



NOTICE OF PREPARATION

Date: June 21, 2024

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

Subject: Notice of Preparation of an Environmental Impact Report for the proposed Roseville Environmental Utilities Operations Center Project and Notice of Public Scoping Meeting

Project Title/File Number: Roseville Environmental Utilities Operations Center Project

NOP Comment Period: Written comments are due to the City’s Development Services – Planning Department no later than 5:00 p.m. on July 22, 2024.

Public Scoping Meeting: In accordance with Public Resources Code Section 21083.9, notice is hereby given that the City of Roseville will conduct a public scoping meeting on July 10, 2024, at 6:00 p.m. at the Martha Riley Library, 1501 Pleasant Grove Blvd., Roseville, CA, in Meeting Rooms 1 & 2 (unless noted otherwise at the facility).

Project Location: The project would be located on Phillip Road on 243 acres of undeveloped land along the northwest boundary of Roseville, in the City of Roseville, Placer County. The project site includes portions of Assessor’s Parcel Numbers (APNs) 017-010-033-000, 017-090-054-000, and 017-090-055-000.

Lead Agency and Contact Person: City of Roseville Development Services – Planning
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1 INTRODUCTION

This notice of preparation (NOP) has been issued to notify interested parties that an environmental impact report (EIR) will be prepared and to solicit feedback on the scope and content of the analysis in the EIR. The City of Roseville will be the lead agency. It will prepare an EIR for the Roseville Environmental Utilities Operations Center Project, which includes the project approvals listed in Section 4 of this NOP. A description of the project and its vicinity and location maps are provided in this NOP.

NOP Comment Period: Due to the time limits mandated by state law, your response to this NOP must be sent at the earliest possible date and submitted to the City, but not later than 30 calendar days after June 21, 2024 (the date this notice was first posted). Please submit comments to the City of Roseville no later than 5 p.m. on July 22, 2024. Please provide written comments to:

City of Roseville Development Services – Planning
Jessica Lynch, Environmental Coordinator
311 Vernon Street
Roseville, CA 95678
Phone: (916) 774-5352; Fax: (916) 774-5129; Email: JLynch@roseville.ca.us

Public Scoping Meeting: A public scoping meeting will be held on July 10, 2024, to receive comments from interested parties regarding the issues that should be addressed in the EIR. The time and location of the public scoping meeting is provided on the first page of this NOP.

2 REGULATORY BACKGROUND

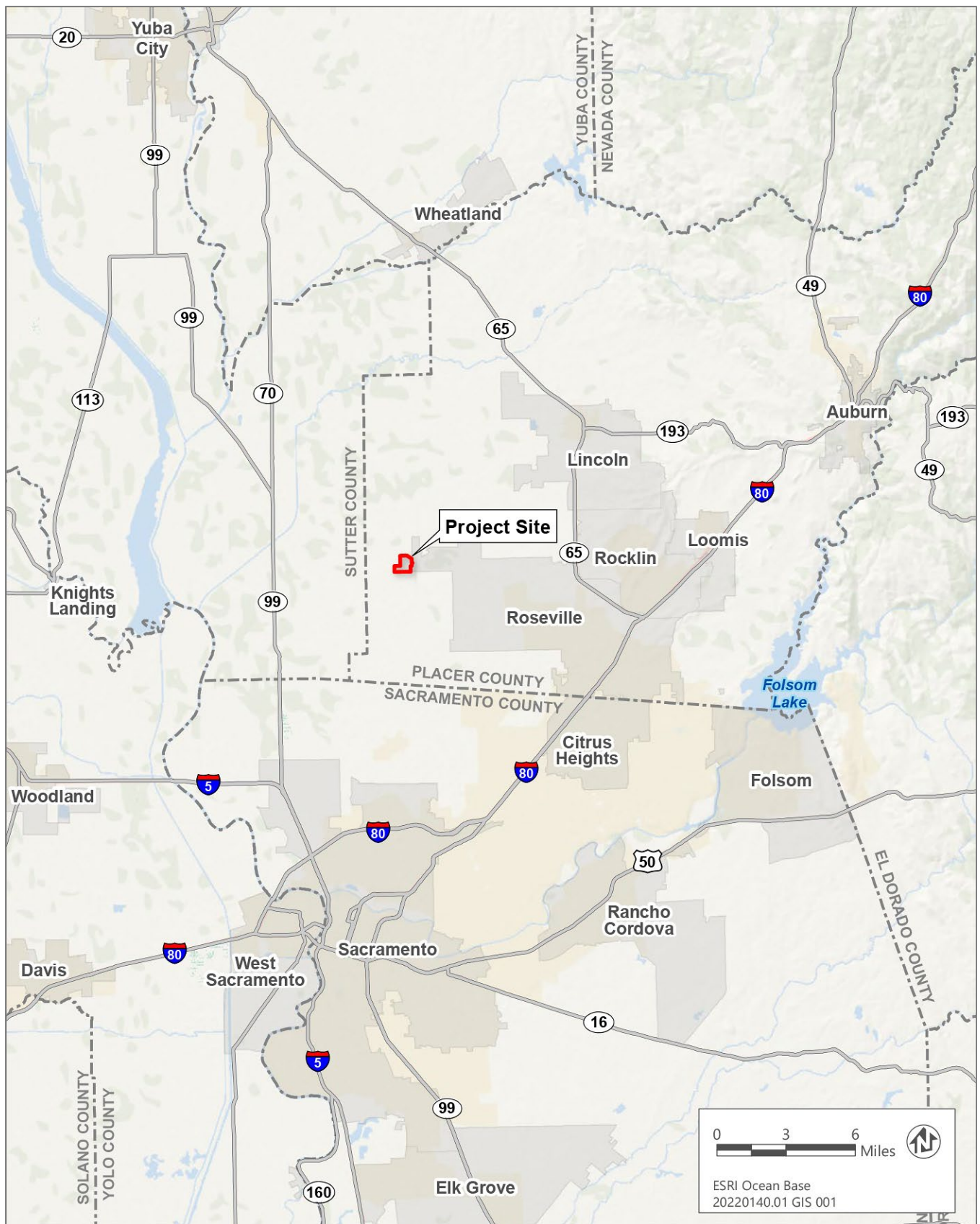
This NOP provides notification that an EIR will be prepared for the project and has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Division 13 Section 21000 et seq., and the State CEQA Guidelines, Title 14 California Code of Regulations Section 15000 et seq. According to the State CEQA Guidelines Section 15064, an EIR must be prepared if there is substantial evidence in light of the whole record that the proposed project may significantly affect the environment.

