COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

DATE: July 13, 2021

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

SUBJECT: **Notice of Preparation of an Environmental Impact Report for the Bickford Ranch Marketplace Project**

REVIEW PERIOD: **July 13, 2021 through August 11, 2021**

Placer County is the lead agency for the preparation of an Environmental Impact Report (EIR) for the Bickford Ranch Marketplace Project (proposed project) in accordance with the California Environmental Quality Act (CEQA), Section 15082. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information to enable them to make meaningful comments regarding the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

Project Location: The 10-acre project site is located at the southeast corner of Sierra College Boulevard and State Route (SR) 193 in unincorporated Placer County, California, north of the Bickford Ranch Specific Plan (BRSP) boundaries and east of the City of Lincoln. The Placer County General Plan designates the site as Rural Residential and the site is zoned as Farm, combining minimum Building Site of 10 acres, combining Development Reserve (F-B-X-DR 10 ac. min.). The site is identified by Placer County Assessor's Parcel Number (APN) 031-106-001.

Project Description Summary: The proposed project would consist of a new 83,500-square foot (sf) commercial development, comprised of one grocery store, four retail buildings, one restaurant with a patio, and one restaurant with a drive thru. In addition, the development would include a fuel station with 18 concurrent fueling positions and a convenience store, as well as a total of 346 parking stalls. The proposed project would require approval of a General Plan Amendment (GPA), Rezone, Tentative Parcel Map, Conditional Use Permit, and two Minor Use Permits.

Contact Information: For more information regarding the proposed project, please refer to the following detailed project description or contact Christopher Schmidt, Supervising Planner, at (530) 745-3076 or crschmid@placer.ca.gov. A copy of the NOP is available for review on the Placer County website:

http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir

NOP Comment Period: Written comments should be submitted at the earliest possible date, but not later than 5:00 pm on August 11, 2021, to Shirlee Herrington, Environmental Coordination Services, Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, (530) 745-3132, fax (530) 745-3080, or cdraecs@placer.ca.gov.

NOP Scoping Meeting: In addition to the opportunity to submit written comments, a NOP scoping meeting will be held virtually via Zoom 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. Further information on the date and time of the scoping meeting is provided below.

EIR Scoping Meeting on the Bickford Ranch Marketplace Project
Thursday, July 29, 2021 at 10:00AM - Online only – No physical location
Zoom: https://us06web.zoom.us/j/88483891296
Phone: 1+ (877) 853 5247 or 1+ (888) 788 0099 | Webinar ID: 884 8389 1296

1.0 PROJECT DESCRIPTION

1.1 Location and Setting

The proposed Bickford Ranch Marketplace project is located in Placer County, at the southeast corner of Sierra College Boulevard and SR 193. The approximately 10-acre project site is generally rectangular with an irregular southern boundary (see Figure 1 and Figure 2). The Placer County General Plan designates the site as Rural Residential and the site is zoned F-B-X-DR 10 ac. min. The site is identified by Placer County APN 031-106-001-000.

Currently, the western portion of the project site is developed with a wholesale nursery, and the eastern portion of the site is undeveloped. The nursery includes a greenhouse and two small buildings near the center of the site, as well as several gravel surfaces with rows of potted plants and irrigation systems. A plastic-lined irrigation pond is currently located on the southern edge of the site.

The project site is situated on a gently sloping ridge running east-west, with elevations ranging from 275 to 308 feet above mean sea level. The west edge of the site slopes steeply to Sierra College Boulevard, and the north edge of the site slopes up to SR 193. The project site contains areas of vegetation, including ruderal areas, annual brome grassland, ornamental landscaping, and oak woodlands. The site includes 157 total trees, 124 of which are blue oak, valley oak, and interior live oak. Vegetative screening consisting of native species is located adjacent to the SR 193 and Sierra College Boulevard frontages. A total of 0.141-acre of aquatic resources is located on the eastern portion of the site, including a seasonal wetland swale, emergent marsh, and drainage ditch. A perennial stream exists to the south of the project site.

The project site was once a portion of the Bickford Ranch Specific Plan (BRSP) and identified as “not a part of this subdivision” (NAPOTS) in the original BRSP approved by the Board of Supervisors in 2001. In 2004, the BRSP boundaries were adjusted to exclude the project site from the BRSP.

1.2 Surrounding Land Uses

The project site is bounded by SR 193 to the north and Sierra College Boulevard to the west. Existing surrounding land uses include undeveloped grassland, an agricultural structure and the Fowler Ranch Pumpkin Patch to the north, across SR 193; single-family residences to the west, across Sierra College Boulevard; and rural farm residences to the east. The area immediately south of the project site is undeveloped and vegetated with grassland and riparian habitat. The BRSP boundaries extend to the southern boundary of the project site. Although the BRSP is not yet built out, the BRSP area is planned to be developed with approximately 1,890 residential units, open space preserves, trails, neighborhood parks, a fire station, an elementary school, and two recreation centers, with construction of Phase 1 infrastructure anticipated to commence summer 2021, as further discussed below. The City of Lincoln is located west of the project site, and Auburn Ravine is 0.25-mile to the north.

1.3 Approach to Baseline Analysis

The above general description of the current environmental conditions of the project site and its surroundings is provided for informational purposes. The actual baseline conditions of the surrounding area for impact analysis purposes in the EIR will be adjusted to reflect completion of BRSP Subphase 1A sewer infrastructure. Such an approach to the baseline is allowable under CEQA, as further discussed below.

According to the CEQA Guidelines Section 15125(a), “An EIR must include a description of the physical environmental conditions in the vicinity of the project. This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant.” Notably, the purpose of this requirement, “…is to give the public and decision makers the most accurate and understandable picture practically possible of the project’s likely near-term and long-term impacts.”

