

## **NOTICE OF PREPARATION**

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**To:** State Clearinghouse  
Responsible Agencies  
Trustee Agencies  
Interested Parties

**Subject:** Notice of Preparation of a Draft Environmental Impact Report

**Lead Agency:** Placer County Planning Department  
11414 "B" Avenue, Auburn, CA 95603  
Contact: (530) 886-3000/Fax: (530) 886-3080  
Email: [ljlawren@placer.ca.gov](mailto:ljlawren@placer.ca.gov)

**Project Title:** De La Salle University and Community Specific Plan EIR

**Project Applicant:** KT Communities

The Placer County Planning Department will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. We need to know your views as to the scope and content of the environmental information that is germane to your interests or statutory responsibilities in connection with the proposed project. If you represent an agency, your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, vicinity map, project site plan, brief description of the probable environmental effects, project application, and Initial Study are contained in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, **but not later than April 4, 2005.**

Please send your response to **Lori Lawrence, Placer County Planning Department** by mail, fax or email to the address shown above. We request the name of a contact person for your agency.

The Placer County Planning Department will hold a Scoping Meeting in connection with the proposed project. The Scoping Meeting will be held to receive comments from the public and other interested parties and agencies regarding the issues that should be addressed in the Environmental Impact Report. **The Scoping Meeting will be held as follows:**

**Location:** Western Placer Waste Management Authority  
Materials Recovery Facility  
3033 Fiddyment Road  
Roseville, CA

**Date/Time:** Thursday, March 24, 2005 at 10:00 a.m.

March 4, 2005  
Paul Thompson,  
Associate Planner

## **1. PROJECT LOCATION**

The De La Salle Specific Plan (DLSSP) includes 1,136 acres in the unincorporated portion of southwest Placer County. The DLSSP area is immediately west of and adjacent to the City of Roseville (West Roseville Specific Plan area), approximately 2 miles north of Baseline Road.

The eastern boundary of the DLSSP area is located adjacent to and immediately west of the West Roseville Specific Plan area, with the western boundary adjacent to Brewer Road. The north boundary is irregular, with the northwest corner 2.7 miles north of Baseline Road. The south boundary is also irregular, following an existing property line in the western portion of the site, and then curving south to meet a possible future intersection of Watt Avenue and Pleasant Grove Boulevard (see attached figure, Project Location).

## **2. PROJECT SITE CHARACTERISTICS**

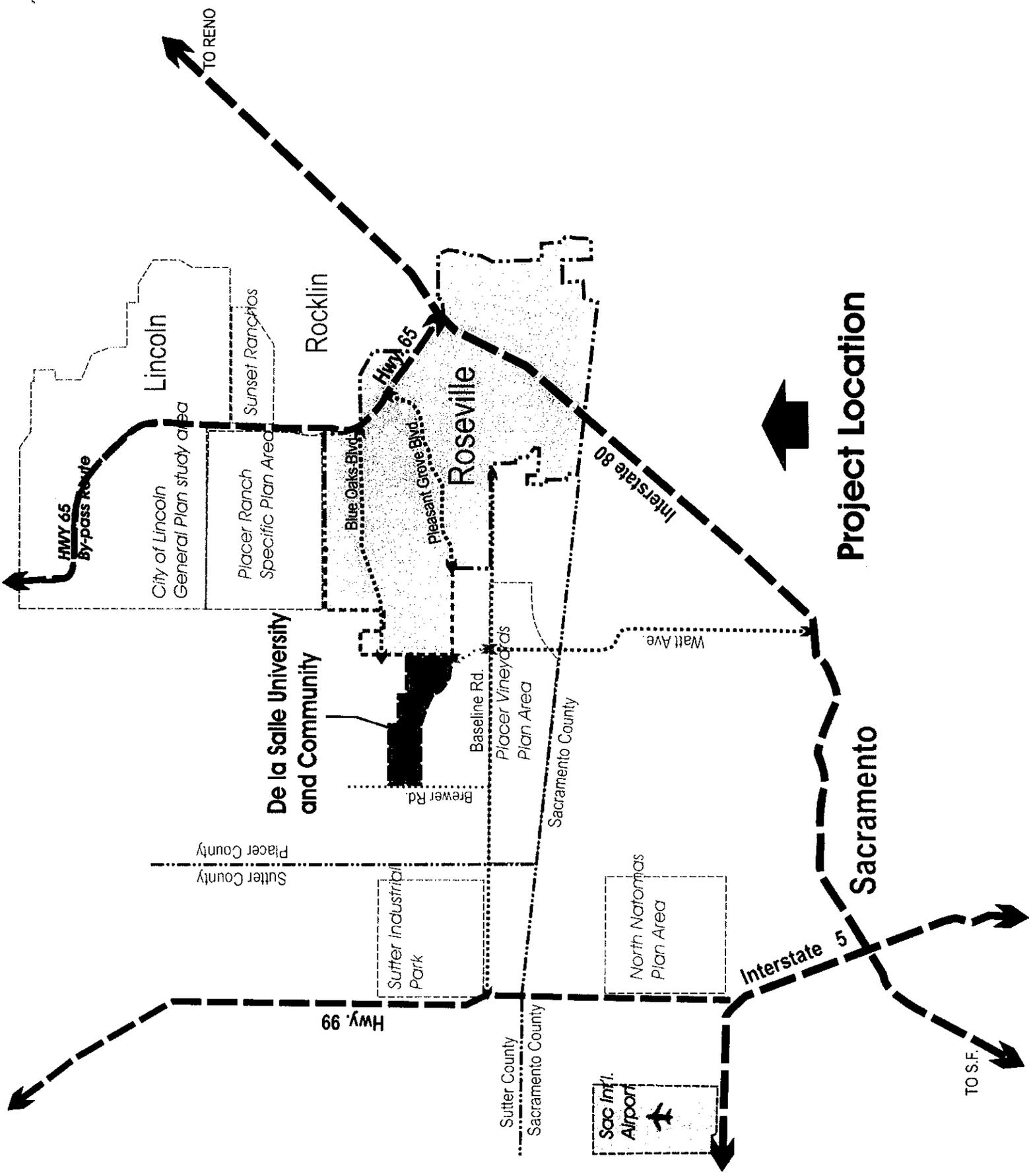
### **Existing Uses**

The DLSSP site consists of predominately open agricultural land, used for rice and dry land farming. Approximately 55 percent of the site is in agricultural production (rice). In addition to agricultural roads, the site includes a series of wells and pumps to provide water for rice production. A power line easement crosses the western portion of the site, aligning north and south, containing two 230 kv circuits. No buildings or other structures exist on site.

The project site has minimal topographic relief, generally sloping from east to west, and has been heavily modified from the original natural topography and hydrology due to the network of ditches and canals to support the actively cultivated rice fields. There are two unnamed tributaries to Curry Creek within the DLSSP, both located north of Curry Creek, herein referred to as the "South Tributary" and the "North Tributary". The South Tributary, which is heavily channelized to support rice cultivation, supports very little riparian habitat. The North Tributary is channelized in the eastern portion of the project area, then transitions to a natural state in the western portion of the project site, and supports occasional patches of woody riparian habitat. Non-native grassland, used primarily for grazing, is located within the western portion of the site. The eastern portion of the site contains both perennial and seasonal marsh habitat associated with the North Tributary of Curry Creek. Wetlands exist in the project area in the form of seasonal wetlands, seasonal drainage, marsh/open water and perennial drainage.

### **Existing Zoning**

The project site is currently zoned Farm, Combining Building Site Size of 80 acres (F-B-X 80 ac. min.) with a General Plan designation of Agriculture 80-acre minimum. The purpose of the Farm (F) zone is to



TO RENO

Lincoln

Rocklin

Roseville

Project Location

Sacramento

TO S.F.

HWY 65  
By-pass Route

City of Lincoln  
General Plan study area

Placer Ranch  
Specific Plan Area

De la Salle University  
and Community

Blue Oaks Blvd.

Pleasant Grove Blvd.

Sutter Industrial  
Park

Baseline Rd.

Placer Vineyards  
Plan Area

Brewer Rd.

Watt Ave.

Sacramento County

Sac Int'l.  
Airport

North Natomas  
Plan Area

Interstate 5

Interstate 80

Hwy. 99

Sutter County

Sacramento County

Placer County

Sutter County

provide areas for commercial agricultural operations that can accommodate necessary services to support agricultural uses, together with residential land uses at low population densities.

### **Farmland Classification**

The DLSSP contains Important Farmland classified by the California Department of Conservation. Effects associated with the conversion of this land to non-agricultural uses will be addressed in the EIR.

## **3. PROJECT OBJECTIVES**

The following summarizes the objectives, which have guided the planning of the University and Community.

**Objective 1:** Establish a well- respected four-year University that will serve Placer County's residents, attract talented students and staff and provide a catalyst for business, cultural and athletic opportunities.

**Objective 2:** Establish a mixed-use Community adjacent to the University which incorporates smart growth principles, which is attractive to residents, employers and commercial service providers.

**Objective 3:** Locate the University and Community to take advantage of:

- Six hundred acres of land donated for the University campus;
- Five hundred acres of land donated for the development of Community, the entire proceeds of which will fund the University, requiring no taxpayer funds;
- Adjacency to planned development (West Roseville Specific Plan);
- Ability to connect to the future regional transportation and infrastructure system (Watt Avenue, Pleasant Grove Boulevard, Baseline Road and Placer Parkway at Watt Avenue).

**Objective 4:** Ensure that the University and Community are designed as stand-alone projects yet are planned to link to potential future adjacent development.

**Objective 5:** Foster a sense of community and identity throughout the Plan Area by providing distinct neighborhoods with a cohesive design image.

