the immediate project vicinity. Significant noise impacts will be identified if the project-generated traffic or onsite activities results in a significant increase in traffic noise levels at existing noise-sensitive land uses in the project vicinity, or exceedance of the applicable noise standards. The chapter will also evaluate short-term noise increases resulting from on- and off-site construction activities. The identification of noise mitigation measures will focus on appropriate and practical recommendations for noise control aimed at reducing any identified potential noise impacts to a level of insignificance.

*Public Services and Utilities.* The Public Services and Utilities chapter of the EIR will evaluate whether the proposed project could increase demands upon local service providers (e.g., fire, police, schools). In accordance with Appendix G, the focus of the analysis will be on whether the project's demand would require physical alteration of, or need for new governmental facilities, in order to maintain acceptable service ratios, response times, or other performance objectives, the construction of which could cause significant environmental impacts.

Additionally, the chapter will evaluate the proposed project's increase in water supply demand and wastewater generation to determine whether the existing water and sewer infrastructure systems have adequate capacity (wastewater) and supply (water), to accommodate demands from the proposed project, or if system upgrades would be required. Evaluation of any proposed water and sewer improvements will also be included in the chapter. The chapter will also evaluate the receiving landfill's capacity to accommodate the increase in solid waste associated with the proposed project. Electricity and natural gas service will also be addressed in the chapter. The chapter will be based on existing information from the Placer County General Plan, DCWPCP, and information obtained from direct consultation with appropriate service providers.

*Transportation.* The Transportation chapter of the EIR will be based on a Transportation Impact Analysis (TIA) and Local Traffic Operations Analysis Report prepared specifically for the proposed project. Impact determination for CEQA purposes will be based on vehicle miles traveled (VMT), consistent with CEQA Guidelines Section 15064.3, which became effective statewide on July 1, 2020. The VMT analysis will be prepared consistent with Placer County's current guidance regarding analysis of VMT.

The proposed project's impacts to alternative modes such as pedestrian, bicycle and transit facilities will be assessed based on their significance criteria contained in the adopted Placer County guidelines. The EIR chapter will also include an analysis of the proposed project's potential impacts related to conflicting with applicable programs, policies, and ordinances addressing the circulation system, vehicle safety hazards, and emergency access. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

*Tribal Cultural Resources.* The Tribal Cultural Resources chapter will describe the potential effects to tribal cultural resources from buildout of the proposed project. The County will conduct Native American tribal consultation pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18, the latter of which is required for the proposed project due to the proposed General Plan Amendment. Input from tribes will be incorporated into the Tribal Cultural Resources chapter. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

*Wildfire.* The Wildfire chapter of the EIR will address the questions in Section XX, Wildfire, of Appendix G of the CEQA Guidelines. Specifically, the proposed project will be evaluated to determine if the project would substantially impair an adopted emergency response plan or emergency evacuation plan. In addition, the chapter will consider whether the proposed project would exacerbate fire risk, as well as whether the project would expose people or structures to significant post-fire risks, including downslope or downstream flooding or landslides. Mapping prepared by the California Department of Forestry and Fire Protection (CAL FIRE) regarding fire hazard severity zones will be reviewed, and if necessary, the analysis will include consultation with CAL FIRE.

*Statutorily Required Sections.* Pursuant to CEQA Guidelines Section 21100(B)(5), the Statutorily Required Sections chapter of the EIR will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the proposed project. A summary of any significant and unavoidable impacts identified within the EIR will be included in this chapter, as well as a discussion of significant irreversible impacts. The chapter will generally describe the cumulative setting for the proposed project; however, a detailed description of the subject-specific cumulative setting, as well as analysis of the cumulative impacts, will be included in each technical chapter of the EIR.

*Effects Not Found to be Significant.* Section 15128 of the CEQA Guidelines states that an EIR shall contain a brief statement indicating the reasons that various possible significant effects of a project were determined

not to be significant and were, therefore, not discussed in detail in the EIR. Accordingly, the Effects Not Found to be Significant chapter of the EIR will include abbreviated discussions of impacts determined not to be significant.

*Alternatives Analysis.* In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of a range of alternatives, including a No Project Alternative. Consideration will be given to potential off-site locations consistent with CEQA Guidelines, Section 15126.6(f)(2), and such locations will be determined in consultation with County staff. If it is determined that an off-site alternative is not feasible or is unnecessary, the EIR will include a discussion describing why such a conclusion was reached. The project alternatives will be selected when more information related to project impacts is available in order to be designed to reduce significant project impacts. The chapter will also include a section of alternatives considered but dismissed, if necessary. The Alternatives Analysis chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. Such detail may include conceptual site plans for each alternative, basic quantitative traffic information (e.g., trip generation), as well as a table that will compare the features and the impacts of each alternative in comparison to the proposed project.