



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

DATE: July 19, 2021

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

SUBJECT: **Notice of Preparation of an Environmental Impact Report for the Proposed Creekview Ranch Project**

REVIEW PERIOD: **July 19, 2021 to August 17, 2021**

Placer County is the lead agency for the preparation of an Environmental Impact Report (EIR) for the Creekview Ranch 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 in order 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 project site consists of approximately 185.6 acres located at the southeastern corner of the Dry Creek-West Placer Community Plan (DCWPCP) area. The project site is comprised of a 141.07-acre parcel identified by Assessor's Parcel Number (APN) 474-100-001-000, known as the "Schellhous parcel," and a 44.53-acre parcel identified by APN 474-120-017-000, known as the "Placer Greens parcel." The Schellhous parcel is located on the north side of PFE Road at the northern terminus of Antelope Road, and the Placer Greens parcel is located on the south side of PFE Road, east of Antelope Road.

Project Description: The proposed project would generally include subdivision of the project site to develop a total of 617 single-family lots in four distinct neighborhoods with 10 villages comprised of a range of lot sizes. The lots would range in size from 3,000 square feet (sf) to 7,000 sf. Various associated improvements would be included in the development of the proposed project, including, but not limited to, parks, trails, landscaping, and utility installation. Circulation system improvements would include new gated entries along PFE Road and Antelope Road, which would connect to an internal system of private roadways. In addition, the project would include the widening of PFE Road and Antelope Road along the project frontages. The proposed project would require County approval of a General Plan Amendment, Rezone, Vesting Phased Tentative Subdivision Map, Conditional Use Permit, Variance for the increase in allowable building coverage or Zoning Text Amendment (ZTA) for alley-loaded product, and three service area annexations. Other approvals necessary to implement the proposed project would include Placer County Conservation Program (PCCP) authorization for the Schellhous parcel, and for the Placer Greens parcel, a Section 404 permit from U.S. Army Corps of Engineers (USACE), a Section 1602 permit from the California Department of Fish and Wildlife (CDFW), a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB), and a National Pollutant Discharge Elimination System (NPDES) Construction General Permit.

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 at the Rocklin and Roseville Public Libraries, the Placer County Community Development Resource Agency (Auburn), and 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 17, 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 Creekview Ranch Project
Thursday | August 5, 2021 | 3:30 PM to 5:00 PM
Thursday, August 5, 2021 at 3:30PM - Online only – No physical location
Zoom: <https://placer-ca-gov.zoom.us/j/94966803346>
Phone: 1+ (877) 853 5247 or 1+ (888) 788 0099 | Webinar ID: 949 6680 3346

1.0 PROJECT DESCRIPTION

1.1 Location and Setting

The project site consists of approximately 185.6 acres located at the southeastern corner of the DCWPCP area. Roadways in the immediate project vicinity include PFE Road, Antelope Road, and Cook Riolo Road. Interstate-80 (I-80) and the Union Pacific Railroad (UPRR) are located approximately two miles and 0.6-mile to the east of the project site, respectively. Additionally, the southernmost boundary of the project site is located approximately 0.09-mile from the Placer County/Sacramento County line (see Figure 1).

The project site is comprised of the 141.07-acre Schellhous parcel and the 44.53-acre Placer Greens parcel (see Figure 2). The Schellhous parcel is bounded to the north by Dry Creek, to the west by four rural residential properties (RS-AG-B-20), to the south by PFE Road, and to the east by light industrial uses, with the City of Roseville's border contiguous with the northeastern corner of the parcel. Currently, the Schellhous parcel consists of undeveloped annual grassland with rolling topography interspersed with swales and streams, including Dry Creek tributaries, and generally slopes downhill from south to north. Dry Creek, its riparian corridor, tributaries, and the 100-year floodplain comprise approximately 47.5 acres of the Schellhous parcel. Along Dry Creek, which flows from east to west along the northern portion of the Schellhous parcel, is a large band of mature riparian woodland. In addition, what remains of a small homestead, which is comprised of the historic Schellhous residence and several associated sheds, is located in the northern portion of the project site, with the remnants of an orchard located just west of the homestead. The Schellhous parcel is somewhat disturbed, and evidence indicates that the parcel was historically farmed.

The Placer Greens parcel is bounded to the north by PFE Road, and to the south by an industrial property used for truck and RV storage. Antelope Road runs along the western boundary of the Placer Greens parcel, and the Antelope Road Northeast Tributary and an unnamed tributary bound the parcel to the east. The two tributaries enter the Placer Greens parcel from the south and merge in the northern third of the parcel. Additionally, a riparian corridor that lies adjacent to the eastern boundary of the Placer Greens parcel parallels the two tributaries, which flow northward through a box culvert under PFE Road and through the Schellhous parcel into Dry Creek. The two tributaries and riparian corridor consist of approximately 14 acres of open space within the Placer Greens parcel. The remaining land of the Placer Greens parcel currently consists of undeveloped annual grassland and oak woodland, and does not contain any existing structures or other notable development. The Placer Greens parcel is also somewhat disturbed, and evidence indicates that the parcel was historically farmed, and most recently, grazed.

1.2 Surrounding Land Uses

The northern boundary of the Schellhous parcel abuts two large parcels, which consist of two single-family residences, one on each parcel, and various ancillary buildings on the eastern parcel. The closest residence on the two parcels is approximately 1,300 feet north of Dry Creek. Four parcels are located to the west of the Schellhous parcel, ranging in size from two to 17 acres, with single-family residences, barns, and other outbuildings as close as approximately 15 feet from the western boundary of the project site. Additionally, the Dry Creek Wastewater Treatment Plant (WWTP) site, which is located within the Roseville city limits, abuts the northeast corner of the Schellhous parcel.