Figure 1
Regional Project Location

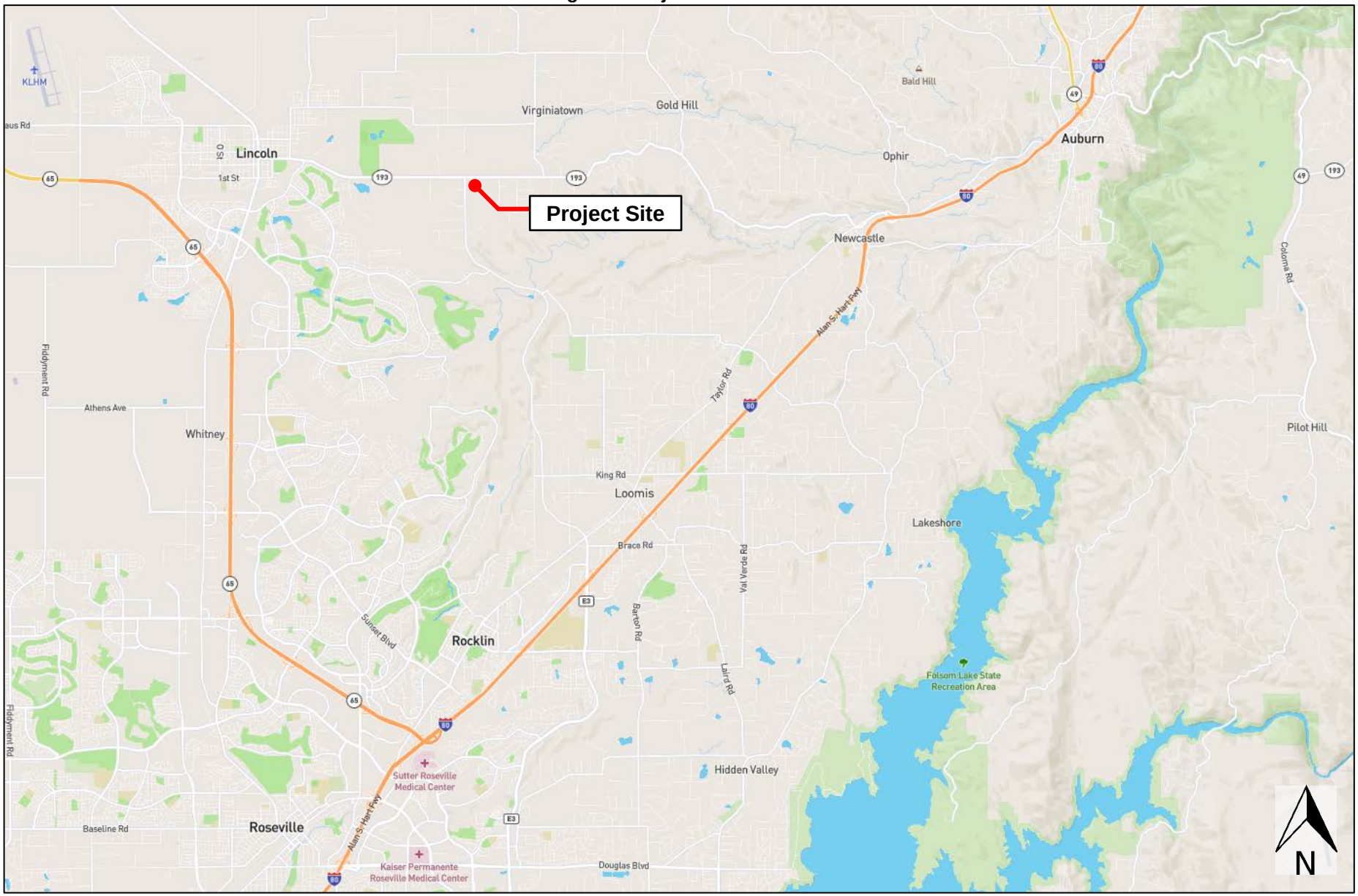


Figure 2
Project Site

The CEQA Guidelines, and the courts, have noted that in some situations, the physical conditions existing at the time the environmental analysis commences (e.g., for an EIR, the Guidelines describe this as publication of the NOP) do not always provide the most accurate and understandable picture practically possible of the project's likely impacts. For example, Guidelines Section 15125(a)(1) states that, "…where necessary to provide the most accurate picture practically possible of the project's impacts, a lead agency may define existing conditions by referencing historic conditions, or conditions expected when the project becomes operational, or both, that are supported with substantial evidence."

Similarly, in *Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 439 (Neighbors for Smart Rail), the Supreme Court stated, "…we note that in appropriate circumstances an existing conditions analysis may take account of environmental conditions that will exist when the project begins operations; the agency is not strictly limited to those prevailing during the period of EIR preparation.

An agency may, where appropriate, adjust its existing conditions baseline to account for a major change in environmental conditions that is expected to occur before project implementation." This is different than use of a future baseline, a subject dealt with in both the CEQA Guidelines Section 15125(a)(2) and Neighbors for Smart Rail. A future baseline is understood to be a point in time beyond the date of project operations, as was the case in Neighbors for Smart Rail.

For the following reasons, the existing conditions environmental baseline for the proposed project has been adjusted to be consistent with date-of-project implementation. As noted by the court, "…such a date-of-implementation baseline does not share the principal problem presented by a baseline of conditions expected to prevail in the more distant future following years of project operation - it does not omit impacts expected to occur during the project's early period of operation."

Importantly, development of the proposed project is dependent upon the installation of utility infrastructure – specifically, a sewer main extension – through Subphase 1A of the BRSP. Buildout of the BRSP would occur in several phases. Phase 1, which encompasses the westernmost portion of the BRSP, is split into subphases (see Figure 3). During Subphase 1A, a sanitary sewer main would be extended in the northerly direction along Sierra College Boulevard, and then extended towards the west at the intersection of Sierra College Boulevard and SR 193 (see Figure 4). The applicant for the proposed project has indicated that it is not financially feasible to proceed with the proposed project prior to the extension of the sanitary sewer main planned for completion during Subphase 1A of the approved BRSP project. As a result, the proposed project would be developed subsequent to construction of BRSP Subphase 1A backbone infrastructure. Construction of Subphase 1A of the BRSP is anticipated to occur from summer 2021 through summer 2022. It is noted that while Subphase 1A has a residential capacity of 350 single-family units, the adjusted baseline does not assume construction of any of these residential units, given that the Subphase 1A sewer infrastructure, to which the proposed project would connect, is anticipated to be completed within one construction season, whereas construction of 350 single-family homes could require multiple construction seasons.

1.4 Project Components

The proposed project would involve demolition of the existing on-site structures and subsequent redevelopment of the site with a new commercial development. The commercial development would include a total of 83,500 sf of building space, comprised of one 56,000-sf grocery store, four retail buildings with a total of 20,400-sf of space, a 2,000-sf restaurant with a 40-seat patio, a 3,600-sf restaurant with a drive thru, and an 18 concurrent fueling positions (18 nozzle) fuel station with a self-service car wash and convenience store. In addition, the development would include a total of 346 parking stalls and 36 bicycle parking spaces (see Figure 5 and Table 1). Amenities planned for the site include outdoor furniture, seating areas, plazas, and pedestrian linkages among buildings.