**Objective 6:** Provide a diversity of Community housing opportunities, with approximately 4,387 dwelling units, distributed between low density, medium density and high density residential.

**Objective 7:** Provide on-campus housing opportunities, including residence halls for students, a village of homes for faculty/staff and a retirement housing complex.

**Objective 8:** Promote opportunities for neighborhood interaction and walking by providing diverse architectural styles with porches, multiple street linkages within neighborhoods and to the open space network.

**Objective 9:** Establish the University Village to promote the development of a “place” that serves as a shared activity center for the University and Community, where faculty, students and community residents can come together for retail, business, entertainment and recreation.

**Objective 10:** Provide a Public Hub with parks, school, and public services located central to the Community.

**Objective 11:** Establish a circulation system that encourages pedestrian and bicycle usage by providing pathways and narrow roadways between neighborhoods, therefore reducing the dependence on the automobile.

**Objective 12:** Provide multi-use open drainage corridors which accommodate pedestrian and bicycle travel linking all areas of the Community and University, provide for passive and active recreation needs and provide conjunctive use for wetland and riparian restoration and preservation, storm water drainage, detention, retention and storm water quality treatment.

**Objective 13:** Provide a comprehensively planned infrastructure system to serve the needs of the University, Community residents and businesses.

**Objective 14:** Provide a phasing and public facilities financing plan to enable the Plan Area to grow in a coordinated and economically feasible manner, while incorporating provisions for the delivery of adequate services and long-term maintenance of facilities.

#### **4. PROJECT DESCRIPTION**

The DLSSP is designed as a mixed-use community, with two primary components: the 600-acre De La Salle University Campus and the adjoining 536-acre Community. For a breakdown of proposed land uses for the University and Community, see the attached Land Use Plan and the De La Salle Specific Plan Land Use table, below. The figures are subject to change as the environmental review process proceeds, but reflect the applicant's current proposal. The same is true with respect to most of the precise details of the project description as set forth herein.

A total of approximately 4,387 residential units are proposed. The intent of the design of the proposed project is that the University and Community complement each other by maximizing opportunities for social and cultural interaction, economic benefits, and environmental and educational consciousness.

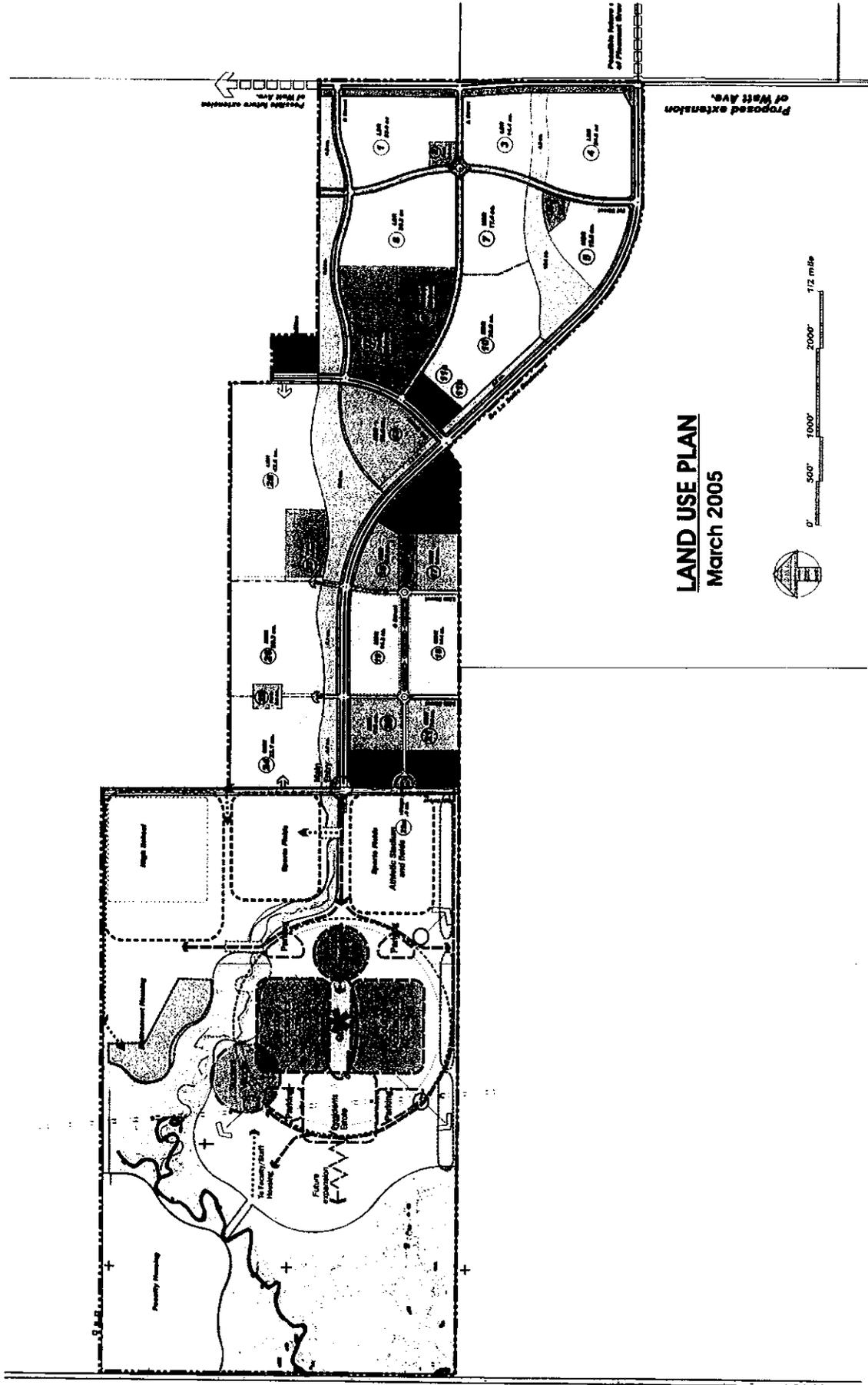
<b>DE LA SALLE SPECIFIC PLAN LAND USES</b>		
<b>Land Use</b>	<b>Acres</b>	<b>Units</b>
<b>Residential</b>		
Low-Density Residential (LDR)	131.3	718
Medium-Density Residential (MDR)	139.9	1,508
High Density Residential (HDR)	45.3	931
<b>Sub Total</b>	<b>316.5</b>	<b>3,157</b>
<b>Service &amp; Employment</b>		
Commercial Mixed Use (CMU)	10.0	75
Commercial Planned Development (CPD)	12.2	-
<b>Sub Total</b>	<b>22.2</b>	<b>75</b>
<b>Open Space &amp; Public</b>		
Open Space (OS)	63.8	-
Park (P)	39.6	-
Landscape Setback (LC)	28.9	-
Public/Quasi-Public (P/QP)	20.4	-
Street Right-Of-Ways (ROW)	45.1	-
<b>Sub Total</b>	<b>197.8</b>	<b>-</b>
<b>University</b>		
Faculty Housing (U-LDR)	55.0	330
Retirement Housing (U-RH)	*	75
Open Space (U-OS)	181.5	-
University (UZ)	363.5	750
<b>Sub Total</b>	<b>600</b>	<b>1,155</b>
<b>Grand Total</b>	<b>1,136.5</b>	<b>4,387</b>
<small>* The size of the Retirement Housing component, to be included within the 363.5 acre university area, to be determined at a later date.  Source: De La Salle Specific Plan</small>		

### **De La Salle University Campus**

The 600-acre University campus encompasses the western portion of the project site. The campus location was influenced by the desire to incorporate and preserve the existing riparian and wetland area into the campus, and the desire for a self-sustaining, centrally focused campus model. The 6,000 student campus would be pedestrian oriented with limited on-campus automobile access. The campus will include 750 units of student housing, 330 low-density residential units for faculty and staff housing, 75 retirement housing units, 181.5 acres of open space and 363.5 acres for university uses. The University area includes space for a high school site.

### ***University***

Planned as a "full service" campus, De La Salle University features all of the attributes of a major, faith-based university. Planned buildings include academic buildings, a chapel, performing arts theatre and



**LAND USE PLAN**  
**March 2005**



0 500' 1000' 2000' 1/2 mile

other performing venues, library, visual arts facilities, athletic facilities (gym, stadium, aquatics center), residential halls, administration buildings, warehouse and maintenance buildings, common areas and gathering spots. The unifying design principle of the campus will be creating a sanctuary for higher learning, developed at a pedestrian scale that emphasizes pedestrian linkages amid open spaces and natural areas, and the absence of internal vehicular traffic.

Approximately 750 units of student housing will be provided, assuming two students per dwelling unit. Residence halls will be located in close proximity to the campus core, and within walking or biking distance of campus athletic facilities. Residence halls will be multi-story apartment style units with common gathering areas. It is anticipated that 60% of the 2,500 undergraduate students will live in the residence halls while enrolled at De La Salle University. Vehicular traffic apart from campus service vehicles will be limited to an exterior roadway that allows circulation to off-site locations for students, faculty, and staff.

In the northeastern corner of the University site, land has been reserved for a 40-acre high school, which is assumed to serve 1,200 students, with faculty and staff numbering 120. The high school campus may include a library, a gymnasium, performing arts theatre, aquatic center and ball fields.

A special land use of UZ has been created specifically for the University. Sub-zones within the University zone include Faculty/Staff Housing (U-LDR), Retirement Housing Village (U-RH) and Open Space (U-OS).

### ***Faculty/Staff Housing***

Land for the development of faculty and staff housing is provided in the northwestern corner of the University site. This area will allow an enclave of single-family and attached homes, which are within walking distance to the campus core, yet separated from the hub of campus life. The U-LDR designation encompasses 55 acres and is proposed to include 330 units.