Figure 1
Regional Location

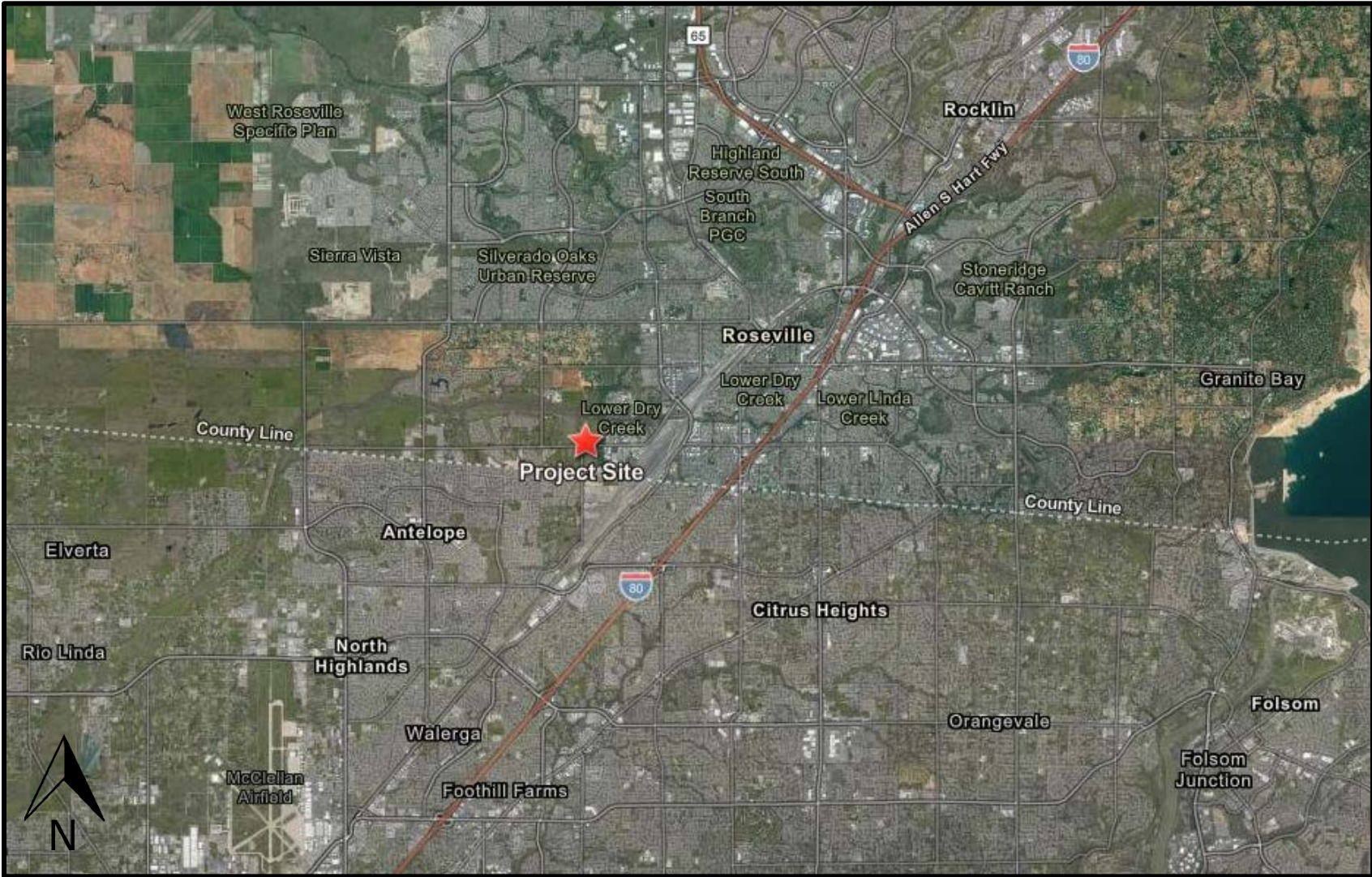


Figure 2
Project Location



Five parcels are located on the south side of PFE Road, abutting the southern boundary of the Schellhous parcel, the largest of which is the Placer Greens parcel. The easternmost parcel is a 1.8-acre parcel used for various industrial purposes, adjacent to the Placer Greens parcel. On the west side of Antelope Road abutting the south side of PFE Road is a 4.4-acre property with almond orchards and a single-family residence approximately 130 feet south of PFE Road. The two parcels immediately to the west of the Placer Greens parcel are approximately 5.2- and 2.2-acre parcels which contain hobby farms, each with an existing single-family residence and various outbuildings – with one structure as close as approximately 15 feet from the western project boundary.

Roseville Storage, an industrial truck storage facility, is located immediately to the south of the Placer Greens parcel and consists primarily of uncovered truck and RV parking spaces, as well as a one-story office building located near the entrance to the facility from Antelope Road. Just south of the County line, southwest of the project site, is single-family residential development. Properties on the west side of Antelope Road, west of the Placer Greens parcel, consist of almond orchards, vacant land, and single-family residences with various outbuildings. Various industrial uses are located to the east of the Placer Greens parcel, opposite of the Dry Creek tributaries.

1.3 Existing Land Use and Zoning Designations

The Schellhous parcel has a Placer County General Plan/DCWPCP land use designation of Low Density Residential (LDR) in the western area of the parcel, High Density Residential (HDR) in the south-central area of the parcel, Greenbelt and Open Space (OS) in the northern area of the parcel and within the tributaries that divide the parcel, and Industrial (IND) in the eastern area of the parcel (see Figure 3). The Schellhous parcel is currently zoned Farm-Development Reserve (F-DR), 4.6 acre minimum in the southern and western portions of the site, Open Space (O) over the areas generally including Dry Creek and associated on-site tributaries, and Industrial Park with a Design Scenic Corridor and Special Purpose combining district overlay (INP-Dc-SP) (see Figure 4).