3 PROJECT DESCRIPTION

The City proposes to construct and operate a new Environmental Utilities Operations Center to address the City's projected demands for municipal services, State requirements to electrify the City's waste collection vehicles, and changing State law related to solid waste management. The project would provide a common location for the City's management of its waste, recycling, and organics materials; fleet charging; and various divisions of the City's Environmental Utilities (EU) department.

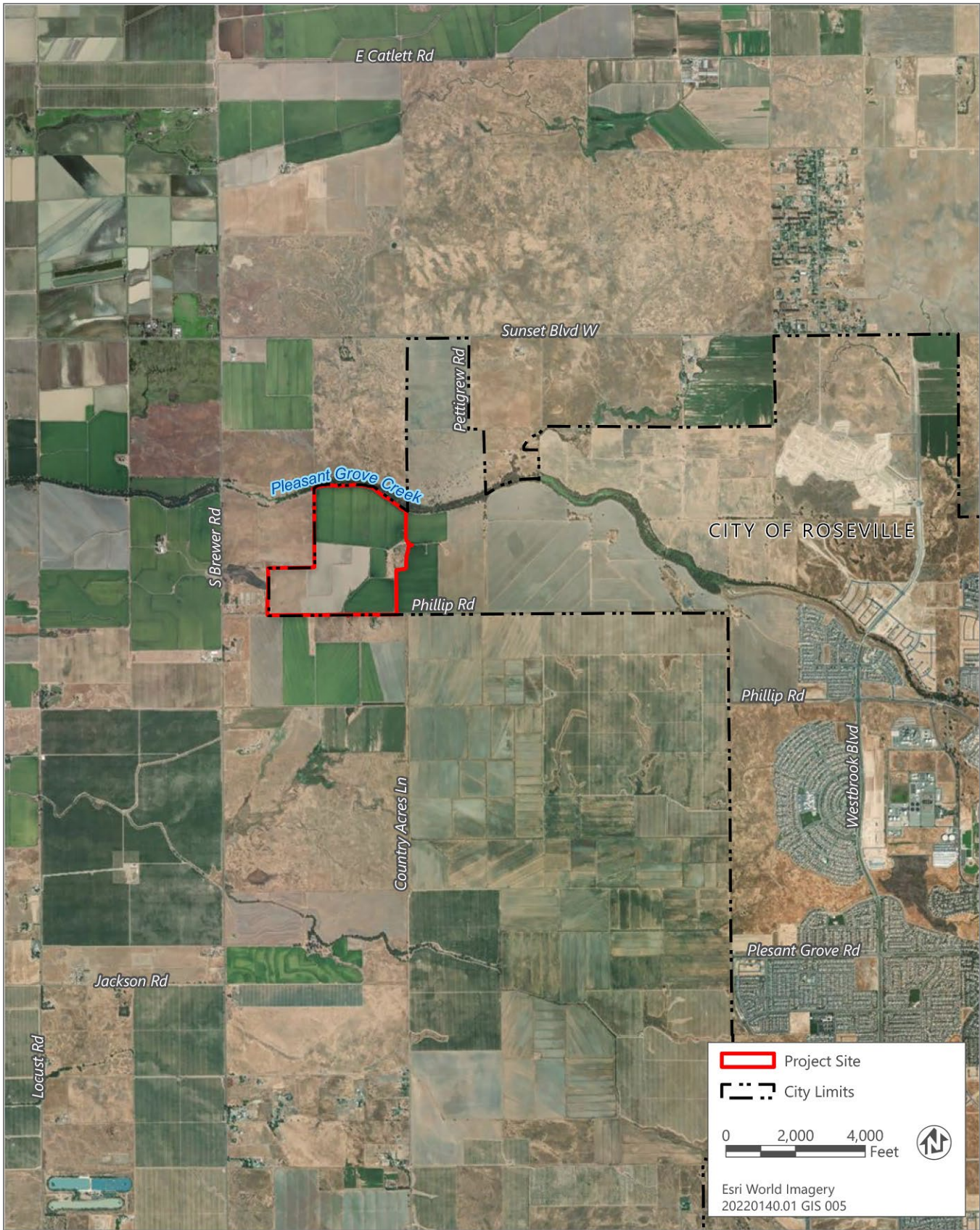
3.1 PROJECT LOCATION AND SETTING

The project would be located on Phillip Road (near its western terminus at South Brewer Road) on 243 acres of undeveloped land in the northwest limit line of the City of Roseville, Placer County. The project site (Figures 1 and 2), owned by the City, is currently largely agricultural and is leased for rice and hay farming. Several structures are located on the site, which are remnants from a past pheasant club and farm uses. These may be demolished prior to development.



Source: adapted by Ascent in 2024.

Figure 1 Regional Location



Source: adapted by Ascent in 2024.

Figure 2 Project Location

The total development area is currently anticipated to be less than the project site shown in Figure 2; however, the exact location of project components has yet to be finalized. For that reason, the City proposes to assess the entire project site in the event that project components may need to be relocated for design or avoidance purposes.

The project site includes portions of Assessor’s Parcel Numbers (APNs) 017-010-033-000, 017-090-054-000, and 017-090-055-000. The existing General Plan land use designation for the project site is Public/Quasi-Public (P/QP), which establishes areas for municipal, governmental, or public facilities. The zoning for the project site is Planned Development (PD). A Planned Development district is a special purpose district that is intended to be applied in circumstances where the desired mix of uses cannot be achieved with a residential, commercial, or industrial mixed-use district when combined with a special area overlay. As a public facility, the project would be consistent with the Public/Quasi-Public land use designation. No General Plan amendments or zoning changes would be required.