### ***Retirement Housing Village***

A small retirement village is planned to be located on the northern periphery of the core campus area, accommodating 75 units in a cluster style complex (U-RH designation). The precise location of the retirement complex within the University has not been determined; however, the site characteristics will require a location within close proximity to University services, yet separate from the academic core. The size of the complex is anticipated to be in the range of 6-12 acres. The retirement housing is intended to combine the benefits of living adjacent to a University with opportunities for continuing education,

participating in extracurricular activities, attending services at the chapel, and supporting on-campus performing arts activities and sporting events.

### ***Open Space***

Approximately 180 acres of the DLSSP open space preserve is set aside within the University campus. These will include environmentally sensitive areas, wetland, lakes, and detention/retention basins in a restored and enhanced natural setting. These areas will provide habitat for waterfowl, birds and other wildlife and will be linked with a network of trails. This open space will provide for healthy activities such as walking or bicycling, opportunities for research and biological studies, as well as areas for refuge and quiet contemplation.

### **The Community**

The 536-acre Community encompassing the eastern portion of the project site will include residential, retail/office and public facilities, school, parks and open space. The Community is designed to be economically sustainable, environmentally sensitive, and to provide for positive social interaction amongst the community residents and with the University. Land use designations proposed for the project area in the Community portion of the DLSSP include low-density residential (LDR), medium-density residential (MDR), high-density residential (HDR), commercial mixed use (CMU), commercial planned development (CPD), open space (OS), park (P), landscape setback (LC), public/quasi-public (P/QP), and street right-of-ways (ROW).

Primary elements within the Community will include residential neighborhoods, the University Village, and the Park and Open Space Network.

### ***Residential Neighborhoods***

Low, medium, and high density residential neighborhoods will dominate the northwestern and eastern portions of the Community. The neighborhoods will be spatially divided by the Public Hub located in the center of the DLSSP with two distinct neighborhoods extending from the Public Hub. The neighborhoods will contain housing of varied types, densities and styles. Overall higher residential density is proposed in the southwestern neighborhood adjacent to the University and University Village, with overall lower densities in the western neighborhoods adjacent to the open space edge of the West Roseville Specific Plan. Densities within the DLSSP are anticipated to average approximately 10 dwelling units per acre. The neighborhoods will be pedestrian oriented and have centrally located parks.

The Low Density Residential (LDR) designation encompasses 131.3 acres, and is proposed to include 718 units. Primary housing types in this density range will include single family detached with varied lot sizes and configurations. The Medium Density Residential (MDR) designation encompasses 139.9 acres, and is proposed to include 1,508 units. Primary housing types in this density range will include attached and detached units such as small lot, cluster, courtyard, zero lot line and half-plex. The High Density Residential (HDR) designation encompasses 45.3 acres and is proposed to include 931 units. Primary housing types in this density range will include attached apartments, townhouses, and condominiums.

### ***University Village***

The University Village is proposed as a mixed-use urban environment and focus of activity within the DLSSP. Located east of the University and south of De La Salle Boulevard, the University Village will include a traditional small town commercial mixed use area that will serve as an interface between the campus and community. Commercial uses will front 16th Street with second, and possibly third floor uses above that would be for office and residential uses. A residential mix of high-density apartment and townhouses with medium density row houses will be located within walking distance of the commercial area. Overall residential densities will be higher within the University Village than the remainder of the community. A second commercial site will be located at the east end of the Village, oriented toward De La Salle Boulevard and 8th Street. Park and green areas will be included within the University Village to form gathering spaces and serve recreational needs.

Land uses applied to the commercial portions of the University Village include Commercial Mixed Use (CMU) and Commercial Planned Development (CPD). The CMU designation encompasses 10.0 acres and is proposed to include 75 live/work units. The University Village CMU is envisioned to include a wide variety of retail uses to serve both the University and adjacent neighborhoods, such as book stores, a small market, coffee shops, retail, grocery store, office and professional services in a traditional, plaza-like setting. The CPD designation is proposed to encompass 12.2 acres and is envisioned to attract a variety of neighborhood-serving commercial and office uses, including large floor plate retail uses.

### ***Public Hub***

The Public Hub will be located in the center of the DLSSP along the east side of 8th Street and will act as a central hub of civic and recreational activity for the Community. The Central Park, elementary school, fire station, and a public/quasi-public sites are all proposed in the vicinity of 8<sup>th</sup> Street linked by a greenway system to allow access and visibility.

The public/quasi-public land use is applied to the 10 acre elementary school site (Parcel 9), a 2.2-acre site (Parcel 11a) reserved for a fire station, a 2.2-acre (Parcel 11b) for uses such as public utility, community club, day care or church, and a 6.0-acre site (Parcel 29) for a potable water well, water tanks, and corporation facilities. The P/QP designation is proposed to encompass 20.4 acres.

### ***Park and Open Space Network Hub***

The open space network contains linear open spaces, drainage-ways, greenbelts and parks to provide for drainage purposes while also allowing pedestrian and bicycle travel within the project area. The open space network will link the residential neighborhoods, schools, and parks to the University and the commercial areas as well as provide opportunities for seasonal and riparian habitat. The open space network would also provide recreational opportunities for the residents, students, and faculty of the University.

Open space land use is applied to lands in three categories: open space preserves, drainage parkways and greenways. Open space preserve areas provide passive recreation opportunities while preserving significant natural resources. Drainage parkways provide floodwater conveyance and retention and storm water quality treatment resource mitigation. Greenways provide the interface between land uses along the Plan Area boundaries, linking the open space preserves and drainage parkways to other land uses within the DLSSP. The OS designation is proposed to encompass 63.8 acres throughout the project area.

Parks in the DLSSP include community, neighborhood and pocket parks scattered throughout the community. The approximately 22-acre community park, known as the Central Park, is planned centrally within the Community adjacent to the elementary school and linked by open space corridors. The neighborhood park, known as the Village Park, is planned in the northwestern Village. The pocket parks are smaller amenities located centrally within the neighborhood villages. The P designation is proposed to encompass 39.6 acres.

### **Infrastructure**

On-site infrastructure, such as roads, water lines, and wastewater lines, will be designed to meet the standards of the agency with jurisdiction over the facility (i.e., Placer County for roads and wastewater lines, Placer County Water Agency for water lines), based on the level of development proposed. Off-site infrastructure connections will also be required. The EIR will address the location and capacities of these facilities, as applicable. Below is a brief discussion of each infrastructure type.

## ***Circulation***

The DLSSP is located approximately nine miles north of Interstate 80, six miles west of State Route 65, and five miles east of Highway 70/99. Regional facilities near the DLSSP provide access for vehicles making long distance commute trips, while local facilities provide access to areas within Placer County, Roseville, North Sacramento County, and South Sutter County.

The DLSSP may be served by the following regional and local facilities:

### Regional Facilities

- Interstate 80 (I-80)
- State Route 65 (SR 65)
- Highway 70/99 (SR 70/99)
- Placer Parkway (planned)

### Local Roadways

- Baseline Road/Riego Road
- Blue Oaks Boulevard
- Pleasant Grove Boulevard
- Watt Avenue
- 16<sup>th</sup> Street

The DLSSP will be served by a network of public streets organized in a hierarchy of functional classifications. Local streets emphasize property access, highways and arterials emphasize high mobility for through-traffic, and collectors attempt to achieve a balance between both functions. Key roadway improvements proposed by the DLSSP include Watt Avenue, De La Salle Boulevard, 8<sup>th</sup> Street, 16<sup>th</sup> Street, B Street as well as the secondary and local streets.

Arterial streets include Watt Avenue, which is a four-lane arterial (right of way reserved for 6 lanes), with a landscaped median, along the project frontage between De La Salle Boulevard and B Street. De La Salle Boulevard is a four-lane arterial, with a landscaped median, linking the University and Community elements of the DLSSP with the future intersection of Watt Avenue and Pleasant Grove Boulevard. De La Salle Boulevard is a primary identifying element in the Plan Area as an entry to the University and Community. This street will have a widened median, landscaping, and landmark elements. On-street bike lanes are provided from Watt Avenue to 16<sup>th</sup> Street. 8<sup>th</sup> Street is a two-lane arterial (with right of way reserved for four), with a landscaped median, that will serve as the primary north-south route for the

Community element of the DLSSP 16<sup>th</sup> Street is a two-lane arterial that will serve as the primary north-south route for the University element of the DLSSP. To the south, 16<sup>th</sup> Street may ultimately connect to an extension of 16<sup>th</sup> Street in Sacramento County.

All collector streets are planned as two-lane roadways. 1<sup>st</sup> Street is a north-south collector between De La Salle Boulevard and B Street. 1<sup>st</sup> Street is the primary collector, parallel to Watt Avenue, that serves the eastern residential neighborhoods. An on-street bike lane is provided along both sides of the entire length of 1<sup>st</sup> Street. A Street is an east-west collector between Watt Avenue and 8<sup>th</sup> Street. An on-street bike lane is provided along both sides of the entire length of A Street. On-street parallel parking is provided on the south side of A Street adjacent to the park. B Street is an east-west collector between Watt Avenue and De La Salle Boulevard. An on-street bike lane is provided along both sides of the entire length of B Street. On-street parallel parking is provided on the south side adjacent to the school and park.

### ***Secondary and Local Streets***

Local streets in the DLSSP will be two-lane roadways with on-street parking and detached sidewalks. In addition, the DLSSP encourages use of single loaded roadways adjacent to open space areas, modified grid systems, and includes neighborhood entry elements.