The Placer Greens parcel has a Placer County General Plan/DCWPCP land use designation of Commercial (COMM) on the northern portion of the parcel, IND on the southern portion of the parcel, and OS on the eastern portion of the parcel, along the tributaries. The Placer Greens parcel is currently zoned Office-Professional with a Design Scenic Corridor combining district overlay (OP-Dc) on the northern portion of the parcel, and Industrial Park with a Design Scenic Corridor combining district overlay (INP-Dc) on the southern portion of the parcel.

Table 1 describes the land use and zoning designations of the parcels surrounding the project site.

Parcel Location	Land Use	Zoning
North of the Schellhous Parcel	LDR	F-DR, 4.6 acre minimum; O
West of the Schellhous Parcel	LDR	Residential Agriculture, minimum lot size 20,000 sf (RS-AG-B-20)
East of the Schellhous Parcel	IND	INP-Dc
West of the Placer Greens Parcel	LDR	OP-Dc; INP-Dc
East/South of Placer Greens Parcel	IND	Industrial with Use Permit and Design Scenic Corridor overlays (IN-UP-Dc)

Figure 3
Existing and Proposed General Plan/ DCWPCP Land Use Designations

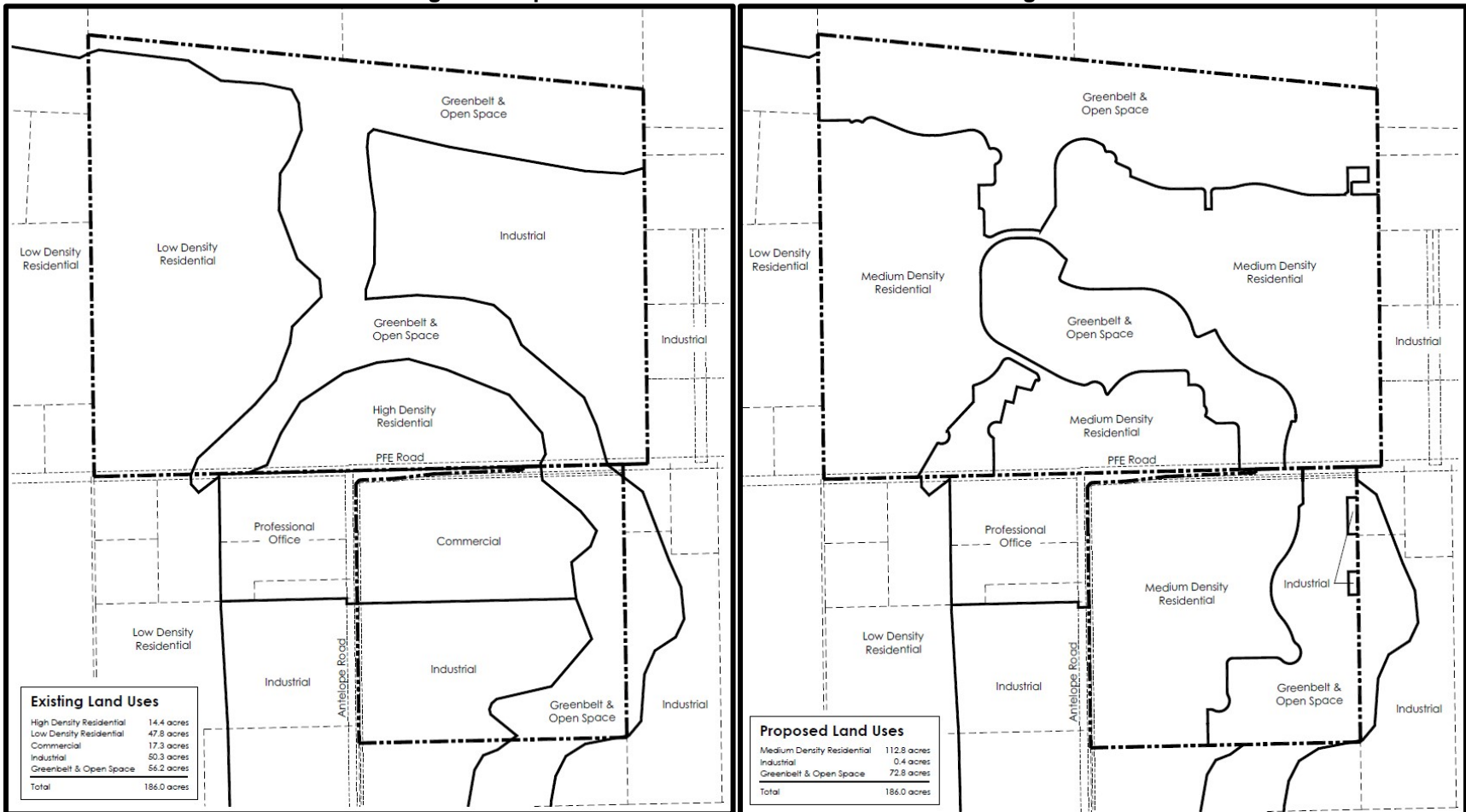
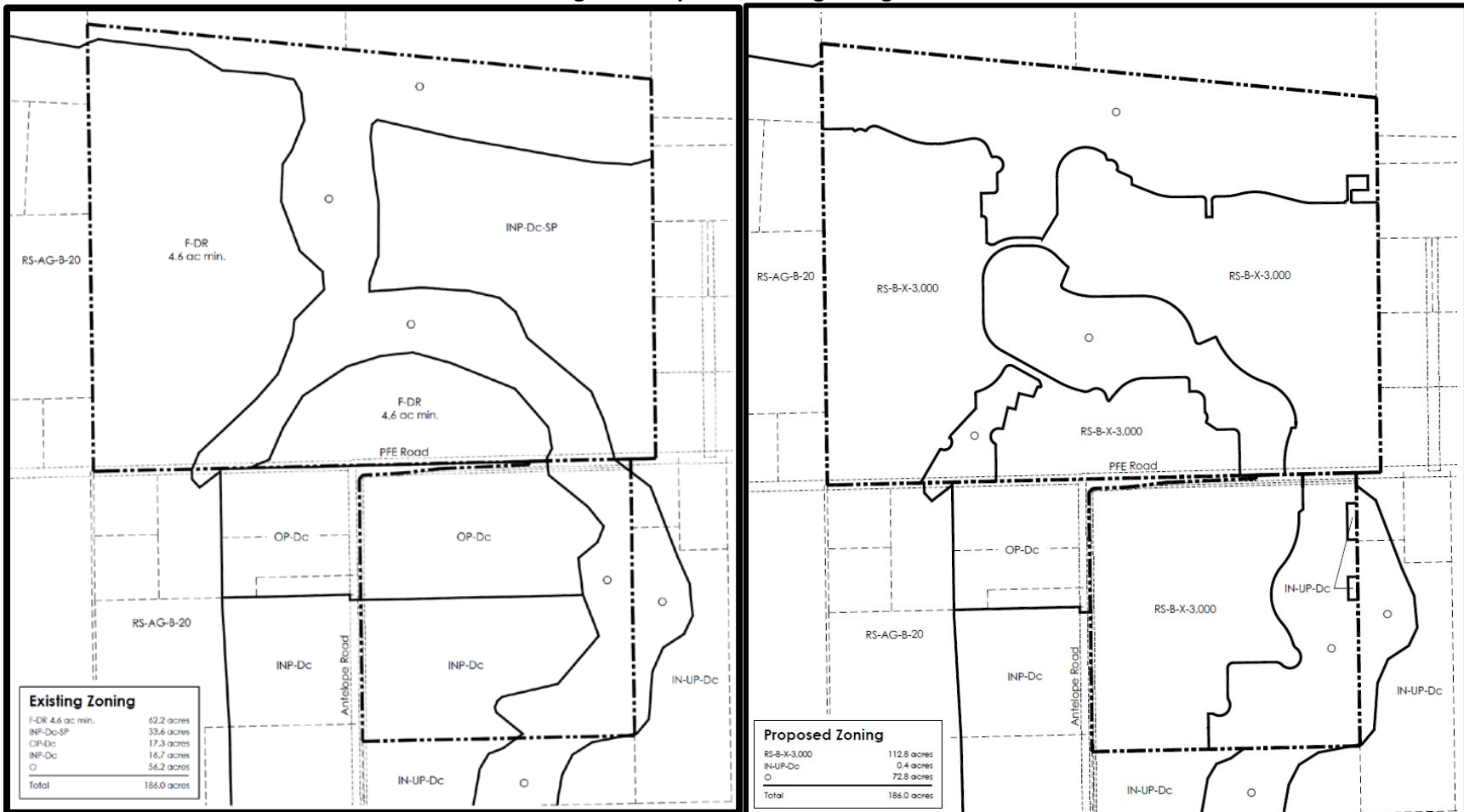