The site is within an area of City-owned property known as the Warnick or Plunkette property, adjacent to Reason Farms. The Al Johnson Wildlife Area is located to the east of the site and is part of an area planned to accommodate the City’s stormwater Regional Retention facility and potential recreation uses. Pleasant Grove Creek is located along the site’s northern boundary. Other surrounding land uses include agriculture. The Creekview Specific Plan, West Roseville Specific Plan, and Amoruso Ranch Specific Plan areas are each located slightly more than 2 miles to the east and are in various stages of development and will include a total of approximately 13,630 residential units at buildout. The Phillip Road Site project is currently under consideration for development by Panettoni and is approximately 2 miles east of the site. The Phillip Road Site project has not been approved as of the date of this NOP.

3.2 PROJECT BACKGROUND AND NEED

CHANGES IN SOLID WASTE REGULATIONS

Changes in state law have transformed waste management in California. Unlike the prior regulations in the late 1980s (e.g., Assembly Bill 939) that required municipal managers to implement recycling programs), recent regulations have been adopted to address climate change. As such, these regulations have focused on reducing greenhouse gases associated with solid waste residues (i.e., Senate Bill [SB] 1383 Short Term Climate Pollutant – Organic Waste Methane Reduction Act).

SB 1383 requires local governments to divert a majority of organic wastes (e.g., food waste, green/yard waste, and food soiled paper) from landfills. The City is a member of the Western Placer Waste Management Authority (WPWMA) Joint Powers Authority and relies on WPWMA recycling and disposal services for all waste streams. The City has commitments in place to continue to utilize WPWMA’s services. As a component of the City’s study of a new Environmental Utilities Operations Center, the City will evaluate the location and operation of a materials recovery facility to assist in complying with state regulations for certain recoverable, recyclable, and marketable waste streams. The site will not be evaluated for disposal or landfilling operations.

LIMITATIONS OF EXISTING CORPORATION YARD

The City owns and operates a Corporation Yard of approximately 55 acres (located at 2005 Hilltop Circle in Roseville), which supports the needs of the City’s Environmental Utilities Department, it also includes the following departments: Electric, Public Works, Parks, Fire, and Police. The Hilltop Circle Corporation Yard is constrained by existing development on all sides, which limits its ability to continue to serve all of its current tenants through increased demand for City services, changing regulations, and any other planning considerations that may arise.