The pattern of local streets will be determined through the subdivision map process. It is anticipated that a majority of local streets will be public, although private gated roadways may be proposed. Gated roadways are only permitted where mechanisms are included to ensure maintenance of private streets, and when the gating of a neighborhood does not inhibit public access to parks, schools or open space areas. Additional street sections, such as alleys, may be considered through the subdivision map process.

Traffic control devices will be installed at intersections within the DLSSP in a phased manner based on traffic volumes. Stop sign control (i.e., either side street stop, or multi-way stop control) will be applied at internal intersections until conditions warrant the installation of a traffic signal.

The DLSSP includes facilities to promote public transportation use including one transit center, bus stops at key locations, transit-supportive development within walking distance of transit stations, and infrastructure (i.e., pedestrian and bicycle facilities) linking the transit centers and adjacent land uses. The transit centers could serve future shuttle bus, fixed route, express bus and/or bus rapid transit service.

### ***Bicycle and Pedestrian Facilities***

Bike lanes and a variety of pedestrian sidewalks are provided throughout the DLSSP to provide a system that facilitates non-vehicular transportation. The DLSSP provides for off-street paths completely separated from the traveled roadways for the exclusive use of bicycles and pedestrians, typically used in major parks or along streambeds in open space corridors. Class I trails or multi-use paths (minimum of 10 feet in width) will be located in a separate easement.

### ***Storm Water***

The DLSSP area is entirely located within the Curry Creek drainage shed. Curry Creek is a tributary of the Natomas-Cross-Canal watershed that ultimately discharges into the Sacramento River near Verona. The creek has two sub-tributaries, which are referred to as the North and South Tributaries. The drainage improvements for DLSSP consist of a combination of open space drainageways, retention and detention, and conventional subsurface pipe system. Drainage facilities will be designed and constructed in accordance with the Placer County Stormwater Management Manual.

To safely transport flood flows east to west through the Plan Area, the hydraulic capacity of the existing North and South Tributaries to Curry Creek will be maintained and/or enhanced with additional conveyance and storage capacity. Improvements will be constructed within the proposed open space drainageways, generally following the existing tributary alignments. In the east half of the University site, the existing North Tributary channel will maintain its current alignment and the flow line will be lowered to provide additional capacity in the upstream open space corridor. In the western portion of the University, a unique lake and fringe marsh habitat will provide a significant upgrade to the existing North Tributary corridor. An additional benefit of the lake and fringe marsh is the function of drainage detention and retention. At the southwestern corner of the University, the South Tributary of Curry Creek re-enters the site before it crosses Brewer Road. The South Tributary will not be altered at this location.

In the Community, where Storm Water Quality (SWQ) facilities are constructed adjacent to or within the proposed open space drainageways, the SWQ facility will be separated from the main channel flows so that co-mingling of drainage in less than the 2-year peak event will not occur. Co-mingling of flows in events greater than the 2-year peak event will be permitted; however, it shall be demonstrated that the co-mingling will not result in the re-suspension of previously deposited constituents within the SWQ facility, per Phase II NPDES requirements.

NPDES Phase II Storm Water Quality Treatment facilities Best Management Practices (BMP's) will be designed and constructed consistent with the requirements of the County's MS4 permit, and other County standards and methodologies in effect at the time the project plans are prepared. The BMPs will be

located upstream of the drainage system discharge points to the North and South Tributary Open Space drainage corridors.

If storm drainage detention and retention is not created on-site within the DLSSP, an off-site option could be constructed between Brewer Road and Locust and adjacent to Curry Creek. This option would include excavation and construction of a perimeter berm around an area sufficient to create detention and retention volume to mitigate increased flows and runoff volumes from the DLSSP. Overbank flows from Curry Creek would flow into the basin area and be detained/retained to achieve the same results as the on-site drainage mitigation plan.

### **Water**

Placer County Water Agency would be the water purveyor for the DLSSP. The water demands of the DLSSP are proposed to be met by PCWA using an integrated supply of the available water resources, including surface water, groundwater and recycled water. PCWA possesses entitlements to abundant surface water resources, which are derived from three primary sources: PG&E from the Yuba and Bear, PCWA Middle Fork Project, and the Bureau of Reclamation. A Water Supply Assessment will be prepared for the proposed project to assess water availability. To ensure meeting water demands in periods of drought, supply emergencies and during normal maintenance, PCWA is pursuing a supply strategy that integrates surface water, recycled water, and a redundant groundwater supply. DLSSP proposes to build a portion of the PCWA redundancy component by developing groundwater facilities sufficient to serve the De La Salle Community and University. As proposed, the DLSSP initial supply requirements may be provided by the groundwater component of PCWA's integrated supply strategy. As build-out of the DLSSP area proceeds, extension of PCWA's surface water system to the site will be constructed and groundwater use will diminish to only drought and emergency use. The initial potable and non-potable demands of the DLSSP are proposed to be met by three 1,100-gpm municipal wells, which will be convertible to aquifer storage and recovery (ASR) wells in the future, if feasible and necessary. As regional infrastructure is developed and treated surface water and recycled water becomes available, the wells will be used for drought protection, water supply emergencies and during PCWA and PGWWTP maintenance events. Although not a part of the current plan, another option for water supply could include the use of surface water for the first phase of development.

As stated above, the applicant has proposed that the initial water demand of the DLSSP area will be met using groundwater. As regional water delivery infrastructure is developed, the University and Community will transition to the use of treated surface water for potable supply and recycled water for non-potable supply. Groundwater will be used to supplement the potable supplies during dry years. Because the availability of recycled water will not vary significantly with hydrologic conditions, groundwater will not normally be used for non-potable supply, except initially. However, the non-potable delivery system will

be designed to allow groundwater to be pumped, through an appropriately designed intertie, into the on-site recycled water storage tank during emergencies and Pleasant Grove Wastewater Treatment Plant (PGWWTP) maintenance periods.

Ultimately, PCWA can serve the DLSSP potable water demand with surface water supplies through infrastructure from east and west of the project. Non-potable demand can be served with recycled water from the PGWWTP east of the DLSSP area. Three possible locations that can be the point of connection (POC) for extension of a water transmission line to the DLSSP include:

1. POC at an existing 24-inch City of Roseville water line stub in Blue Oaks Boulevard at the intersection with Del Webb Boulevard, then west in Blue Oaks Boulevard to Fiddymment Road, west in the future West Roseville Specific Plan (WRSP) alignment of Blue Oaks Boulevard to Phillip Road, west in Phillip Road to the future northerly extension of the Watt Avenue intersection with Phillip Road, south in the future extension of Watt Avenue to the DLSSP. Total length, approximately 19,600 feet.
2. POC at an existing 24-inch City of Roseville water line at the intersection of Del Webb Boulevard and Sun City Boulevard; then west in Del Webb Boulevard to Fiddymment Road, west through the WRSP in future roadway alignments to the WRSP terminus of Pleasant Grove Boulevard, west in the future extension of Pleasant Grove Boulevard to the DLSSP. Total length, approximately 14,300 feet. Of this total length, approximately 4,800 feet is proposed for construction with Phase 1 of the WRSP.
3. POC at an existing 24-inch City of Roseville water line stub at the intersection of Base Line and Fiddymment Roads; then west in Base Line Road to future Watt Avenue and north in future Watt Avenue to the DLSSP. Total length, approximately 19,500 feet.

Contingent on the PGWWTP treating the wastewater flows from the DLSSP area, the City of Roseville will provide recycled water from the PGWWTP to the DLSSP area on a wholesale basis in approximately 2008, and identification of a retailer that will be responsible for compliance with all applicable state and federal regulations. PGWWTP is located approximately 2.2 miles east of the DLSSP area. The City of Roseville is currently developing a recycled water master plan and conducting hydraulic modeling of the WRSP area. The master planning and hydraulic modeling includes the DLSSP non-potable water demands. As discussed above, groundwater will be used to meet non-potable demands prior to completion of the regional infrastructure.

### ***Wastewater***

The nearest treatment facility is the PGWWTP which began operation in the summer of 2004. The nearest existing wastewater collection system is a 42-inch diameter sewer trunk line in Phillip Road east of the PGWWTP. The nearest point of connection to the PGWWTP is a 36-inch sewer stub at the "Influent Junction Structure" located approximately 1.3 miles east of the northeast corner of the DLSSP. Wastewater treatment for the project could be provided at the Pleasant Grove Wastewater Treatment Plant in the City of Roseville or by a new wastewater treatment plant constructed off-site to the west of the DLSSP area. The sewer line to the PGWWTP would run north approximately 3,800 feet from the northeast corner of DLSSP to Phillip Road in an easement/utility corridor. The route of a sewer line to a new wastewater treatment plant would be determined once the location of the plant, if applicable, is determined. These options will be addressed in the EIR.

### ***Solid Waste***

Solid waste generated by the DLSSP will be collected and disposed of by Placer County's franchise waste collector. After collection, solid waste is transported to the Western Placer Waste Management Authority's Materials Recovery Facility (MRF) located at the intersection of Athens Road and Fiddymont Road. Un-recyclable solid waste is then disposed of at the adjacent Western Regional Landfill. Capacity currently exists at the County landfill to accommodate solid waste generated by residential and commercial and industrial users in the DLSSP. Green waste is also collected and composted at the facility. The University will encourage recycling of all office paper/cardboard, glass, plastic, aluminum and metal separation, through an on-campus program.

The Western Regional Landfill is owned and operated by the Western Placer Waste Management Authority, comprised of the County of Placer and the cities of Roseville, Rocklin and Lincoln through a joint power agreement for solid waste management. The landfill is currently permitted until 2025. The Placer County Facilities Service Department, Solid Waste Management Division provides staff to the Waste Management Authority.