Figure 4
Existing and Proposed Zoning Designations



1.4 Project Components

The proposed project would include subdivision of the project site to develop a total of 617 single-family lots, construction of various on- and off-site road improvements, and a sewer lift station and force main (on- and off-site) to serve the southeast DCWPCP area. The proposed project would require County approval of a General Plan/DCWPCP Amendment, Rezone, Vesting Phased Tentative Subdivision Map, Conditional Use Permit, Variance or ZTA, and three service area annexations. The proposed project components, along with all required entitlements and approvals, are described in the following sections.

General Plan and DCWPCP Amendments and Rezone

The project site is currently designated LDR, HDR, OS, IND, and COMM. The project would include a General Plan/DCWPCP Amendment to change the site's land use designations to MDR and OS. In addition, the project would include a rezone to change the site's zoning designations from F-DR (62.2 acres), O (56.2 acres), OP-Dc (17.3 acres), and INP-Dc (50.3 acres) to Residential Single-Family, combining minimum Building Site of 3,000 sf (RS-B-3) (112.8 acres) and O (72.8 acres).

A General Plan/DCWPCP Amendment would also be required to remove the future fire station site originally shown in the DCWPCP to be located on the Placer Greens parcel.

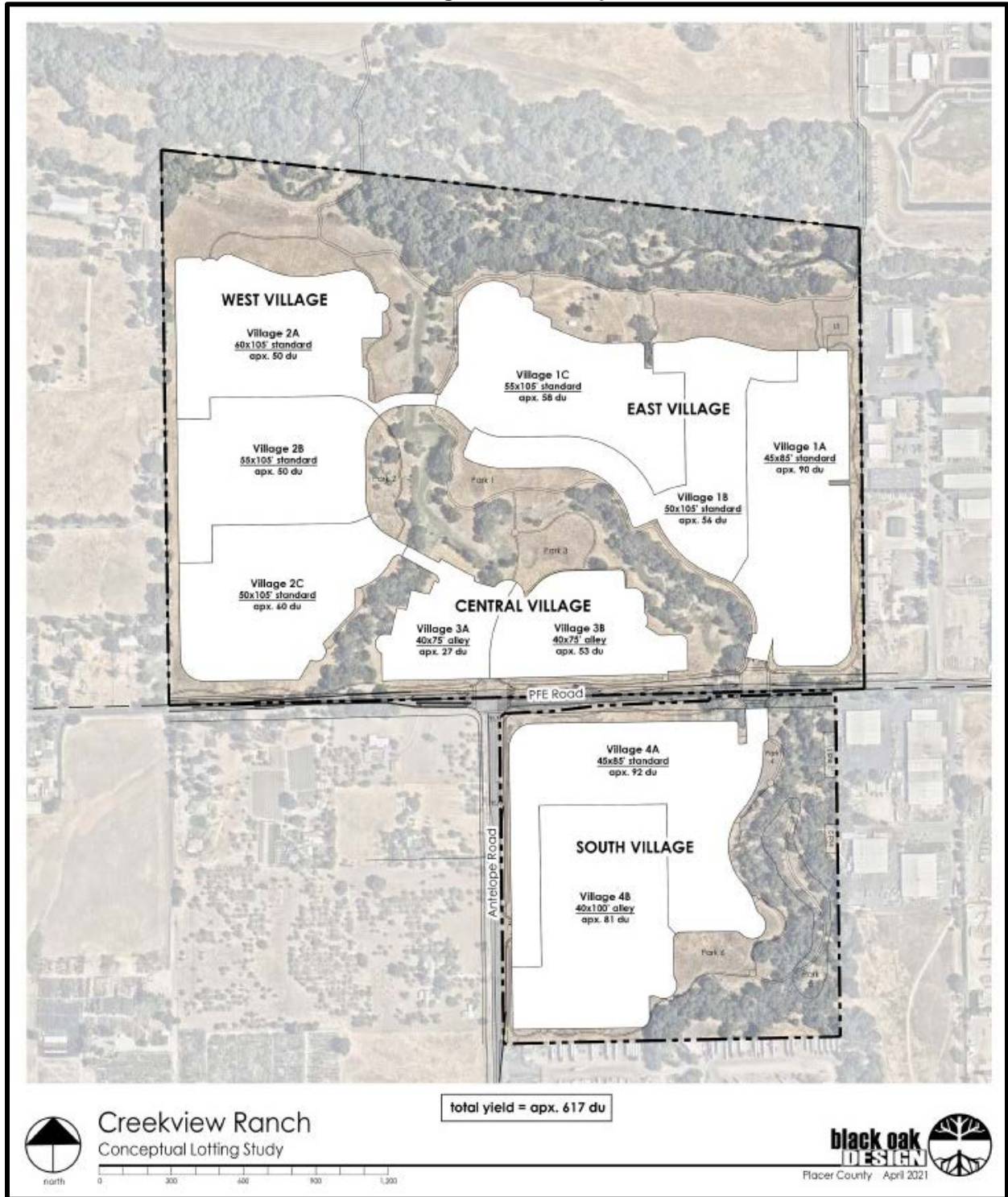
The proposed project would propose to modify the County's 300-foot residential/industrial buffer zone standards in areas along the eastern boundary of the Schellhaus parcel and the southern boundary of the Placer Greens parcel. Accordingly, the proposed project would include a text amendment to the General Plan to modify the County's residential/industrial buffer zone standards. The proposed changes would allow for a reduction in the 300-foot buffer if they submit a buffer plan with the initial land development/site plan approval application that demonstrates, to the County's satisfaction, that adequate landscaping or other measures have been incorporated into the plan to mitigate potential land use compatibility issues. In no case shall the buffer be less than 50 feet. A buffer plan will be included in the project studied as part of the EIR and evaluated for its sufficiency.

Vesting Phased Tentative Subdivision Map

The proposed project would include a Vesting Phased Tentative Subdivision Map to subdivide the project site into 617 single-family residential lots. The single-family residential lots would be located within four neighborhoods that would consist of 10 villages comprised of different lot sizes (see Figure 5). A summary of each village's lot size, along with acreage, units, and density are included in Table 2 below.

The proposed zoning of RS-B-3, would allow lot sizes to range from typical minimums of 3,000 sf to 7,000 sf. The variation in lot sizes would allow the villages to include more conventional lots from 45-by-85-foot (minimum 3,800 sf) to 60-by-105-foot (minimum 6,300 sf), and alley-loaded residences on lots from 40-by-75-foot (minimum 3,000 sf) to 40-by-100-foot (minimum 4,000 sf). Alley-loaded residences are residences with the garage entrance located at the rear of the residence, off an alley that runs behind the residence. The design of the alley-loaded residence would allow for the development of Accessory Dwelling Units (ADUs) over the garage of the residences. Maximum building height for all residences within the project is proposed to be 30 feet, and lot coverage is currently proposed to be 50 percent for single-story homes, and 40 percent for two story homes, not including ADUs. Maximum coverage for alley-loaded product is proposed not be expressed as a percentage, but rather a function of lot size, required setbacks and useable open space.

Figure 5
Village Location Map



Village	Typical Lot Size	Acres	Units
East Village 1A	(45' x 85') 3,825 sf	12.1	90
East Village 1B	(50' x 105') 5,250 sf	10.0	56
East Village 1C	(55' x 105') 5,775 sf	11.2	58
Subtotal		33.3	204
West Village 2A	(60' x 105') 6,300 sf	10.8	50
West Village 2B	(55' x 105') 5,775 sf	9.8	50
West Village 2C	(50' x 105') 5,250 sf	10.3	60
Subtotal		30.9	160
Central Village 3A	(40' x 75') 3,000 sf	4.4	27
Central Village 3B	(40' x 75') 3,000 sf	6.4	53
Subtotal		10.8	80
South Village 4A	(45' x 85') 3,825 sf	13.9	92
South Village 4B	(40' x 100') 4,000 sf	11.9	81
Subtotal		25.8	173
Total		100.8	617
Overall Project		186.0	3.3 DU/AC