In February 2020, the City prepared a site evaluation to evaluate the possibility of relocating City services from the current Corporation Yard to another location to accommodate the growing needs of various City divisions. A

larger Corporation Yard would prepare the City for compliance with the State’s Advanced Clean Fleet regulations, which require the City to electrify much of the fleet, including waste collection vehicles. Additional storage space offered by a larger Corporation Yard would also prepare the City to respond to maintenance and repair efforts as the City infrastructure ages.

The project site is considered an opportunity for the consolidation of Citywide operations (including those of the EU) in a manner that is least impactful to City residents. The parcels encompassing the project site are large enough to allow the City to create buffer space around the City operations in contrast to other locations previously considered.

PROJECT SITE HISTORY

The City purchased the Warnick/Plunkette property and Reason Farms, a combined 1,700 acres in approximately 2003 for a stormwater retention basin project. The retention basin project was originally known as the Reason Farms Retention Basin Facility and later renamed the Pleasant Grove Retention Facility. The City is the project proponent for the facility, which is already designed and approved but not yet constructed. The EIR (State Clearinghouse #2002072084) for the retention facility was certified in 2003 and is planned to be updated in the near term. The EU Operations Center project site is located in an area no longer needed for the retention basin project (which, as noted above, would be located within the 1,500-acre Al Johnson Wildlife Area [formerly part of Reason Farms] to the east of the project site). The City has identified this property for development for over a decade.

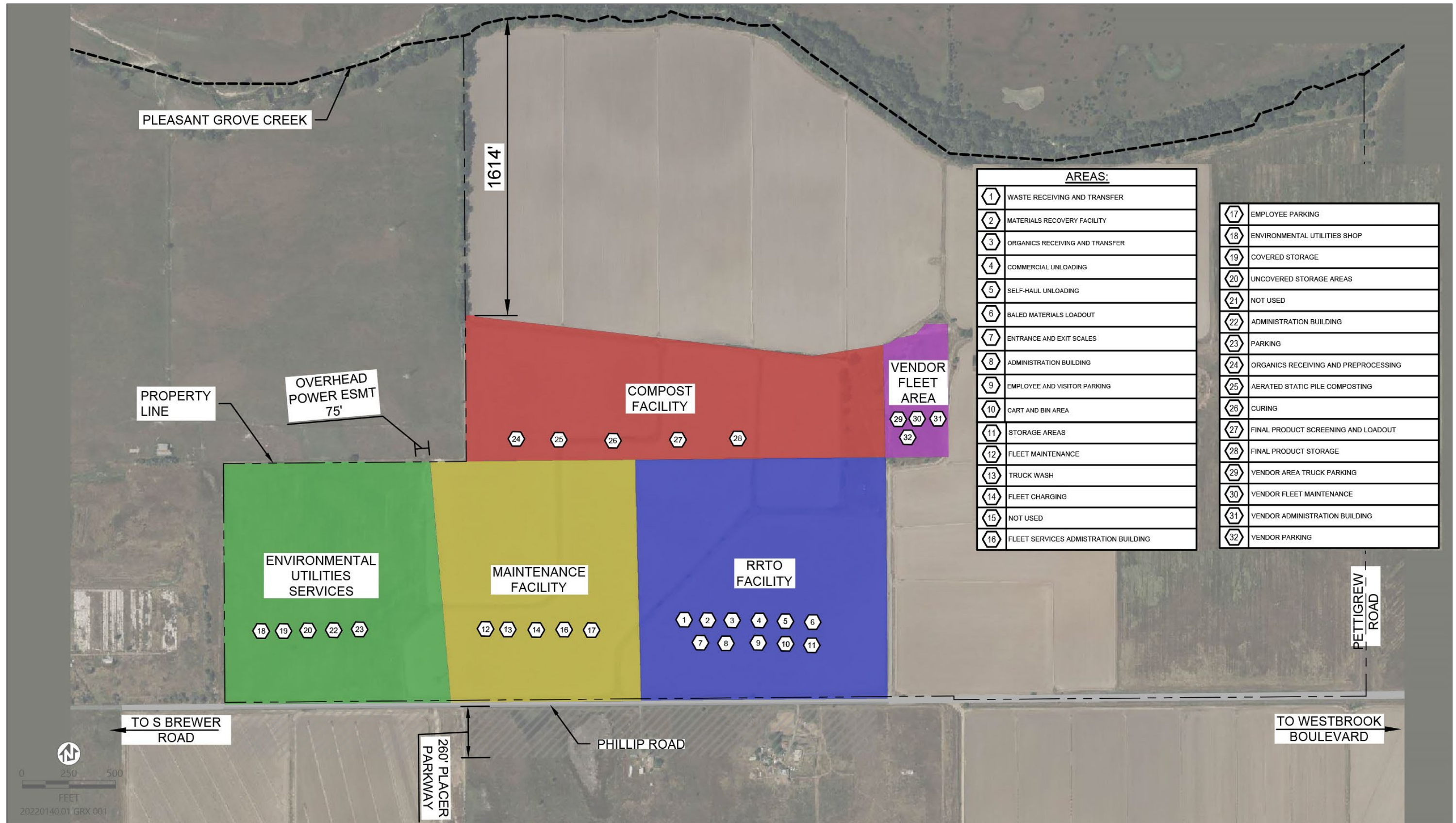
3.3 PROJECT OBJECTIVES

The City has developed the following objectives for the project:

- ▲ consolidate multiple EU divisions at a single location to allow for greater operational efficiencies;
- ▲ provide a shared location for the management of waste, recycling, and organic material generated by land uses within the City’s jurisdiction with capacity to serve areas outside the City’s jurisdiction;
- ▲ provides the option to implement a three-cart set out, thereby meeting the organics and recycling diversion requirements by statute (SB 1383);
- ▲ limit potential odors associated with recycling and composting by maintaining an appropriate distance from nearby residential and other sensitive uses;
- ▲ provide a secondary corporation yard to serve the City’s long-term needs and allow for the consolidation of divisions with associated efficiencies;
- ▲ address sustainability issues related to waste generation;
- ▲ allow for City services to increase and respond to projected demands for solid waste services and changing regulations; and
- ▲ minimize environmental impacts to surrounding areas, including residential communities and other sensitive land uses.

3.4 PROJECT COMPONENTS

The project includes two primary components: a Corporation Yard that would house various EU divisions relocated from the existing Corporation Yard on Hilltop Drive and a Resource Recovery and Transfer Operations (RRTO) facility to manage the City’s waste, recycling, and organics materials. These facilities are described below. Figure 3 provides general locations within the project site for EU division operations, and RRTO facility needs.



Source: Image produced and provided by HDR, adapted by Ascent in 2024.

Figure 3 Proposed Services/Facilities Areas within Project Site

RESOURCE RECOVERY AND TRANSFER OPERATIONS FACILITY

The RRTO Facility is expected to encompass three major functions defined by the type of material being handled: a Materials Recovery Facility (MRF) for processing recyclables; a transfer facility for consolidating municipal solid waste (MSW) unloaded from collection vehicles and reloading onto transfer trucks for final disposal destinations; and an organics receiving, depackaging, and transfer component that will either process or transfer source separated organic materials.

Table 1 presents the estimated materials that would be handled annually at the RRTO Facility. For each key milestone year, a high and low tonnage range was determined for each material type. The low range assumes a 2 percent growth rate of all materials, and the high range assumes a 2.5 percent growth rate.

Table 1. RRTO Facility Estimated Range of Annual Materials Quantities

Year	Recyclables (tons)	Organics (tons)	MSW Transfer (tons)	Total Facility Throughput (tons)
2028	80,000 – 100,000	49,000 – 64,000	82,000 – 102,000	211,000 – 266,000
2044	110,000 – 148,000	82,000 – 111,000	200,000 – 248,000	392,000 – 507,000
2058	146,000 – 210,000	108,000 – 156,000	265,000 – 350,000	519,000 – 716,000

Notes: MSW = municipal solid waste.

Source: Data provided by City of Roseville in 2024.

ENVIRONMENTAL UTILITIES OPERATIONS FACILITY CORPORATION YARD

The City anticipates outgrowing the current Corporation Yard (located at 2005 Hilltop Circle in Roseville). It intends to relocate some of its divisions to the new EU Operations Facility Corporation Yard on the project site. Roseville Electric and Roseville Fire Department operate training centers at the existing Corporation Yard and are expected to remain for the foreseeable future. It is not known at this time if the City will move other employees or operations to that facility. The various EU divisions that are being considered for relocation and consolidation to the new Corporation Yard location are:

- ▲ Administration: provides leadership and support services for the utilities, ensuring coordination within the department. This includes managing business services such as utility rate development, budgeting, accounting, and reporting, along with public information. They also co-manage the Utility Exploration Center with Roseville Electric.
- ▲ Business Services and Management: Manages the division’s budget and utility rates, performs special studies, and co-manages the Utility Exploration Center with Roseville Electric.
- ▲ Technical Services: Manages special projects and programs, including division-wide engineering, capital improvement projects, long-range planning, plan review, inspections, mapping and cataloging of existing and new City utility infrastructure, drafting, and managing mapping and modeling program software, responding to public record act requests, enterprise asset management programming and rehabilitation planning, and division safety programs.
- ▲ EU Equipment Maintenance: Responsible for the maintenance and upkeep of equipment used by the divisions specific to EU located at the Corporation Yard.
- ▲ Refuse and Stormwater Utility: Provides residential and commercial refuse service and recycling programs and oversees the City’s stormwater quality program.
- ▲ Water Utility: Provides surface and groundwater supply, water treatment, distribution, and water efficiency services. The division also oversees legislative and regulatory issues for the utilities.