### ***Natural gas***

Natural gas service would be provided by PG&E. Gas service will be obtained by constructing off-site transmission facilities necessary to serve the DLSSP area. An existing PG&E 6-inch gas distribution line runs north-south along Fiddymont Road approximately 2.75 miles east of the DLSSP. PG&E will require the developers of the WRSP to extend new connections from the 6-inch Fiddymont Road main along the westerly extensions of Blue Oaks Boulevard and Pleasant Grove Boulevard. A 6-inch gas stub will be constructed by WRSP to the west in Baseline Road at Fiddymont Road.

If Pleasant Grove Boulevard is not extended to the Plan Area in Phase 1, and if Watt Avenue is constructed as the access road for Phase 1, PG&E will tie into the 6-inch gas stub at Base Line and Fiddymment Roads. From that point of connection, gas service will be extended westerly in Base Line Road and north in Watt Avenue to the DLSSP.

Within the DLSSP, 4-inch distribution mains will be stubbed off extensions of the 6-inch main located at Pleasant Grove Boulevard or Watt Avenue and looped through the internal circulation streets.

Gas regulation stations will be required along the backbone main in this scenario. These facilities would provide the necessary gas pressure reductions or increases to serve individual developments within the project area, and will be considered by PG&E as part of the standard development process. Gas facility development and line extension within specific developments will proceed according to PG&E's typical subdivision line and facility extension policies. The feeder and service lines will be placed within a joint trench with other utilities.

### ***Electrical Service***

Roseville Electric will supply electricity to the DLSSP. Roseville Electric provides service to the WRSP area; however, no Roseville Electric facilities currently exist in the immediate area of the DLSSP. The nearest Roseville Electric substation is the Fiddymment Substation, located at Fiddymment Road and Pleasant Grove Boulevard. The DLSSP University site is bisected by twin north-south overhead PG&E 230kv transmission lines within easement corridors. PG&E owns and maintains 12kv lines in the vicinity of the DLSSP area, generally along roadway alignments, providing service to existing residences in the area. An electric substation is proposed on a 6-acre site (Parcel 29) on the north side of the DLSSP. This site would be co-located with planned water storage tanks, and a potable water well, adjacent to 8<sup>th</sup> Street. Underground electrical distribution will be extended from the substation to the DLSSP parcels in conjunction with roadway improvements. All electric facilities will be constructed to Roseville Electric standards.

### ***Off-site Improvements***

The DLSSP will construct an extension of Watt Avenue, initially as a two-lane arterial, from Baseline Road north to De La Salle Boulevard. The DLSSP will subsequently widen Watt Avenue from two to four lanes, or provide the project's "fair share" contribution should another development project be required to construct improvements to Watt Avenue before the DLSSP triggers the need for additional improvements. The project could also include the extension of Pleasant Grove Boulevard and Blue Oaks Boulevard. Other off-site infrastructure, discussed above, includes extension of water and sewer lines and other utilities, and a potential wastewater treatment plant and off-site detention/retention facility.

## **PHASING/TIMELINE**

The DLSSP is anticipated to be built out over a span of 10 to 30 years and includes a total of four infrastructure phases. The number of phases may change as the project's financing plan is developed. Infrastructure requirements for each phase of development include all on-site backbone infrastructure and off-site facilities necessary for each phase to proceed. Included are roadway, sewer, water, recycled water, storm drainage, dry utility, recreation, school, open space, and other facilities and improvements. The Community development is anticipated to occur in the four phases in sequential order, though any and all phases could proceed forward to develop. The University has the ability to initiate on-site development in Phase 2; however, the buildout of the University is anticipated to occur during and beyond the remaining phases of the Community development. Because the infrastructure is phased, the opportunity exists for any or all parcels within that phase to move forward in any sequence. All roadway improvements, sewer, storm drain, water, recycled water and dry utilities within specific parcels would be installed as part of individual project improvements.

## **PROJECT ALTERNATIVES**

It is anticipated at this time that the EIR will address the following alternatives:

- No Project/ No Build Alternative
- Higher Intensity Alternative to match SACOG Blueprint Level of Development
- Reduced Intensity Alternative
- Off-Site Alternative
- Regional Roadway Alternatives

Alternative analyzing an alignment of Watt Avenue that traverses the eastern portion of the DLSSP and considers an alignment of Placer Parkway along the eastern border of the DLSSP that continues south of the DLSSP

Alternative analyzing an alignment for Placer Parkway that passes through the eastern portion of the DLSSP

## **POTENTIAL ENVIRONMENTAL EFFECTS**

The technical sections of the Draft EIR will describe the existing conditions in the proposed project area and surrounding lands. Relevant federal, State and local laws and regulations, including Placer County

General Plan policies, will be summarized. The methods and standards of significance used for impacts of the project will be described in each of the technical sections of the EIR, including any assumptions that are important to understand the conclusions of the analysis. The standards for determining impact significance will be based on existing State and federal rules, regulations and laws, County ordinances and policies, and past practices. The standards will be used both to determine whether an impact is significant and the effectiveness of recommended mitigation. Any feasible mitigation measures will be identified for each significant impact. The description of mitigation measures will identify the specific actions to be taken, the timing of the action, and the parties responsible for implementation of the measure.

At this time, it is anticipated that the following issue areas will be addressed in the EIR:

- Aesthetics
- Air Quality
- Agricultural Resources
- Biological Resources
- Cultural Resources
- Geology & Soils
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation & Traffic
- Utilities & Service Systems

A summary of the potential effects of the DLSSP and issues to be addressed in the EIR are described in the attached Initial Study.

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**ENVIRONMENTAL CHECKLIST**

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**I. BACKGROUND**

1. Project Title: De La Salle University and Community Specific Plan
2. Lead Agency Name and Address: County of Placer  
11414 B Avenue  
Auburn, CA 95603
3. Contact Person and Phone Number: Paul Thompson  
(530) 886-3000
4. Project Location: See Attached
5. Project Sponsor's Name and Address: KT Communities
6. General Plan Designation: Agriculture
7. Zoning: Farm, Combining Building Site size of 80 acres
8. Description of Project: See Attached
9. Surrounding Land Uses and Setting: See Attached
10. Other Public Agencies Whose Approval is Required:
  - California Department of Fish and Game
  - California Regional Water Quality Control Board
  - U.S. Army Corp of Engineers
  - U.S. Fish and Wildlife Service
  - Local Agency Formation Commission (LAFCO)
  - Placer County Air Pollution Control District
  - Placer County Water Agency
  - Native American Heritage Commission

**II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
- Mandatory Findings of Significance

**III. DETERMINATION (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR OR NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Signature

Patrick Hindmarsh  
For Paul Thompson

\_\_\_\_\_  
March 03, 2005

\_\_\_\_\_  
Placer County

#### IV. ENVIRONMENTAL CHECKLIST

##### Introduction

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended as appropriate as part of the proposed project.

For this checklist, the following designations are used:

**Potentially Significant Impact:** An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

**Potentially Significant With Mitigation Incorporated:** An impact that requires mitigation to reduce the impact to a less-than significant level.

**Less-Than-Significant Impact:** Any impact that would not be considered significant under CEQA relative to existing standards.

**No Impact:** The project would not have any impact.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>1. AESTHETICS.</b> <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

a,b. The project site is not a designated scenic vista and there are no listed State scenic highways in the project vicinity; therefore, there would be **no impact** on a scenic vista or State scenic highway. This issue will not be addressed in the EIR.

c. The project site is flat, undeveloped agricultural land. Views from the site are unobstructed by development. Development of the site with urban uses would substantially change its character with the potential to have a negative aesthetic effect, which is considered a **potentially significant impact**. This issue will be addressed in the EIR.

d. The development of the site would introduce new sources light and glare to the area. Because the project site is in an area with virtually no light and glare sources, the addition of these sources is considered a **potentially significant impact**. This issue will be addressed in the EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p><b>2. AGRICULTURE RESOURCES:</b>  <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i></p>				
<p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program in the California Resources Agency, to non-agricultural use?</p>	■	□	□	□
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	■	□	□	□
<p>c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?</p>	■	□	□	□

**Discussion**

a. The project site contains Important Farmland that would be converted to non-agricultural uses. There are no Williamson Act contracts in effect on the site, so the project will not conflict with a Williamson Act contract. However, the project site is currently zoned for agricultural use. The conversion of the site to non-agricultural uses is considered a **potentially significant impact** and will be addressed in the EIR.

b. The DLSSP could conflict with existing land uses in the vicinity, environmental plans, policies, and zoning. This is considered a **potentially significant impact**. The relationship of the DLSSP to plans and policies will be addressed in the EIR.

c. The site is designated for agricultural use; therefore, the proposed development of a 600-acre University Campus and 536-acre Community would substantially alter the land use of the area. This is considered a **potentially significant impact**. The change of land use will be addressed in the EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>3. AIR QUALITY.</b> <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations:</i> <i>Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	■	□	□	□
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	■	□	□	□
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	■	□	□	□
d. Expose sensitive receptors to substantial pollutant concentrations?	■	□	□	□
e. Create objectionable odors affecting a substantial number of people?	□	□	■	□

**Discussion**

a-d. The DLSSP would include the construction of up to 4,387 residential units and the associated infrastructure as well as a University Campus, which would generate air emissions. Operation of the project would involve vehicle trips that would also generate air emissions. Because these emissions could have a **potentially significant impact** on air quality in the region, this issue will be evaluated in the EIR.

e. The Community portion of the DLSSP would include residential and commercial uses. Typically, residential and commercial development is not considered a major source of odors. Similarly, the uses generally found on a university campus do not produce substantial odors. Any research activities would take place indoors and would not be conducted on a large scale such that odors would be detectable at any distance. Therefore, impacts associated with odor would be **less than significant**. This issue will not be addressed in the EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>4. BIOLOGICAL RESOURCES.</b> <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	■	□	□	□
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	■	□	□	□
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	■	□	□	□
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	■	□	□	□
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	■	□	□	□
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	■	□	□	□