Following demolition of the on-site greenhouse and storage structures, the proposed project would require grading of approximately 9.4 acres of the 10-acre site. Grading would require the export of approximately 43,000 cubic yards of material. The site includes a total of 157 trees, many of which would require removal to accommodate the proposed project. An analysis of environmental impacts associated with material export, as well as a tree impact analysis, will be included in the EIR. Construction of the project would be split into three phases, with the grocery store and fuel station constructed first (see Table 2).

Figure 3
BRSP Phase 1 Subphasing

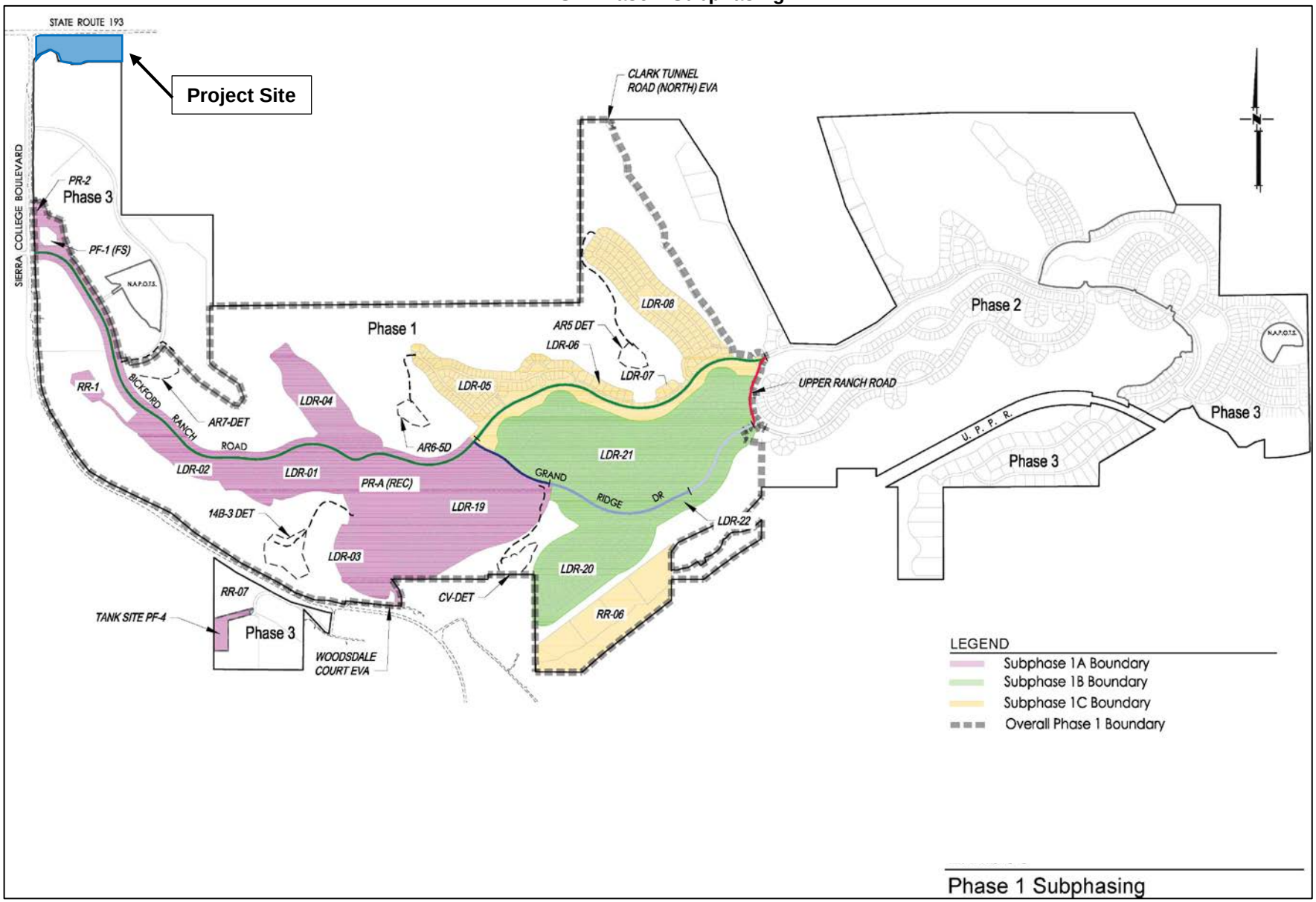


Figure 4
BRSP Subphase 1A Sewer Facilities

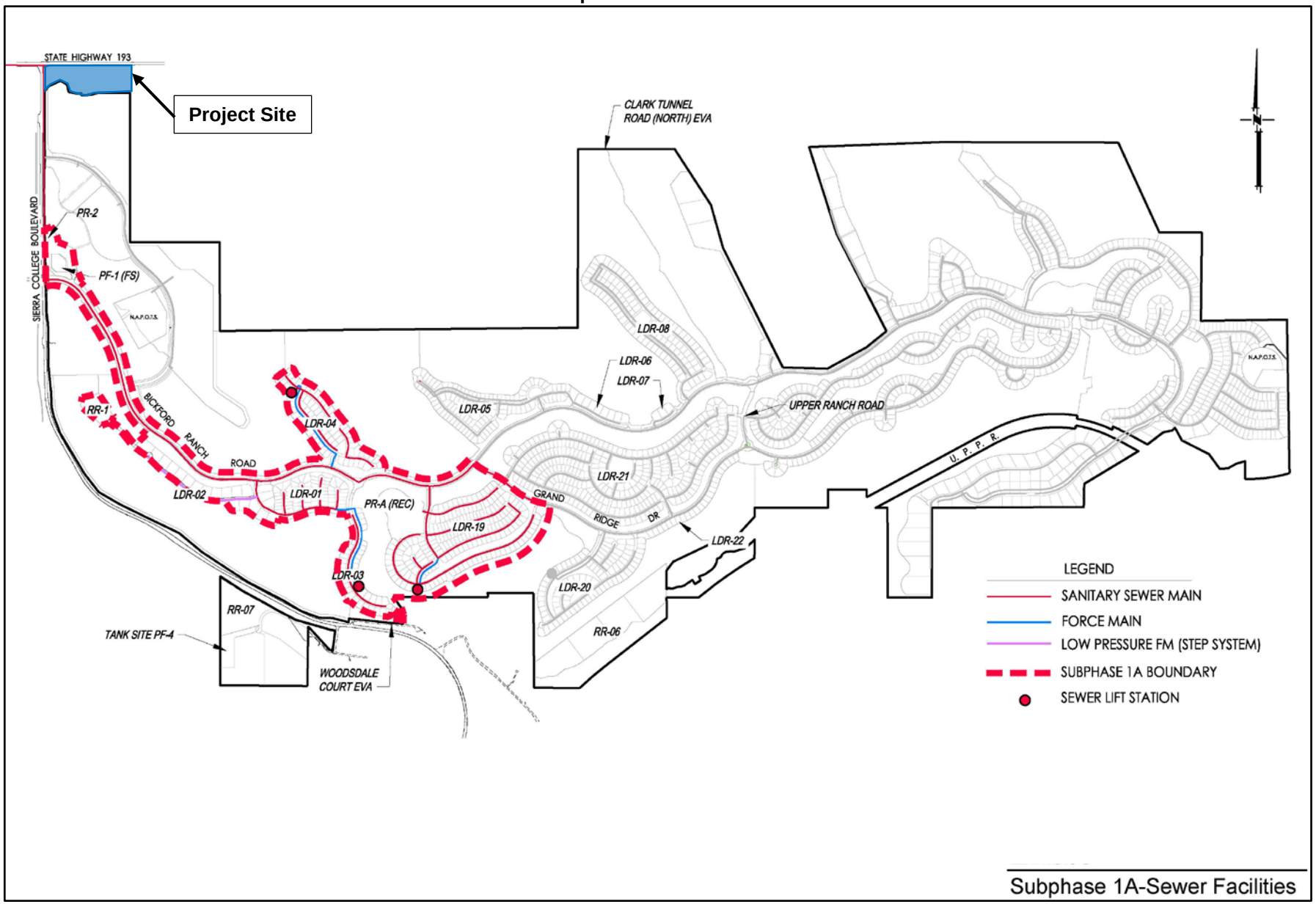
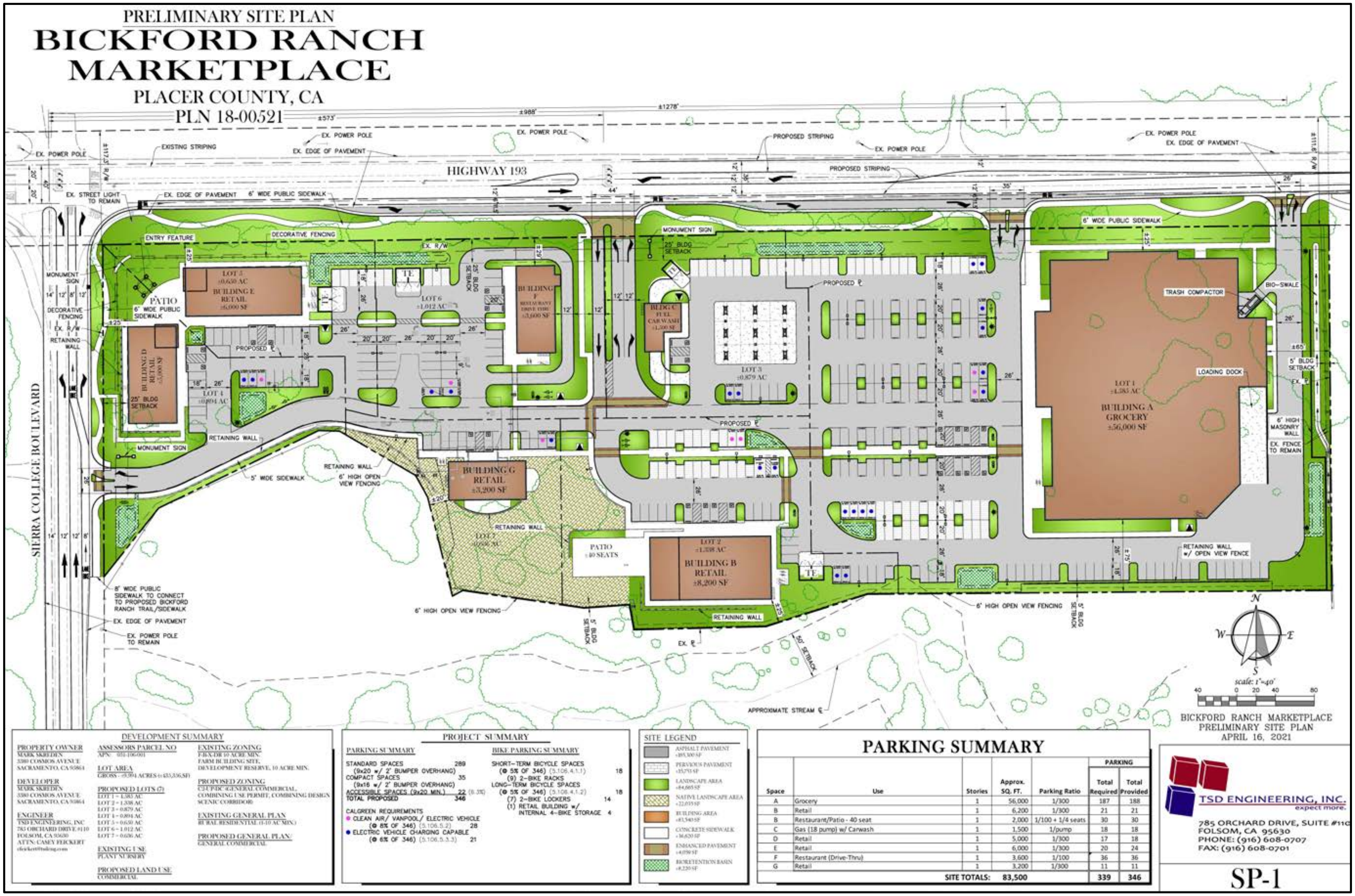


Figure 5
Site Plan



PARKING SUMMARY

Space	Use	Stories	Approx. SQ. FT.	Parking Ratio	PARKING Total Required	PARKING Total Provided
A	Grocery	1	56,000	1/300	187	188
B	Retail	1	6,200	1/300	21	21
B	Restaurant/Patio - 40 seat	1	2,000	1/100 + 1/4 seats	30	30
C	Gas (18 pump) w/ Carwash	1	1,500	1/pump	18	18
D	Retail	1	5,000	1/300	17	18
E	Retail	1	6,000	1/300	20	24
F	Restaurant (Drive-Thru)	1	3,600	1/100	36	36
G	Retail	1	3,200	1/300	11	11
	SITE TOTALS:		83,500		339	346