BUILDING SIZING AND SITE ACREAGE

The RRTO Facility and Corporation Yard would be sized to accommodate multiple phases of project development (Tables 2 and 3). The initial design includes one large multipurpose building, approximately 200,000 square feet (sq ft), that would serve all three waste streams (recyclables, MSW, and organics). The building would be designed such that it could be expanded in future phases to accommodate increasing amounts of recyclables, MSW, and organics.

A permanent administration office would be constructed in a later project phase. In the interim, the City may install a temporary/portable building on the project site to serve as temporary administrative office space.

The MRF would include an eleven-acre portion of the site for use as a “for lease” fleet parking area for private haulers in the region. This area is intended to provide private haulers who could commit to delivering recyclables, waste, or organics to the facility for their fleet collection or transfer vehicles to park/be fueled and serviced.

Table 2. Proposed Building Sizing

Project Component	Estimated Building Area (Design Year)	Building Area for Initial Phase of Development
RRTO Facility: Materials Recovery Facility	100,000 sq ft (2028) 151,000 sq ft (2044) 178,000 sq ft (2058)	One, 200,000-sq-ft building to serve as receiving for recyclables, MSW, and organics. Facility to be expandable on both ends and including the following: <ul style="list-style-type: none"> ▶ 120,000 sq ft: Discrete areas for surge management for the receipt of organics, MSW, and recyclables, as well as two top-load transfer chutes ▶ 50,000 sq ft: Single-stream MRF processing line operating a double shift (420 tons per day throughput) ▶ 30,000 sq ft: Baled materials area
RRTO Facility: Transfer Facility	43,000 sq ft (2028) 103,000 sq ft (2044) 142,000 sq ft (2058)	
RRTO Facility: Organics Facility	20,000 sq ft (2028) 30,000 sq ft (2044) 38,000 sq ft (2058)	
Corporation Yard	192,400 sq ft (2058)	None
Total	550,400 sq ft (2058)	200,000 sq ft (2028)

Notes: MRF = Materials Recovery Facility; MSW = municipal solid waste; RRTO = Resource Recovery and Transfer Operations; sq ft = square feet. Source: Data provided by City of Roseville in 2024.

Table 3. Proposed Site Acreage

Project Component	Estimated Acreage (Design Year)	Acreage for Initial Phase of Development
RRTO Facility: Materials Recovery Facility	10 acres (2028) 15 acres (2044) 17 acres (2058)	50 acres
RRTO Facility: Transfer Facility	4 acres (2028) 9 acres (2044) 13 acres (2058)	
RRTO Admin, Employee Parking	10 acres (2058)	
Storage of Empty Bins for the Waste Services Division	5 acres (2058)	
Vendor Fleet Parking and Service Area	11 acres (2028)	11 acres
RRTO Facility: Organics Facility	14 acres (2028) 21 acres (2044) 30 acres (2058)	Not included in Phase 1
Corporate Equipment Maintenance Services, Maintenance, Charging, Fueling	30 acres (2058)	Not included in Phase 1

Project Component	Estimated Acreage (Design Year)	Acreage for Initial Phase of Development
Corporation Yard	40 acres (2058)	Not included in Phase 1
Total	150 acres (2058)	61 acres (2028)

Notes: MRF = Materials Recovery Facility; RRTO = Resource Recovery and Transfer Operations.
Source: Data provided by City of Roseville in 2024.

Landscape setbacks would be provided around the perimeter of the site as a buffer along Phillip Road and Pleasant Grove Creek. Water-efficient landscaping would be installed throughout the site in compliance with the City of Roseville Water Efficient Landscape Ordinance (WELO).

The main entry to the project site would be from Phillip Road. It would include a public driveway and an internal vehicular circulation system providing access to a surface parking lot. Sufficient parking would be provided for operational vehicles (heavy and light duty), staff, and members of the public. Security systems would include gates, controlled access, and cameras.

UTILITIES

Utility service is not currently available at the project site except for limited data and electric. Thus, the project will require the extension of nearby water, wastewater, stormwater, and electrical infrastructure to serve the future development of the site.

WATER SUPPLY

The project would require potable and non-potable water. Potable water would be used for sink faucets, showers, water fountains, toilets, and dust control (misting/aerosol). Non-potable water would be used for street sweeping, recirculation cooling and heating system, fire sprinklers, utility and industry (e.g., compost watering, vehicle wash, fire flow), and landscape irrigation. Potable and non-potable water demands will be evaluated for both the initial phase of development in 2028 and final buildout in 2058 in the EIR.