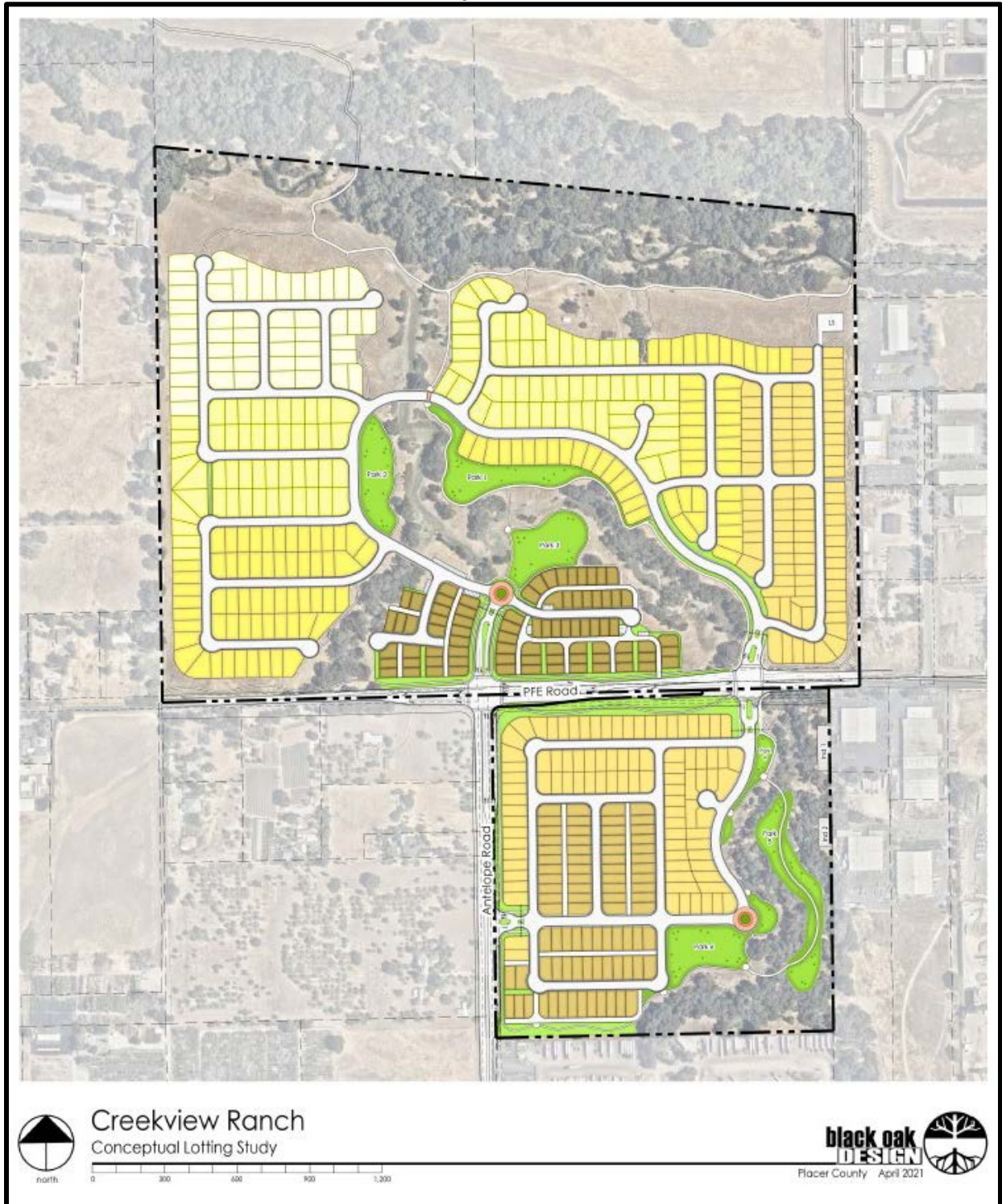
Access and Circulation

Access to the proposed project would be provided by three gated entries from PFE Road and one from Antelope Road, as shown in Figure 6. The PFE Road entries to the East and South Villages are proposed at a new four-way signal east of Antelope Road. The PFE Road entry to the Central and West Villages is proposed at a signal to be installed at the northern extension of Antelope Road where a gated entry would lead to a roundabout, which would provide access to the two Central Villages, and west to a bridge that would provide access to the West Villages. A primary loop road system would connect the West and East Villages using another bridge to the north, across the same western tributary. A gated entry from Antelope Road would provide secondary access to the South Villages.

The entry roads and the interior loop road on the north side and south side of the project site are proposed to have a 50-foot right-of-way, and the remaining streets would be contained within a 44-foot right-of-way. The internal loop roads are proposed to contain two 21-foot lanes allowing street parking on both sides and the remaining internal roadways are proposed to contain two 18-foot lanes allowing street parking on both sides, and four-foot monolithic sidewalks with one-foot passing areas to meet the Americans with Disabilities Act (ADA) requirements behind rolled curb and gutter. Alley loaded residences are proposed to have 20-foot-wide internal roads, and would have a minimum five-foot apron.

Antelope Road, which is proposed to be renamed north of the Sacramento County line, through the County's road naming and addressing process, is planned to be extended north into the project at a proposed signalized intersection with PFE Road. In addition to the installation of the two signalized intersections along PFE Road, a number of other off-site and frontage roadway improvements are proposed as part of the project. The specific design details of these improvements, which will be consistent with the Dry Creek West Placer Community Plan, will be refined during evaluation of the results of the project-specific traffic study and further County review. It is currently anticipated that these improvements will include widening of PFE Road and Antelope Road with dedicated left- and right-turn lanes into the project. From the East and South Village intersection, PFE Road would transition beyond Viking Place to the existing roadway configuration near the Roseville city limits. Bike lanes and any required Class I trail facilities would be incorporated into the Antelope and PFE frontage improvements as well.

Figure 6
Conceptual Site Plan



Parks, Open Space, Trails, and Landscaping

As part of the proposed project, a total of six private parks, ranging in size from 0.5-acre to 2.8 acres, and comprising a total of 9.5 acres, are proposed within the project site (see Figure 6). All of the proposed project's parks would be located along the Dry Creek tributaries and open space corridor and would include open grassy areas, tot lots, and picnic/barbeque areas, among other recreational amenities, minimizing the placement of any structures within the 100-year floodplain. The parks would be connected by a proposed system of trails and/or sidewalks within each of the villages. Additionally, approximately 33 acres of the Schellhous parcel, along Dry Creek, is anticipated to be received by the Placer County Conservation Program (PCCP) preserve system. The remaining open space on the Schellhous parcel, and 14 acres on the Placer Greens parcel, would be preserved as open space within the project site and maintained by the HOA.