Table 1 Summary of Uses					
			Parking		
Building	Proposed Use	Square Footage	Parking Ratio	Parking Required	Parking Provided
A	Grocery Store	56,000	1 space/300 sf	187	188
B	Retail	6,200	1 space/300 sf	21	21
B	Restaurant with Patio (40 seats)	2,000	1 space/100 sf and 1 space/4 seats	30	30
C	Fuel Station/Carwash	1,500	1 space/pump	18	18
D	Retail	5,000	1 space/300 sf	17	18
E	Retail	6,000	1 space/300 sf	20	24
F	Restaurant/Fast Food	3,600	1 space/100 sf	36	36
G	Retail	3,200	1 space/300 sf	11	11
	Total	***83,500***	***-***	***339***	***346***

Table 2 Construction Phasing Plan				
Phase	Building	Proposed Use	Square Footage	Parking Spaces
1	A	Grocery Store	56,000	188
	C	Fuel Station/Carwash	1,500	18
		Phase 1 Subtotal	*57,500*	*206*
2	D	Retail	5,000	18
	E	Retail	6,000	24
	F	Restaurant/Fast Food	3,600	36
		Phase 2 Subtotal	*14,600*	*78*
3	B	Retail	6,200	21
	B	Restaurant with Patio	2,000	30
	G	Retail	3,200	11
		Phase 3 Subtotal	*11,400*	*62*
		Total	***83,500***	***346***

A six-foot open view fence is planned for the southern project boundary, and would provide views into the BRSP open space parcel. A six-foot masonry wall would be constructed on the eastern portion of the project site, along the proposed loading dock area. In addition, four-foot-tall decorative fencing at the Sierra College Boulevard/SR 193 intersection would be provided as an ornamental project identification feature. All project architecture would be designed to be compatible with the rural residential character of the area.

Operations

The proposed project would employ approximately 200 to 300 employees, depending on the combination and types of tenants. Hours of operation would vary by the tenant. For instance, the following hours are anticipated:

- Grocery store: 6:00 AM to 11:00 PM; loading dock hours: 7:00 AM to 10:00 PM;
- Fuel station: 24 hours for fuel, 7:00 AM to 11:00 PM for attendant, and 10:00 PM for car wash;
- Drive-thru restaurant: 7:00 AM to 12:00 AM (midnight);
- In-line restaurants: 10:00 AM to 10:00 PM;
- Coffee tenant: 5:00 AM to 10:00 PM; and
- Retail pads: 9:00 AM to 8:00 PM on weekdays; 9:00 AM to 7:00 PM on weekends.

Access and Circulation

Vehicle access to the project site would be provided by one driveway from Sierra College Boulevard and three driveways from SR 193. The westernmost driveway from SR 193 is planned as the primary project entrance, and would be signalized with full turn movements. The other two entrances on SR 193 would be right in/right out turn entrances, and the easternmost entrance would be used primarily for delivery access to the proposed grocery

store. The Sierra College Boulevard entrance would provide right-in and right-out access only. The project site would also be accessible to cyclists from Class II bikeways along Sierra College Boulevard and SR 193.

A multi-purpose trail is planned for development within the BRSP area directly south of the project site. As part of the proposed project, from its planned terminus at the north edge of the BRSP, the multi-purpose trail would connect to the sidewalk/trail on the west side of the site. In addition, as part of the proposed project, pedestrian paths would be provided throughout the project site and marked with enhanced paving treatments, striping, and plazas.

Off-Site Improvements
The proposed project would require the following off-site improvements, as depicted in Figure 6:

- Extension of the 12-inch sewer line in SR 193 from Sierra College Boulevard to the project site's easternmost boundary (approximately 1,380 linear feet);
- Extension of the 12-inch water line in Sierra College Boulevard from the planned terminus at Sierra College Boulevard and Bickford Ranch Road to the project driveway on Sierra College Boulevard (approximately 3,300 linear feet);
- Intersection and signal/round about improvements at the primary project entrance at SR 193. Intersection and signal/round about improvements may be required at Sierra College and SR 193, and Fowler Road and SR 193; and
- Project frontage improvements (pavement, curb, gutter, sidewalk) on Sierra College Boulevard and SR 193.

Utilities and Service Systems
Sanitary sewer service would be provided by Placer County with treatment at the City of Lincoln Wastewater Treatment Plant, and water service would be provided by Placer County Water Agency. The Preliminary Utility Plan for the project site is included as Figure 7.

The project would include a network of new six- and eight-inch sanitary sewer lines, which would connect to the 18-inch sanitary sewer main located in Sierra College Boulevard. As noted previously, the 18-inch sewer main in Sierra College Boulevard would be constructed during BRSP Subphase 1A.

In addition, the proposed project would include a new 12-inch water line throughout the project site, which would connect to the water main located in Sierra College Boulevard. As mentioned above, extension of the 12-inch water main along Sierra College Boulevard would be required as one of the project's off-site improvements. Eight new fire hydrants are proposed on-site, and fire service water would be provided from a series of six-inch water lines.

All stormwater would be collected and treated on-site. The project site would be divided into drainage management areas (DMAs), and stormwater from each DMA would be directed towards an associated bioretention area for stormwater treatment. After treatment, stormwater would be routed through a network of new 12-inch stormwater lines and ultimately discharged into one of several locations, which include three existing 18-inch culverts, the existing drainage inlet located at the Sierra College/SR 193 intersection, and a new outfall proposed at the south of the project site.

Entitlements/Approvals
Implementation of the proposed project would require approval of a GPA, Rezone, Tentative Parcel Map, and a Conditional Use Permit. The entitlements are described in further detail below.

General Plan Amendment/Rezone
The proposed project would require a GPA to change the land use designation of the site from Rural Residential to General Commercial. In addition, the project would require a Rezone from F-B-X-DR 10 ac. min. to General Commercial, combining Use Permit, combining Design Scenic Corridor (C2-UP-Dc).

Tentative Parcel Map
The proposed project would include approval of a Tentative Parcel Map which would subdivide the subject property (APN 031-106-001-000) into seven separate lots (see Figure 8).