With respect to fire flow, the non-potable water supplies would be used to address potential fire suppression needs and are estimated to be approximately 960,000 gallons based on the California Fire Code, as amended by the City of Roseville. Based on this and assuming the provision of an onsite fire water storage tank, the maximum allowable recharge time for a fire water storage tank is 8 hours, which would require production sources totaling a minimum of 2,000 gallons per minute (GPM), with backup power generation for the production sources. Alternatively, the project site could meet City requirements with an onsite storage pond that retains more than 200 percent of the required fire flow. For this analysis and as part of the project, both options will be considered part of the project.

WASTEWATER

The project would connect to the City's wastewater collection and treatment system. The City will evaluate both average and peak wastewater demands for both initial and final buildout of the project in the EIR. Demands on the City's wastewater infrastructure, including treatment, will specifically be evaluated.

ELECTRICITY

The total electrical demand for the initial phase of the project (RRTO with one MRF processing line) is estimated to be 5 megawatts (MW), with an estimated utility service size of 5 megavolt ampere (MVA). Additional project phases, including a second MRF processing equipment line, a Corporation Yard, electric vehicle (EV) chargers, and an administration building, would substantially increase the power demand. The total estimated electrical

demands of the RRTO building with two MRF lines, Corporation Yard, and EV Fleet Charging would be approximately 17 MW. The estimated buildout with contingency capacity for planning purposes would be approximately 18 MVA. The project site plan reserves an acre of land for an electric substation.

Standby generation is anticipated to be needed to provide backup power to selected loads. Generator sizes and locations will be determined during detailed design. Automatic transfer switches would be installed to control the generators.

OFF-SITE IMPROVEMENTS

Off-site improvements would include improvements to Phillip Road for approximately 2.5 miles. Phillip Road would be constructed as an Industrial/Collector Street containing two drive lanes with curb and gutter. A detached sidewalk would be constructed along the north side of the road only because the south side of the road right of way is in Placer County jurisdiction. Additionally, off-site improvements would include extending water, wastewater, stormwater, and electrical infrastructure to the site, as described above.

It is assumed that Phillip Road, between Westbrook Boulevard and the northerly segment of Phillip Road, would be improved as part of the Phillip Road Site Project (formerly, Roseville Industrial Project). However, because that project is discretionary and on its own timing, this project also includes the improvements to this section of roadway.

PROJECT PHASING

The project would be developed in phases over the next 30 years, beginning with the development of the RRTO facility, estimated to open in 2028 (Table 4). Subsequent phased expansions of the RRTO and the Corporation Yard may be developed on an as-needed basis, with ultimate buildout expected in 2058.

Table 4. Proposed Phasing Plan

Phase	Components	Construction	Operation
1	<ul style="list-style-type: none"> ▶ RRTO building and functions including City/commercial hauler waste transfer, organics transfer, materials recovery, loadout, and recyclables loadout ▶ Waste and recycling administration and support office ▶ Entrance/exit scale plaza ▶ Employee and visitor parking ▶ Waste and recycling fleet parking 	late 2025 through mid-2028	2028
2	<ul style="list-style-type: none"> ▶ RRTO building expansion to add self-haul waste transfer and expansion or addition of a second materials recovery, loadout, and recyclables loadout ▶ Expansion of the waste and recycling administration and support office ▶ Expansion of the entrance/exit scale plaza ▶ Expansion of the employee parking ▶ Expansion of waste and recycling fleet parking 	2040 through 2043	2044
3	<p>Maintenance Facility</p> <ul style="list-style-type: none"> ▶ Maintenance building ▶ Truck wash facility ▶ Fueling facility ▶ Charging facility ▶ Maintenance administration building ▶ Employee parking <p>EU Corporation Yard</p> <ul style="list-style-type: none"> ▶ Environmental utilities shops ▶ Covered storage ▶ Uncovered storage areas ▶ Administration building ▶ Employee and visitor parking <p>Leased Parking Area</p> <ul style="list-style-type: none"> ▶ Lessee area truck parking ▶ Lessee fleet maintenance ▶ Lessee administration building ▶ Lessee parking 	May be constructed on an as needed basis	As needed
4	<p>Organics Processing Area (if determined to be necessary to meet the City's needs)</p> <ul style="list-style-type: none"> ▶ Organics receiving and preprocessing ▶ Aeriated static pile composting ▶ Curing ▶ Final product screening and loadout ▶ Final product storage ▶ Possible biomass facility 	By 2058*	

Notes: EU = Environmental Utilities; RRTO = Resource Recovery and Transfer Operations.

* For transparency, this EIR notes a section of the site that could potentially be used for composting and/or a biomass facility. but the City cannot speculate when or if this facility will be needed or determine with sufficient clarity what the impacts may be. While organics transferring (unloading from smaller trucks and loading into larger trucks to facilitate hauling material offsite for processing) is part of the proposed project, the City will prepare a separate environmental document prior to building an organics processing system such as composting and/or a biomass facility when those details are available.

Source: Data provided by City of Roseville in 2024.