The proposed trail system would connect the tributaries and Dry Creek with the PFE frontage trail, and would become part of a Class I public trail system that could eventually connect to the Regional Dry Creek Greenway Trail. While not included as part of the project improvements, the EIR for the proposed project will evaluate the environmental impacts associated with the construction of up to three potential future pedestrian bridges over Dry Creek to connect to the future Dry Creek Greenway West Multi-Use Trail, one of which would facilitate access to Creekview Ranch Middle School, northwest of the project site. The 12-foot-wide Class I Dry Creek trail would be approximately 0.6-mile long and maintained by the County. The 10-foot-wide Class I trail from Dry Creek south to Park 6, located in the southeast portion of the Placer Greens parcel, would be approximately 0.76-mile long; and the six-foot internal trails would comprise another 1.4 miles, for a total of 2.76 miles of trails within the project site, not including the trail along the PFE Road frontage. The combined acreage of the parks and the trail system within the project site would comprise a total of approximately 12.5 acres.

The Antelope Road frontage would include a setback/buffer of approximately 30 feet and would be heavily screened with landscaping between the road and berms and/or six-to-eight-foot masonry walls, subject to verification during preparation of the project-specific noise study. The PFE Road frontage, west of the Antelope Road intersection, would be widest at approximately 60 feet and is contemplated to incorporate the existing topography as a berm with meandering sidewalk. The remaining landscaping buffers would be approximately 40 feet wide, using a combination of masonry walls and landscape screening.

Utilities and Public Services

Treated water service for the project would be provided by California American Water (Cal-Am) through an agreement with Placer County Water Agency (PCWA). The proposed project would connect to existing 36-inch and 24-inch water lines that run along Antelope Road and PFE Road, respectively. Underground infrastructure improvements for the proposed project would include new public water mains on-site, as well as on-site gravity and force main sanitary sewer and storm drain collection systems. Development of the project site would require installation of on-site drainage facilities and alteration of site topography to accommodate the proposed land uses. The proposed project would include on-site construction of stormwater quality treatment facilities, including low impact development (LID) features. The drainage system for the proposed project will be evaluated in detail in the EIR.

A new sewer lift station serving the local DCWPCP shed area would be implemented in the northeast portion of the Schellhous parcel, with gravity lines from adjacent parcels connecting through the proposed project to the lift station. The force main would be extended directly north from the lift station under Dry Creek, using a jack and bore technique, to connect to one of the two existing force main lines located immediately west of the Dry Creek WWTP. All sewer improvements would be consistent with the County's general sewer master plan and the South Placer Regional Wastewater and Recycled Water Systems Evaluation.

The proposed project is within the service area of Sacramento Municipal Utility District (SMUD) for electric service and Pacific Gas & Electric (PG&E) for natural gas service. A PG&E gas transmission line currently runs north/south through the western portion of the Schellhous parcel. Due to the alignment of the pipe

through the project site, as well as the fact that the pipe is only four feet deep, the PG&E line is proposed to be realigned to run along the western boundary of the project site in order to accommodate the proposed development located along the existing pipe location. An alternative realignment option would also be evaluated in the EIR, where only the southern portion of the pipe would be realigned to run along the western boundary of the project site; this alternative realignment option would result in the loss of approximately ten lots within the proposed project. In addition to this potential realignment, PG&E is proposing to update and expand their existing gas regulator station, which is currently located north of PFE Road, near the southwestern corner of the Schellhaus parcel. This would include a rectangular concrete area to house all the components; a small pedestal; and a 15-foot tall pole with small solar panel. There would also be a pullout area large enough to accommodate two large pick-up trucks. The existing facility will remain until the new regulating station is completed and the tie-in can be made.

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.

Additionally, the proposed project would be served by the Placer County Sheriff's Department, California Highway Patrol (CHP), Placer County Fire, Dry Creek Joint Elementary School District (grades K-8), and Roseville Joint Union High School District (grades 9-12). Law enforcement would be provided by the Sheriff's Department, while traffic-related enforcement services would be provided by CHP. The nearest Placer County Fire Station is the Dry Creek Fire Station (Station 100), located at 8350 Cook Riolo Road, approximately two miles north of the proposed eastern site entry points.

Affordable Housing

Placer County's affordable housing regulations would require a minimum of 10 percent of the units within the proposed project be affordable housing, which the proposed project would meet by providing a minimum of 62 ADUs. It should be noted that ADUs are allowed by right, pursuant to state and county regulations, within the project site's proposed land use and zoning designations. The unit count reflected in Table 2 above does not include the minimum 62 ADUs required to fulfill the County's 10 percent affordable housing requirement. The EIR will evaluate the potential environmental impacts associated with the total number of anticipated units (i.e., 617 single-family residences and 62 ADUs).

Conditional Use Permit

Per Section 17.14.010 of the Placer County Code, parks, playgrounds, and golf courses are considered a conditional use within the Open Space (O) zoning district. Therefore, the proposed project would require a CUP to construct the proposed on-site parks and associated recreational amenities within the O zoning district.

Variance/Zone Text Amendment

Per Sections 17.50.010 and 17.52.040(C)(3) of the Placer County Code, projects with a -B combining district with lot sizes of 8,000 sf or less are limited to site coverage restrictions of 40 percent maximum. The proposed project would require either a Variance to increase the allowable building coverage to 50 percent for one-story units, while two-story units would remain at the allowable 40 percent maximum, or a ZTA for the proposed alley-loaded product. In addition, the project may require variances for both lot width and setback minimums.