Figure 6
Off-Site Improvements

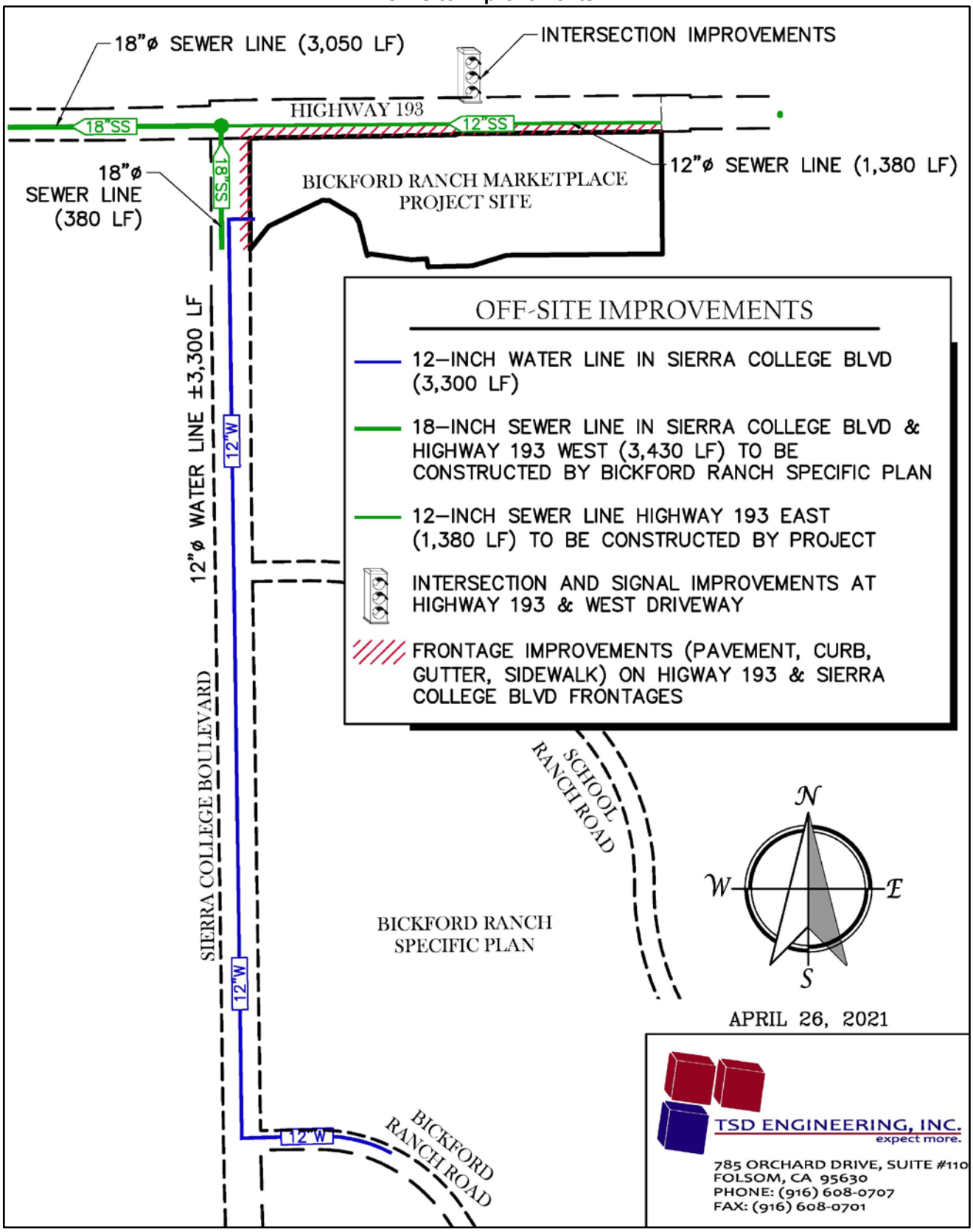


Figure 7
Preliminary Utility Plan

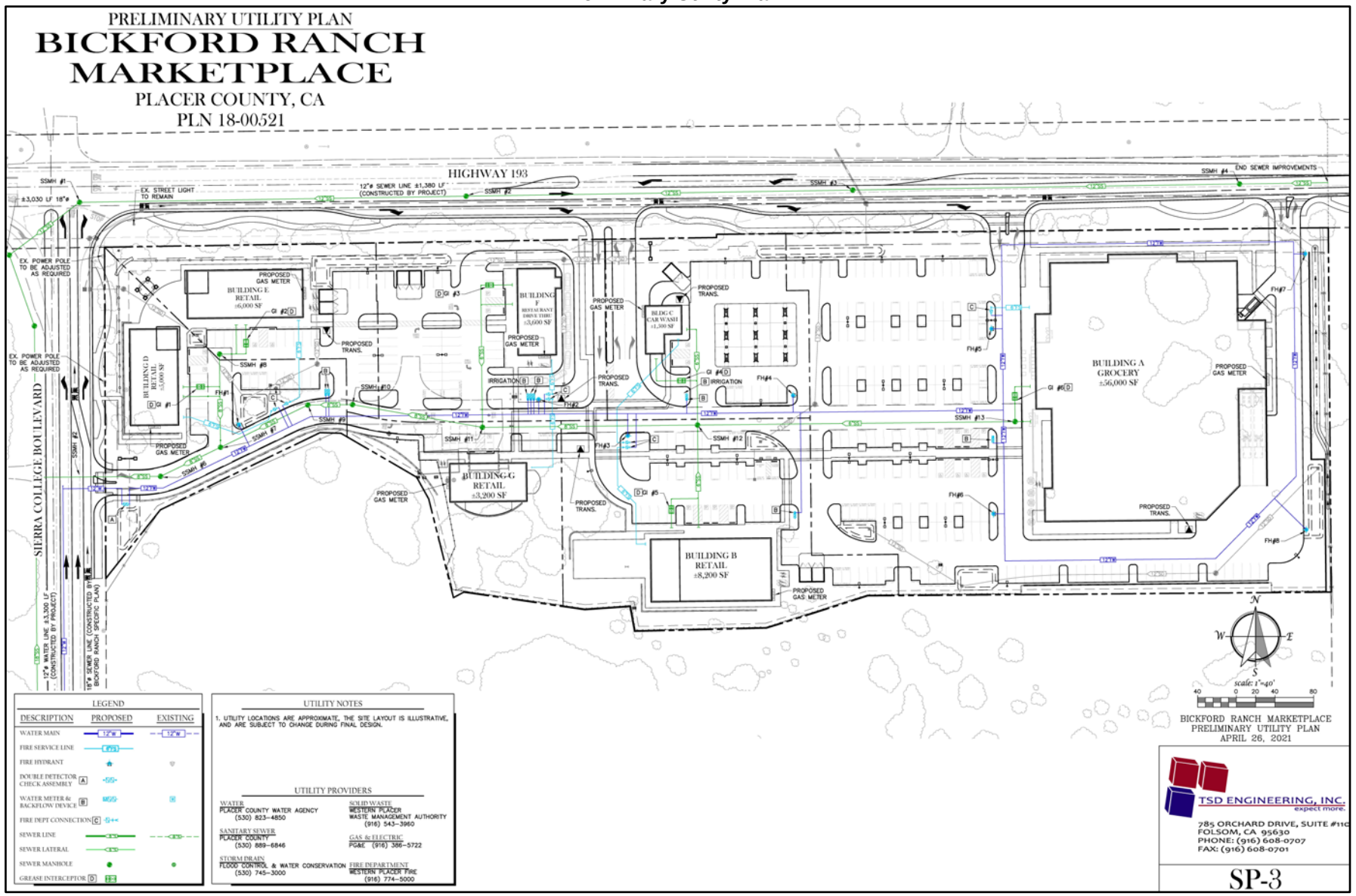
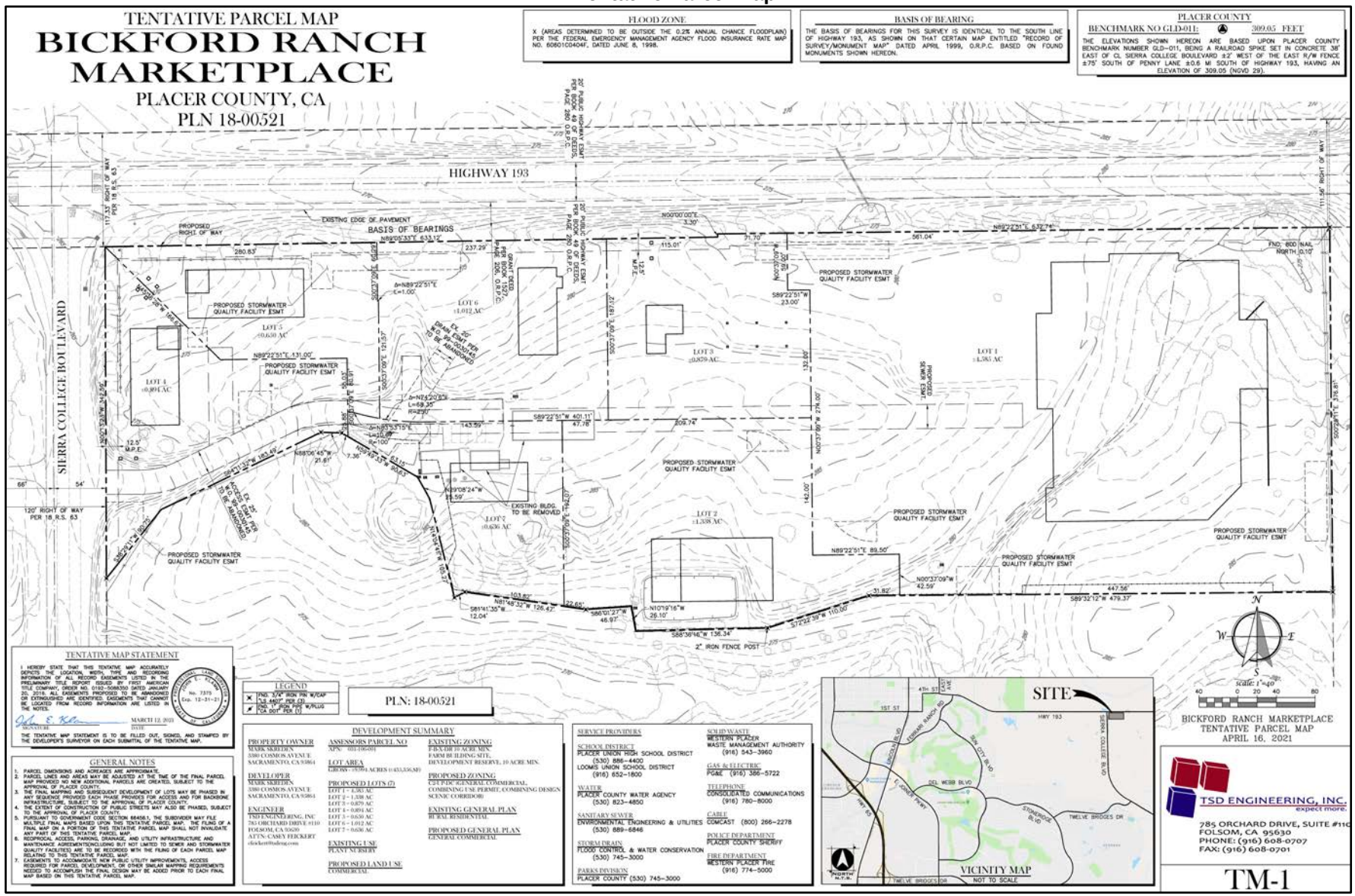


Figure 8
Tentative Parcel Map



Conditional Use Permit

Consistent with County Code Section 17.22.010, development of the proposed project would require approval of a Conditional Use Permit in order to develop a shopping center that is 10 acres or larger within the C2 zoning district.

1.5 Requested Entitlements

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

- General Plan Amendment from Rural Residential to General Commercial;
- Rezone from F-B-X-DR 10ac. min. to C2-UP-Dc;
- Tentative Parcel Map to subdivide a 9.994± acre parcel into seven parcels ranging in size from 0.64 to 4.59 acres; and
- Conditional Use Permit for a 10 acres or more shopping center, including a service station and a drive-thru restaurant, in the C2 zone.

2.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

Consistent with Appendix G of the CEQA Guidelines, the County anticipates that the EIR will contain the following chapters:

- Aesthetics
- Agricultural Resources
- Air Quality, Greenhouse Gas Emissions, and Energy
- Biological Resources
- Cultural Resources
- Geology and Soils/Mineral Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation and Circulation
- Utilities and Service Systems
- Statutorily Required Sections
- Alternatives Analysis
- Effects Not Found to be Significant

Each chapter of the EIR will include identification of the thresholds of significance, identification of project-level and cumulative impacts, and the development of mitigation measures and monitoring strategies, as required. The proposed EIR will incorporate by reference the Placer County General Plan and the Placer County General Plan EIR, as well as project-specific technical studies that are being prepared by technical experts.

The following paragraphs summarize 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. The chapter will describe project-specific aesthetic issues regarding development of the proposed project, such as scenic vistas, trees, and existing and proposed visual character or quality of the site and its surroundings. In addition, the potential for the project to create a new source of substantial light and glare within the vicinity will be evaluated.

Agricultural Resources. The Agricultural Resources chapter of the EIR will summarize the status of the existing agricultural resources within the project site boundaries, using the current State model and data, including identification of any prime/unique farmland or farmland of statewide importance. Any conflicts with existing zoning for agricultural use and/or Right-to-Farm ordinances will be identified. In addition, the proposed project's compatibility with adjacent agricultural uses will be addressed.