CONSTRUCTION ACTIVITIES

Construction hours would be 7:00 a.m. to 7:00 p.m. Monday through Friday. Construction could also occur from 8:00 a.m. to 8:00 p.m. on Saturdays and Sundays on an as-needed basis. Additionally, nighttime construction would likely be required for large concrete pours, on an as-needed basis, starting as early as 11:00 p.m. and continuing through the following day. Per the City's noise ordinance, all construction equipment would be fitted with factory installed muffling devices and all construction equipment will be maintained in good working order.

As noted above, construction would be conducted over multiple phases of development. For any given phase, there would be a range of 40-60 construction workers for a given shift. Access during construction would be from Phillip Road.

PROJECT OPERATION

At full buildout in 2058, it is assumed that there would be a total of 489 employees for the RRTO Facility and Corporation Yard (Table 4). The City anticipates that 165 existing employees from the current Corporation Yard would be relocated to the new Corporation Yard location, and an additional 221 employees would be added over the next three decades, for a total of 386 employees by 2058.

Table 4. Anticipated Staffing

Year	RRTO Facility Staff	Corporation Yard Staff	Total Staff
2028	48	0	48
2058	103	386	489

Notes: RRTO = Resource Recovery and Transfer Operations.
Source: Data provided by City of Roseville in 2024.

Typical operational hours would be 5 a.m. to 10 p.m., with the majority of staff working from 7 a.m. to 7 p.m. Some facilities would need to operate 24 hours per day.

4 PROJECT APPROVALS

Elements of the project could be subject to permitting and/or approval authority of other agencies. As the lead agency pursuant to CEQA, the City is responsible for considering the adequacy of the EIR and determining if the project should be approved. The City will be the permitting agency for the project with regards to the building permits. Other potential permits required from other agencies could include:

Federal

- ▲ Federal Emergency Management Agency: Letter of Map Revision.
- ▲ US Army Corps of Engineers: Compliance with Section 404 of the Clean Water Act if fill would be discharged to Waters of the US.
- ▲ US Environmental Protection Agency: Concurrence with Clean Water Act Section 404 permit.

State

- ▲ California Department of Fish and Wildlife, Region 2: Section 1602 streambed alteration agreement if any construction activities occur within the bed or bank of adjacent waterways.
- ▲ California Department of Resources Recycling and Recovery: Solid Waste Facility Permit.
- ▲ Central Valley Regional Water Quality Control Board: National Pollutant Discharge Elimination System construction stormwater permit (Notice of Intent to proceed under General Construction Permit) for disturbance of more than 1 acre, discharge permit for stormwater, and Clean Water Act Section 401 water quality certification or waste discharge requirements.

Local

- ▲ Placer County Air Pollution Control District: Authority to Construct/Permit to Operate, and Air Quality Management Plan consistency determination.

5 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The EIR will describe the significant direct and indirect environmental impacts of the project. The EIR will also evaluate the cumulative impacts of the project, defined as impacts that could be exacerbated when considered in conjunction with other related past, present, and reasonably foreseeable future projects (as explained in Section 7 below of this NOP). The City anticipates that the project could potentially result in significant environmental impacts in the following resource areas, which will be further evaluated in the EIR:

- ▲ Aesthetics and Visual Resources
- ▲ Land Use Planning and Agricultural Resources
- ▲ Air Quality
- ▲ Greenhouse Gas Emissions
- ▲ Biological Resources
- ▲ Cultural Resources
- ▲ Tribal Cultural Resources
- ▲ Energy
- ▲ Geology and Soils
- ▲ Hazards and Hazardous Materials
- ▲ Hydrology and Water Quality
- ▲ Noise and Vibration
- ▲ Population, Employment, and Housing
- ▲ Public Services
- ▲ Public Utilities
- ▲ Transportation and Circulation
- ▲ Wildfire

These potential impacts will be assessed and discussed in detail in the EIR, and feasible and practicable mitigation measures will be recommended to reduce any identified significant or potentially significant impacts.

The City anticipates that the project will not result in significant environmental impacts in the following resource areas, which will not be further evaluated in the EIR: mineral resources and recreation. The EIR will briefly explain why significant impacts to these resources are not anticipated.

6 ALTERNATIVES ANALYSIS

As required by CEQA, the EIR will evaluate alternatives to the project. As stated in the State CEQA Guidelines Section 15126.6(c), the primary intent of the alternatives evaluation in an EIR is to evaluate a range of alternatives to the project that “could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects.” CEQA also requires that the project alternatives analysis include consideration of the “no project” alternative.

7 CUMULATIVE IMPACTS ANALYSIS

As required by CEQA, the EIR will evaluate the cumulative impacts of the project. As stated in State CEQA Guidelines Section 15065(a)(3), projects should be evaluated to determine whether the project’s impacts are “cumulatively considerable,” which means that the “incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.”