**Discussion**

a-f. The project site contains wetland habitat and there are a number of species of concern with the potential to occur on site. Because the DLSSP could have a ***potentially significant impact*** on these resources and could conflict with County policies regarding these resources, these issue will be evaluated in the EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>5. CULTURAL RESOURCES.</b> <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

Jensen & Associates prepared an *Archaeological Inventory Survey* in February 2004 for the project site. Preparation of this report included prefield archival research, Native American consultation, and field research. No evidence of prehistoric presence or activity, historic-period farming features, homesteads, trash scatters, buildings or other features were observed within the project area during the field work performed by Jensen and Associates. The Native American Heritage Commission indicated that no Sacred Lands are listed for the DLSSP area or adjacent lands. Two State bridges cross Curry Creek tributaries on Brewer Road adjacent to the west side of the DLSSP area. Both bridges have been previously evaluated and determined ineligible for the National Register of Historic Places. One historic road course, the Sacramento and Nevada Road, is identified on the 1855 GLO Plat as being located within the DLSSP area; however, no evidence of the road was observed during the field study.

a. There are no historically significant structures located on the project site; therefore, the DLSSP would not impact historic resources. Therefore, **no impact** would occur.

b-d. No known resources are located on the DLSSP site. The most recent use of the site was agriculture. The site has been highly disturbed by agricultural activity and it is unlikely that any paleontological or archaeological resources remain intact on the site. No known religious or sacred uses are associated with the site according to the Native American Heritage Commission.<sup>1</sup> However, even though the possibility is remote, if resources were damaged or destroyed during the development of the project, this would be a **significant impact**. This issue will be addressed in the EIR.

<sup>1</sup> Jensen & Associates, *Archaeological Inventory Survey*, February 9, 2004, page 8.

## Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>6. GEOLOGY AND SOILS.</b>				
<i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist - Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion, or the loss of topsoil?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soils, as defined in Table 18-1-13 of the Uniform Building Code (1994), creating substantial risks to life or property?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

### Discussion

a,c,d. A site-specific geotechnical study is being prepared to determine the potential for hazards related to soil conditions on the site. Because the soil conditions on the site have not yet been evaluated, this is considered a **potentially significant impact** and will be addressed in the EIR.

c. Site preparation for the DLSSP would include compaction and covering of soil to provide proper drainage, building foundations, and associated infrastructure. Construction of residential units would result in some fill on the project site. Site preparation would consist primarily of grading. Because the site is flat, extensive excavations or hillside cuts and fills would not be required.

Severe erosion depends on the potential for high velocity flow of surface water over soils low in cohesion. High velocity flows across the site are not anticipated. To reduce erosion, the project applicant would be required to apply for and comply with the General Construction Activity Stormwater Permit. Permit applicants are required to prepare and retain at the construction site a stormwater pollution prevention plan (SWPPP) that would identify erosion-control measures. The stormwater quality management program would address project construction and would specify control measures and Best Management Practices (BMPs) designed to minimize erosion during construction. However, if substantial soil erosion would occur, this would be considered a **significant impact**. This issue will be evaluated in the EIR

e. The DLSSP would include a connection to a wastewater treatment system and would not require the use of septic tanks or alternative wastewater disposal systems. Therefore, **no impact** would occur.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>7. HAZARDS AND HAZARDOUS MATERIALS.</b>				
<i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	■	□	□	□
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	■	□	□	□
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	■	□	□	□
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	■	□	□	□
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	■	□	□	□
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	■	□	□	□
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	■	□	□	□
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	■	□	□	□

**Discussion**

a-c. The residents of the DLSSP would use hazardous materials typical of those found in all residential developments, such as paints, solvents, cleaning agents, and common gardening chemicals. It is not anticipated that there would be sufficient quantities of these substances at any specific location on site to constitute a hazard to residents or proposed schools. Materials used on the University portion of the project, such as those used for research, could pose a hazard if a release were to occur. This is considered a ***potentially significant impact*** and will be addressed in the EIR.

d. The site has been used for agriculture, which requires the application of chemicals such as fertilizers and pesticides. It is unknown at this time if these or any other chemicals persist on the site. This is considered a ***potentially significant impact*** and will be addressed in the EIR.

e,f. The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. However, the project site is located in an area where agriculture is the predominant use, so aerial spraying could occur in the vicinity. This could pose a safety hazard for people residing or working in the project area, which would be considered a ***potentially significant impact***. This will be addressed in the EIR.

g. The DLSSP would include the development of a variety of urban uses, which could interfere with an emergency response plan or emergency evacuation plan. This is considered a ***potentially significant impact*** and will be addressed in the EIR.

e. The project site is located in a currently undeveloped area and is partially surrounded by agricultural land. The project site would include a new fire station site to ensure adequate response times in the event of a fire. However, the proposed project could expose new occupants of the DLSSP to a risk of fire hazard when adjacent crops are dry. This is considered a ***potentially significant impact*** and will be addressed in the EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>8. HYDROLOGY AND WATER QUALITY</b> <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?	■	□	□	□
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	■	□	□	□
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	■	□	□	□
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	■	□	□	□
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	■	□	□	□
f. Otherwise substantially degrade water quality?	■	□	□	□
g. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	■	□	□	□
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	■	□	□	□
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	■	□	□	□
j. Inundation by seiche, tsunami, or mudflow?	□	□	■	□

**Discussion**

a,c-f. The DLSSP would result in the addition of impervious surface to the site and grading of the site, which would result in modified topography. These changes would impact drainage patterns and surface runoff, and could result in erosion, thus affecting water quality. This is a **potentially significant impact** and will be addressed in the EIR.

b. The project could include the use of groundwater for potable supply during the initial phases of development, which could deplete groundwater supplies or interfere with groundwater recharge. This is a **potentially significant impact** and will be addressed in the EIR.

g-i. The project site is not within a dam inundation area, so the project would not be subject to flooding from dam failure. However, the portions of Curry Creek traversing the project site are mapped by the Federal Emergency Management Agency (FEMA) in the Flood Insurance Rate Map (FIRM) for Placer County. The FIRM dated June 8, 1998 includes the tributaries and main channel of Curry Creek that flow through the project site. Approximately 500 acres of the project area are located within the 100-year floodplain along Curry Creek and its tributaries.<sup>2</sup> This is a **potentially significant impact** and will be addressed in the EIR. A water supply assessment will be prepared for the project that will address impacts to surface water bodies and groundwater resources.

j. Due to the flat topography of the site, the possibility of a mudslide is nonexistent. Due to the location of the site relative to large bodies of water, the potential for inundation from a major seiche or to tsunami waves is very low. Therefore, exposure of people or structures to a significant risk involving flooding as a result of inundation by seiche, tsunami, or mudflow would be **less-than-significant**.

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2 Civil Solutions, Inc., *De La Salle Specific Plan Drainage Master Plan*, December 2004.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>9. LAND USE AND PLANNING</b> <i>Would the project:</i>				
a. Physically divide an established community?	■	□	□	□
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect?	■	□	□	□
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	■	□	□	□

**Discussion**

a. The project site is located on the border of the West Roseville Specific Plan (WRSP) site, an approved development that includes residential uses. Other land surrounding the project site is primarily undeveloped; therefore, the DLSSP would not disrupt or divide an established community. However, development of the project could disrupt the agricultural community, which would be considered a **potentially significant impact** and will be addressed in the EIR.

b,c. The DLSSP could conflict with existing land uses in the vicinity, environmental plans, policies, and zoning. The relationship of the DLSSP to plans and policies will be addressed in the EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>10. MINERAL RESOURCES.</b> <i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

a,b. There are no known mineral resources within the project area or vicinity,<sup>3</sup> so the project would not result in the loss of availability of a known mineral resource or a delineated locally-important mineral resource recovery site. Therefore, ***no impact*** would occur.

3 Department of Conservation, Division of Mines and Geology, *Mineral Land Classification of Placer County, California, DMG Open-file Report 95-10, 1995, Plate 4.*

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>11. NOISE.</b> <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

a.b. The DLSSP would include a variety of urban uses that would increase noise levels in the area, which could exceed County standards. Construction would result in temporary increases in noise levels and groundborne vibration. Operations of agricultural aircraft could expose future residents to noise levels that exceed County standards. These would be considered **potentially significant impacts** and will be addressed in the EIR

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>12. POPULATION AND HOUSING.</b> <i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	■	□	□	□
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	□	□	□	■
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	□	□	□	■

**Discussion**

a. The DLSSP includes residential development, which would directly increase the population in the region and could induce further growth in the area. The physical impacts associated with the development of the DLSSP will be addressed in the appropriate technical sections of the EIR. The growth inducing effects of the DLSSP will also be addressed in the EIR.

b,c. No housing currently exists on the project site; therefore no housing or people would be displaced. **No impact** would occur and this issue will not be discussed in the EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p><b>13. PUBLIC SERVICES.</b>  <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i></p>				
a. Fire protection?	■	□	□	□
b. Police protection?	■	□	□	□
c. Schools?	■	□	□	□
d. Parks?	■	□	□	□
e. Other public facilities?	■	□	□	□

**Discussion**

a.,b. The DLSSP would include the development of a University Campus and Community. Park and school uses are included as a part of the project. The increased population associated with the development would increase the need for a variety of government services including fire protection, sheriff protection, schools, and public facilities. This is considered a **potentially significant impact** and will be addressed in the EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>14. RECREATION.</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	■	□	□	□
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	■	□	□	□