Annexations

The proposed project would require annexation into the Placer County Service Area 28, Zone 173, for sanitary sewer service, subject to approval by the County Board of Supervisors. While maintenance and operation of the sewer collection system would be the responsibility of Placer County, the project's wastewater would be treated at the City of Roseville's Dry Creek WWTP, consistent with normal County practice.

The proposed project would include annexation into the Dry Creek Zone of Benefit (County Service Area 28, Zone 165) for provision of fire protection services to the project site. Given that fire protection and emergency medical services within Zone 165 are the responsibility of Placer County, the requested annexation would be subject to approval by the County Board of Supervisors.

The proposed project would also require annexation into the Placer County Service Area 28, Zone 169, for ongoing maintenance and the generation of funds for public parks, trails, and open space recreation amenities within the Dry Creek community, subject to Placer County approval.

Project Phasing and Construction

The proposed project would be mass graded in two to four phases and would be designed such that the project would balance on site. The residences in each of the villages are anticipated to be built out over a two- to four-year period following completion of site improvements in each of the respective phases. A phasing plan will be included in the Vesting Phased Tentative Subdivision Map and discussed in the EIR. The East Village area would likely be the first phase constructed, because the northeast corner of the Schellhous parcel is the proposed location of the sewer lift station, which would serve the proposed project and multiple other properties within the DCWPCP area to the west, north, east and south.

1.5 Requested Entitlements

The proposed project would require County approval of the following:

- General Plan/DCWPCP Map Amendment from LDR, HDR, OS, IND, and COMM to MDR and OS;
- General Plan/DCWPCP Map Amendment to remove future fire station designation from the Placer Greens parcel in DCWPCP;
- General Plan Text Amendment to reduce residential/industrial buffering standards;
- Rezone from F-DR, O, OP-Dc, and INP-Dc to RS-B-3 and O;
- Vesting Phased Tentative Subdivision Map;
- Conditional Use Permit to allow parks/recreational amenities within the O zoning district;
- Variance to increase the maximum allowable building coverage from 40 percent to 50 percent or ZTA for alley-loaded product;
- Variance to minimum lot width and setback requirements;
- Annexation into Placer County Service Area 28, Zone 173, for sanitary sewer service;
- Annexation into the Dry Creek Fire Zone of Benefit (County Service Area 28, Zone of Benefit 165) for provision of fire protection services; and
- Annexation into Placer County Service Area 28, Zone of Benefit 169, for the purposes of generating funds for the maintenance of public park and open space facilities in the Dry Creek area.

In addition to the above approvals, the proposed project may also request County approval of Minor Boundary Line Adjustments (MBLAs). For example, as shown in Figure 3 and Figure 4, the project may include MBLAs along the eastern boundary of the Placer Greens parcel to convey to the adjacent landowner additional land located outside the 100-year floodplain and currently zoned industrial (IN-UP-Dc).

The project would require the following approvals/permits from other responsible agencies:

- Placer County Conservation Program Authorization (Schellhous parcel);
- Section 404 Nationwide Permit (or Letter of Permission) (USACE);
- Section 401 Water Quality Certification (RWQCB – Central Valley Region);
- Section 1602 Permit (CDFW); and
- NPDES Construction General Permit (RWQCB – Central Valley Region).

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

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, the Placer County General Plan EIR, and the DCWPCP. In addition to these County documents, project-specific technical studies 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 aesthetics and visual setting. To the extent applicable, the chapter will describe project-specific aesthetics issues such as scenic vistas, trees, historic buildings, existing visual character or quality of the project area, as well as light and glare. Pursuant to Appendix G of the CEQA Guidelines, the focus of the analysis concerning the project's effects on visual character or quality of the project site and its surroundings will be on whether the proposed project will substantially degrade the existing visual character or quality of public views of the site and its surroundings.

Agricultural Resources: The Agricultural Resources chapter of the EIR will provide information in regards 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 Schellhous parcel is under a Williamson Act Contract and is currently zoned F-DR. 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_x, and PM₁₀). 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.

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 wetlands, 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 Schellhous parcel is within the Placer County Conservation Program (PCCP) boundary; thus, an evaluation of the potential for the proposed development of the Schellhous parcel to conflict with the provisions of the adopted PCCP will be included in the chapter. The Placer Greens parcel is located outside of the PCCP boundary and, thus, is not subject to the provisions of the PCCP. Mitigation measures for all identified impacts will be developed consistent with applicable laws and regulations.

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 Placer County Sustainability Plan (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 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 be based primarily on a site-specific Geotechnical Report and a Preliminary Grading Plan prepared for the proposed project along with a paleontological records search.

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 (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, 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 possibly 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 primarily be based on a project-specific Preliminary Drainage Report, a 100-year floodplain hydraulic analysis, 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. The chapter will rely on information from the California Department of Finance and the Placer County General Plan Housing Element.

Noise. The Noise chapter of the EIR will be based on a project-specific Noise Study. The chapter will address potential noise impacts resulting from project construction and operation, including existing and future traffic noise levels on the local roadway network. Noise-sensitive land uses or activities in the project vicinity will be identified and ambient noise and vibration level measurements on, and in the vicinity of, the project site will be conducted to quantify existing background noise and vibration levels for comparison to the predicted project-generated levels. Noise exposure levels will then be compared to applicable significance criteria in the Placer County General Plan Noise Element, the DCWPCP, and CEQA. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

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 can accommodate demands from the proposed project, or if system upgrades would be required. Evaluation of the proposed sewer improvements, including the proposed sewer lift station in the northeast portion of the Schellhous parcel, and force main extending from the lift station under Dry Creek to the WWTP, 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 a Water Supply Assessment (WSA) prepared for the proposed project, as well as 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 Local Transportation Analysis (LTA) and Vehicle Miles Traveled (VMT) analysis prepared specifically for the proposed project. Level of Service (LOS) will be discussed; however, 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 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 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. Any 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.

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.

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 the 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.

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, 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.