Air Quality, Greenhouse Gas Emissions, and Energy. The Air Quality, Greenhouse Gas (GHG) Emissions, and Energy chapter of the EIR 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_X, and PM_{10}), as well as construction-related and operational GHG emissions from both stationary and mobile sources. The project's cumulative contribution to regional air quality will be discussed. The significance of air quality and GHG impacts will be determined in comparison to Placer County Air Pollution Control District (PCAPCD) significance

thresholds. PCAPCD-recommended mitigation measures will be incorporated to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified. The air quality and GHG emissions analysis for the proposed project will be performed using the California Emissions Estimator Model (CalEEMod) software program. Vehicle miles traveled and vehicle trip generation data from the project-specific Traffic Study will be used as model input data.

Impacts related to energy consumption will be addressed in this chapter as well. The focus will be on 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. This discussion will also evaluate whether the project would conflict with or obstruct a State or local plan for renewable energy. In addition, the chapter will include an analysis of the project's consistency with the Placer County Sustainability Plan (PCSP).

Biological Resources. The Biological Resources chapter of the EIR will summarize the setting and describe the potential effects to sensitive habitats, including, but not limited to, special-status plants and wetlands, as well as any rare, endangered, candidate, sensitive, and special-status species potentially occurring within the project site and off-site improvement areas. Analysis in the chapter will be based on several technical reports, including an Arborist Report, Biological Resources Report, and Aquatic Resources Delineation Report. The project's consistency with the recently adopted Placer County Conservation Program, including applicable mitigation requirements, will be fully evaluated in this chapter of the EIR.

Cultural Resources. The Cultural Resources chapter of the EIR will summarize the setting and describe the potential effects to any on-site historical and/or archaeological resources due to implementation of the proposed project. The chapter will also assess the potential for tribal cultural resources to be impacted by the project, pursuant to Public Resources Code 21080.3.2. Findings and any required mitigation measures will be based on a peer-reviewed Cultural Resources Report. The reports and records searches will address all affected areas, including off-site improvements areas.

Geology and Soils/Mineral Resources. The Geology and Soils/Mineral Resources chapter of the EIR will summarize the setting and describe the potential effects from soil erosion, earthquakes, liquefaction, and expansive soils, as well as identify any unique geological features within the project area. The discussion will rely upon a site-specific Geotechnical Report. The chapter will discuss the potential for the project to result in any loss of availability of a known mineral resource or locally-important mineral resource recovery site. In addition, a records search of the U.C. Berkley Museum of Paleontology will be conducted to address the potential presence of paleontological resources.

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 proposed underground storage tanks. The analysis will rely upon a project-specific Environmental Site Assessment to identify any on-site hazards or hazardous materials. In addition, the chapter will be based on a Soil Investigation prepared for the site to determine whether the existing commercial nursery operation has resulted in on-site soil contamination above regulatory screening levels.

This chapter will also evaluate hazards related to wildfire, consistent with Appendix G of the CEQA Guidelines. Specifically, the analysis will first determine if the project site is located in or near State responsibility areas or lands classified as very high fire hazard severity zones. If either of the preceding criteria apply, then the discussion will evaluate whether the proposed project could: 1) exacerbate wildfire risks (due to slope, prevailing winds, and other factors), and thereby expose project occupants to, pollutant concentrations from a wildfire; 2) require installation or maintenance of associated infrastructure that may exacerbate fire risk or result in temporary or ongoing impacts to the environment; and/or 3) expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

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, and water quality. The analysis will be based on the Preliminary Drainage Report and Stormwater Quality Plan prepared for the proposed project. Generally, the chapter will address the project's projected increase in peak flows and volume of runoff, as well as how stormwater will be treated prior to being discharged in the downstream system, and whether the

downstream system could be impacted due to the multiple stormwater discharge locations. The chapter will include recommended mitigation measures to reduce the post-project 100-year peak flows to the State's highway right of way and to Caltrans' drainage facilities to pre-project levels. In addition, the chapter will evaluate flooding potential due to a known drainage course to the south.

Land Use and Planning. The Land Use and Planning chapter of the EIR will evaluate the consistency of the proposed project with the Placer County General Plan. The chapter will include a table which lists all the applicable General Plan policies and provides corresponding discussions of the project's consistency with said policies. In accordance with Placer County's standard Initial Study checklist questions, the chapter will further assess the compatibility of the proposed project with the surrounding land uses.

Noise. The Noise chapter of the EIR will be based on a project-specific technical report. Potential noise-related impacts upon nearby sensitive receptors from construction noise and vibration will be assessed. The chapter will evaluate operational noise generated by the proposed project, including traffic noise level increases and stationary noise sources, such as: loading docks; HVAC equipment; parking lot noise; car wash and car vacuum equipment, wash noise; drive-thru speakers; etc. Appropriate and practical recommendations for noise and vibration control, which are aimed at reducing any identified potential noise and vibration impacts to a level of insignificance, will be included in the noise chapter.

Public Services. The Public Services chapter of the EIR will summarize setting information and identify potential new demand for public services, including, but not necessarily limited to, fire protection services and law enforcement. The chapter will be based on the Placer County General Plan and information obtained from direct consultation with appropriate service providers.

Transportation and Circulation. The Transportation and Circulation chapter of the EIR will be based on a Traffic Study that has been 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. The VMT analysis will be quantitative in nature and 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 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. The traffic study will also analyze the feasibility of improving the existing SR 193/Sierra College Boulevard intersection, the proposed main project entrance at SR 193, and the existing SR 193/Fowler Road intersection to roundabouts as requested by Caltrans.

Utilities and Service Systems. The Utilities and Service Systems chapter of the EIR will summarize setting information and identify potential new demand for services on water, sewer, solid waste, natural gas, and electricity. The chapter will include an evaluation of the proposed water and sewer demand for the project, the on- and off-site infrastructure improvements needed to provide water and sewer service to the project site, and whether the existing service providers can accommodate the proposed project. If existing water, sewer, solid waste, natural gas, or electricity facilities would be impacted, mitigation measures will be identified to ensure that the project's demand can be adequately accommodated.

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 project. A summary of the significant and unavoidable impacts identified within the EIR will be included in this chapter, as well as a discussion of significant irreversible impacts. This chapter will generally describe the cumulative setting for the proposed project; however, a detailed description of the subject-specific cumulative setting will be included in each technical chapter of the EIR.

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). If it is determined that an off-site alternative

is not feasible, 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. 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.

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, this chapter will include abbreviated discussions of impacts determined not to be significant.