**Discussion**

a.,b. The DLSSP would include residential uses that would increase population and the demand for neighborhood or regional parks or other recreational facilities. A variety of recreational facilities are proposed as a part of the project. Nevertheless, because of the increase in population, this issue is considered a ***potentially significant impact*** and will be addressed in the EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>15. TRANSPORTATION/TRAFFIC</b> <i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	■	□	□	□
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	■	□	□	□
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	□	□	□	■
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	■	□	□	□
e. Result in inadequate emergency access?	■	□	□	□
f. Result in inadequate parking capacity?	■	□	□	□
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	■	□	□	□

**Discussion**

a,b,d-g. The DLSSP would include traffic generating uses that could result in congestion on existing roads. The DLSSP would include a new roadway system to accommodate the proposed uses. The details of this roadway plan are unknown at this time and could create a hazard, inadequate access, inadequate parking, or conflict with adopted policies. This is a **potentially significant impact** and will be addressed in the EIR.

c. The DLSSP is not located such that it would interfere in any way with air traffic. **No impact** would occur.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>16. UTILITIES AND SERVICE SYSTEMS.</b> <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	■	□	□	□
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	■	□	□	□
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	■	□	□	□
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	■	□	□	□
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	■	□	□	□
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	■	□	□	□
g. Comply with federal, state, and local statutes, and regulations related to solid waste?	■	□	□	□

**Discussion**

a.-g. The DLSSP would include the development of a University Campus and Community. The proposed uses would create an increased need for utilities and other service systems in the area, which could require the construction of new or expanded facilities. The DLSSP would require water service from Placer County Water Agency. The DLSSP could include construction of a wastewater treatment plant to the west of the project site, wastewater service could be provided at the Pleasant Grove Wastewater Treatment Plant, or wastewater treatment could be provided through a combination of both options. It is proposed that natural gas be provided by PG&E. Electrical service could be provided by Roseville Electric or PG&E. The project would also include a drainage

plan that would be implemented. The provision of these services could result in ***potentially significant impacts*** and will be addressed in the EIR.

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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>17. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	■	□	□	□
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	■	□	□	□
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	■	□	□	□

**Discussion**

a.-c. The DLSSP has the potential to cause **significant impacts** with relation to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology, Hazards, Noise, Water, Public Utilities and Service Systems, Transportation/Circulation, and Recreation. Each of these issues will be addressed in the EIR.



PLACER COUNTY PLANNING DEPARTMENT

Reserved for Date Stamp

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ENVIRONMENTAL IMPACT ASSESSMENT QUESTIONNAIRE

Receipt No. \_\_\_\_\_ Filing Fee: \_\_\_\_\_

Pursuant to the policy of the Board of Supervisors, the Planning Department cannot accept applications on tax delinquent property or property with existing County Code violations.

SEE FILING INSTRUCTIONS ON LAST PAGE OF THIS APPLICATION FORM

- (ALL) 1. Project Name (same as on IPA) De La Salle University and Community
PLNG 2. What is the general land use category for the project? (e.g.: residential, commercial, agricultural, or industrial, etc.) see Land Use Plan
PLNG 3. What is the number of units or gross floor area proposed? 4,387 total units; 10ac. CMU; 12ac CPD
DPW 4. Are there existing facilities on-site (buildings, wells, septic systems, parking, etc.)? Yes X No
If yes, show on site plan and describe: see June 16, 2003 EIAQ attachments
DPW 5. Is adjacent property in common ownership? Yes X No Acreage
Assessor's Parcel Numbers see June 16, 2003 EIAQ attachments
PLNG 6. Describe previous land use(s) of site over the last 10 years: Rice farming and other agricultural uses

GEOLOGY & SOILS

NOTE: Detailed topographic mapping and preliminary grading plans may be required following review of the information presented below.

- DPW 7. Have you observed any building or soil settlement, landslides, slumps, faults, steep areas, rock falls, mud flows, avalanches or other natural hazards on this property or in the nearby surrounding area? Yes No X
DPW 8. How many cubic yards of material will be imported? see below Exported? see below Describe material sources or disposal sites, transport methods and haul routes: 0 imported, 0 exported if detention/retention is onsite; however, 500,000 c.y. imported from site west of Brewer if detention is moved off-site.
DPW 9. What is the maximum proposed depth and slope of any excavation? Estimated 10 to 12 feet
Fill? estimated 5 to 8 feet
DPW 10. Are retaining walls proposed? Yes No X If yes, identify location, type, height, etc:
DPW 11. Would there be any blasting during construction? Yes No X If yes, explain:
DPW 12. How much of the area is to be disturbed by grading activities? 90% to 95%
PLNG 13. Would the project result in the direct or indirect discharge of sediment into any lakes or streams?
DEH Yes No X If yes, explain:
DPW 14. Are there any known natural economic resources such as sand, gravel, building stone, road base rock, or mineral deposits on the property? Yes No X If yes, describe:

**DRAINAGE & HYDROLOGY**

**NOTE:** Preliminary drainage studies may be required following review of the information presented below.

- DPW 15. Is there a body of water (lake, pond, stream, canal, etc.) within or on the boundaries of the property?  
Yes X No \_\_\_\_\_ If yes, name the body of water here and show location on site plan: Portions of Curry Creek and a tributary, including natural and channelized reaches with associated agricultural ditches
- DEH 16. If answer to #15 is yes, would water be diverted from this water body? Yes \_\_\_ No X
- DEH 17. If yes, does applicant have an appropriative or riparian water right? Yes \_\_\_\_\_ No \_\_\_\_\_
- DEH 18. Where is the nearest off-site body of water such as a waterway, river, stream, pond, lake, canal, irrigation ditch, or year-round drainage-way? Include name, if applicable: does applicant have an appropriative or riparian water right? Yes \_\_\_\_\_ No \_\_\_\_\_ Curry Creek  
What percentage of the project site is presently covered by impervious surfaces? less than 1% After development? Estimated 40% to 50%
- DPW 19. Would any run-off of water from the project enter any off-site canal/stream? Yes X No \_\_\_\_\_  
DEH If answer is yes, identify: downstream Curry Creek
- DEH 20. Will there be discharge to surface water of waste waters other than storm water run-off? Yes \_\_\_ No X If yes, what materials will be present in the discharge? \_\_\_\_\_  
What contaminants will be contained in storm water run-off? Unknown at this time
- DPW 21. Would the project result in the physical alteration of a body of water? Yes X No \_\_\_ If so, how?  
Creating lake onsite, changes character of current "ponding" area on the university site; restoration of channelized portion of Curry Creek tributaries  
Will drainage from this project cause or exacerbate any downstream flooding condition? Yes \_\_\_ No X If yes, explain: \_\_\_\_\_
- DPW 22. Are any of the areas of the property subject to flooding or inundation? Yes X No \_\_\_\_\_ If yes, accurately identify the location of the 100-year floodplain on the site plan.
- DPW 23. Would the project alter drainage channels or patterns? Yes X No \_\_\_ If yes, explain: Local drainage swales may be placed in underground drainage systems
- DEH \_\_\_\_\_

**VEGETATION AND WILDLIFE**

**NOTE:** Detailed studies or exhibits such as tree surveys and wetland delineations may be required following review of the information presented below. Such studies or exhibits may also be included with submittal of this questionnaire. (See Filing Instructions #8 and #9 for further details.)

- PLNG 24. Describe vegetation on the site, including variations throughout the property: non-native grassland and rice cropland dominate, plus scattered seasonal wetlands, marsh habitat, creeks/riparian habitat
- PLNG 25. Estimate how many trees of 6-inches diameter or larger would be removed by the ultimate development of this project as proposed: To be determined
- PLNG 26. Estimate the percentage of existing trees which would be removed by the project as proposed 1% to 5%
- PLNG 27. What wildlife species are typically found in the area during each of the seasons? Year round species include various Central Valley birds and mammals such as meadow lark, raptors, coyote, skunk, gopher, and beaver. Migratory waterfowl are present during fall through spring migration period
- PLNG 28. Are rare or endangered species of plants or animals (as defined in Section 15380 of the California Environmental Quality Act Guidelines) found in the project area? Yes
- PLNG 29. Are any Federally listed threatened or endangered plants, or candidates for listing, present on the project site as proposed? If uncertain, a list is available in the Planning Department: Yes
- PLNG 30. Will the project as proposed displace any rare or endangered species (plants/animals)? To be determined

- PLNG 31. What changes to the existing animal communities' habitat and natural communities will the project cause as proposed? Loss of existing habitat through project development; some existing habitat will be preserved as part of open space
- PLNG 32. Is there any rare, natural community (as tracked by the California Department of Fish and Game Natural Diversity Data Base) present on the proposed project? Yes, vernal pools
- PLNG 33. Do wetlands or stream environment zones occur on the property (i.e., riparian, marsh, vernal pools, etc.)? Yes X No \_\_\_\_\_
- PLNG 34. If yes, will wetlands be impacted or affected by development of the property? Yes X No \_\_\_\_\_
- PLNG 35. Will a Corps of Engineers wetlands permit be required? Yes X No \_\_\_\_\_
- PLNG 36. Is a letter from the U.S. Army Corps of Engineers regarding the wetlands attached? Yes \_\_\_\_\_ No X

#### FIRE PROTECTION

- DPW 37. How distant are the nearest fire protection facilities? Approximately 6 miles  
Describe: CDF Placer County Fire Station No. 100 on Cook-Riolo Rd, south of Baseline
- DPW 38. What is the nearest emergency source of water for fire protection purposes? On-site  
Describe the source and location: The proposed water system will provide fire flows
- DPW 39. What additional fire hazard and fire protection service needs would the project create? \_\_\_\_\_  
What facilities are proposed with this project? Water lines sized for fire flows  
For single access projects, what is the distance from the project to the nearest through road? \_\_\_\_\_  
Are there off-site access limitations that might limit fire truck accessibility, i.e. steep grades, poor road alignment or surfacing, substandard bridges, etc.? Yes \_\_\_\_\_ No X If yes, describe: Site development will provide adequate fire access

#### NOISE

**NOTE:** *Project sites near a major source of noise, and projects which will result in increased noise, may require a detailed noise study prior to environmental determination.*

- DEH 40. Is the project near a major source of noise? Yes \_\_\_\_\_ No X If so, name the source(s): \_\_\_\_\_
- DEH 41. What noise would result from this project - both during and after construction? Traffic noise, noise from athletic events

#### AIR QUALITY

**NOTE:** *Specific air quality studies may be required by the Placer County Air Pollution Control District (APCD). It is suggested that applicants with residential projects containing 20 or more units, industrial, or commercial projects contact the APCD before proceeding.*

- APCD 42. Are there any sources of air pollution within the vicinity of the project? If so, name the source(s): \_\_\_\_\_  
unknown
- APCD 43. What are the type and quantity of vehicle and stationary source (e.g. woodstove emissions, etc.) air pollutants which would be created by this project at full buildout? Include short-term (construction) impacts: to be determined
- APCD 44. Are there any sensitive receptors of air pollution located within one quarter mile of the project (e.g. schools, hospitals, etc.)? no Will the project generate any toxic/hazardous emissions? No
- APCD 45. What specific mobile/stationary source mitigation measures, if any, are proposed to reduce the air quality impact(s) of the project? Quantify any emission reductions and corresponding beneficial air quality impacts on a local/regional scale. to be determined

APCD 46. Will there be any land clearing of vegetation for this project? Yes How will vegetation be disposed?  
Discing

**WATER**

**NOTE:** *Based upon the type and complexity of the project, a detailed study of domestic water system capacity and/or groundwater impacts may be necessary.*

DPW 47. For what purpose is water presently used onsite? Irrigation of agricultural crops

What and where is the existing source? Groundwater agricultural wells

Is it treated water intended for domestic use? No(interim); yes (long-term)

What water sources will be used for this project? Groundwater (interim); surface & groundwater (long-term)

Domestic: surface water and groundwater (long-term) Irrigation of Public Areas: Recycled water (long-term) and groundwater (interim) Irrigation of private areas (residential) groundwater (interim) and treated surface water and groundwater (long-term)

Fire Protection: surface and groundwater Other: long term, treated surface water and groundwater

What is the projected peak water usage of the project? Estimated peak hour 7000 gpm

Is the project within a public domestic water system district or service area? No

If yes, will the public water supplier serve this project? N/A

What is the proposed source of domestic water? Groundwater (interim) surface/ground (long-term)

What is the projected peak water usage of the project? Estimated peak hour 7000 gpm

DEH 48. Are there any wells on the site? yes If so, describe depth, yield, contaminants, etc: 200 to 600 feet deep, 800 to 1200 gpm

Show proposed well sites on the plan accompanying this application. \_\_\_\_\_

**AESTHETICS**

**NOTE:** *If the project has potential to visually impact an area's scenic quality, elevation drawings, photos or other depictions of the proposed project may be required.*

PLNG 49. Is the proposed project consistent/compatible with adjacent land uses and densities? The project will result in a significant change in land use from surrounding properties

PLNG 50. Is the proposed project consistent/compatible with adjacent architectural styles? The only structures in the general vicinity are farm building and residences, architectural style will vary from project to project

PLNG 51. Would aesthetic features of the project (such as architecture, height, color, etc.) be subject to review? \_\_\_\_\_  
By whom? Project would be subject to design guidelines as part of the DLSSP

PLNG 52. Describe signs and lighting associated with the project: Not determined at this time

PLNG 53. Is landscaping proposed? Yes If so, describe and indicate types and location of plants on a plan. Landscaping will be designed with each individual project

**ARCHAEOLOGY/HISTORY**

**NOTE:** *If the project site is on or near an historical or archaeological site, specific technical studies may be required for environmental determination.*

PLNG 54. What is the nearest historic site, state historic monument, national register district, or archaeological site? To be determined

PLNG 55. How far away is it? \_\_\_\_\_

PLNG 56. Are there any historical, archaeological or culturally significant features on the site (i.e. old foundations, structures, Native American habitation sites, etc.)? unknown

**SEWAGE**

**NOTE:** *Based upon the type and complexity of the project, a detailed analysis of sewage treatment and disposal alternatives may be necessary to make an environmental determination.*

DEH 57. How is sewage presently disposed of at the site? Waste, if any, is disposed by septic/leach field

DEH 58. How much wastewater is presently produced daily? None

DEH 59. What is the proposed method of sewage disposal? Pump to PGWWTP or stand alone "new" DLSSP WWTP  
Is there a plan to protect groundwater from wastewater discharges? Yes \_\_\_\_\_ No X If yes, attach a draft of this plan.

DEH 60. How much wastewater would be produced daily? Average 1.3 mgd for 1,136 ac.

DEH 61. List all unusual wastewater characteristics of the project, if any. What special treatment processes are necessary for these unusual wastes? No unusual wastewater generation known

- Will pre-treatment of wastewater be necessary? Yes \_\_\_ No X If yes, attach a description of pre-treatment processes and monitoring system.
- DEH 62. Is the groundwater level during the wettest time of the year less than 8 feet below the surface of the ground within the project area? To be determined
- DEH 63. Is this project located within a sewer district? No  
If so, which district? \_\_\_\_\_ Can the district serve this project? \_\_\_\_\_
- DEH 64. Is there sewer in the area? No
- DEH 65. What is the distance to the nearest sewer line? estimated 12,000 feet

#### HAZARDOUS MATERIALS

Hazardous materials are defined as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (including oils, lubricants, and fuels).

- DEH 66. Will the proposed project involve the handling, storage or transportation of hazardous materials? Yes \_\_\_ No \_\_\_  
Not known at this time, but potential for such materials for use in the course of academic studies
- DEH 67. If yes, will it involve the handling, storage, or transportation at any one time of more than 55 gallons, 500 pounds, or 200 cubic feet (at standard temperature and pressure) of a product or formulation containing hazardous materials? Yes \_\_\_ No \_\_\_ Not known at this time, but not anticipated
- DEH 68. If you answered yes to question #66, do you store any of these materials in underground storage tanks? Yes \_\_\_ No \_\_\_ If yes, please contact the Environmental Health Division at (916) 889-7335 for an explanation of additional requirements. Not known at this time, and not anticipated

#### SOLID WASTE

- DEH 69. What types of solid waste will be produced? Household and commercial waste  
How much? Unknown How will it be disposed of? WP Regional Landfill; MRF at this time

#### PARKS/RECREATION

- PLNG 70. How close is the project to the nearest public park or recreation area? \_\_\_\_\_  
Name the area Existing parks in North Roseville Specific Plan Area and planned facilities in the WRSP Area

#### SOCIAL IMPACT

- PLNG 71. How many new residents will the project generate? 7,900 residents in the Community portion of the project; 825 faculty/staff residents- on campus; 120 retirement-on campus; 1,500 student residents-on campus
- PLNG 72. Will the project displace or require relocation of any residential units? No
- PLNG 73. What changes in character of the neighborhood (surrounding uses such as pastures, farmland, residential) would the project cause? No direct changes to adjacent property, however, the project itself will be a significant change of character from existing uses.
- PLNG 74. Would the project create/destroy job opportunities? Construction, teaching and staff jobs; retail, office jobs in CPD, CMU
- PLNG 75. Will the proposed development displace any currently productive use? Yes  
If yes, describe: Some rice farming operations

#### TRANSPORTATION/CIRCULATION

*Note: Detailed Traffic Studies prepared by a qualified consultant may be required following review of the information presented below.*

- DPW 76. Does the proposed project front on a County road or State Highway? Yes X No \_\_\_\_\_  
If yes, what is the name of the road? Brewer Road
- DPW 77. If no, what is the distance to the nearest County road? \_\_\_\_\_  
Name of road? \_\_\_\_\_

- DPW 78. Would any non-auto traffic result from the project (trucks, trains, etc.)? Yes X No \_\_\_\_\_  
 If yes, describe type and volume: Bus delivery vehicles, other transit vehicles, bicycles
- DPW 79. What road standards are proposed within the development? See DLSSP  
 Show typical street section(s) on the site plan.
- DPW 80. Will new entrances onto County roads be constructed? Yes X No \_\_\_\_\_  
 If yes, show location on the site plan.
- DPW 81. Describe any proposed improvements to County roads and/or State Highways:  
See DLSSP
- 
- DPW 82. How much additional traffic is the project expected to generate? (Indicate average daily traffic (ADT), peak hour volumes, identify peak hours. Use Institute of Transportation Engineers' (ITE) trip generation rates where project specific data is unavailable): To be determined
- 
- DPW 83. Would any form of transit be used for traffic to/from the project site? To be determined
- DPW 84. What are the expected peak hours of traffic to be caused by the development (i.e., Churches: Sundays, 8:00 a.m. to 1:00 p.m.; Offices: Monday through Friday, 8:00 a.m. to 9:00 a.m., and 4:00 p.m. to 6:00 p.m.)? \_\_\_\_\_  
normal peak hours associated with urban development
- DPW 85. Will project traffic affect an existing traffic signal, major street intersection, or freeway interchange?  
 Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, explain: To be determined
- 
- DPW 86. What bikeway, pedestrian, equestrian, or transit facilities are proposed with the project? See DLSSP
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Name and title (if any) of person completing this Questionnaire:

Signature: \_\_\_\_\_ Date: February 18, 2005

Title: Land Use Counsel for Owner Telephone: (916) 774-1636