

4 AFFECTED ENVIRONMENT, ENVIRONMENTAL CONSEQUENCES, AND MITIGATION MEASURES

4.0 APPROACH TO THE ENVIRONMENTAL ANALYSIS

This Draft EIR evaluates and discloses the environmental impacts associated with the SAP and PRSP, in accordance with CEQA (PRC Section 21000 et seq.) and the State CEQA Guidelines (CCR Title 14, Chapter 3, Section 1500 et seq.). The potentially significant environmental impacts of all phases of the SAP and PRSP, including construction and operation, are evaluated in Sections 4.1 through 4.16, consistent with State CEQA Guidelines Section 15126.2. A significant impact is defined in CEQA as a substantial or potentially substantial adverse change to the physical environment resulting from implementation of a project. Where significant environmental impacts are identified, feasible mitigation measures are described. Mitigation measures may avoid, minimize, or compensate for significant adverse impacts and need to be fully enforceable through permit conditions, agreements, or other legally binding means (State CEQA Guidelines Section 15126.4[a]). Mitigation measures are not required for impacts that are found to be less than significant. In addition, Chapter 6, “Alternatives,” presents a reasonable range of alternatives that may reduce the project’s potentially significant or significant impacts on the environment.

4.0.1 Program- and Project-Level Environmental Review

The degree of specificity in an EIR will correspond to the degree of specificity in the underlying activity described in the EIR (State CEQA Guidelines Section 15146). For this reason, a project-level EIR, which addresses projects with effects that can be predicted with greater accuracy, will be more detailed than a program EIR in its discussion of effects. A program EIR, typically prepared for projects such as an area plan, should focus on the secondary effects that can be expected to follow from adoption of the plan, but the EIR need not be as detailed as a project-level EIR. The discussion below explains why this EIR evaluates the SAP at a program level and the PRSP at a project level (except Sac State–Placer Center, which is evaluated at a program level).

As described fully in Chapter 3, “Project Description,” the project involves updating the 1997 SIA Plan. The updated plan, called the SAP, is a policy document that, together with proposed development standards and design guidelines, will guide growth in the 8,497-acre SAP area for a 20-year planning horizon. A 2,213-acre portion of the SAP area is proposed as a specific plan, the PRSP.

The SAP retains the SIA Plan’s original goal of creating a jobs-rich center that preserves a large area for commercial and industrial opportunities but provides updated concepts that set the stage for development of the SAP area with land uses that support high-quality employment, entertainment, and education. The SAP leverages its growing South Placer location, access to transportation, availability of land, and other opportunities. Because of the size and scale of the SAP area, buildout of the area is expected to occur in phases over the next 80 years or more, well beyond the planning horizon of the proposed SAP, as envisioned.

The PRSP, on the other hand, has been in the conceptual stages since 2003, when the property owner expressed the desire to provide approximately 300 acres in the PRSP area to the California State University, Sacramento (Sac State) for a university satellite campus. In 2016, the Placer County Board of Supervisors authorized processing of the PRSP by the County in recognition of the benefits to the citizens of the county and the region of establishing a higher education campus within the county’s boundaries. The PRSP is expected to build out over approximately the next 20 years. The residential, commercial, Campus Park, and open space elements of the PRSP have been developed with considerable detail and, because of this, are analyzed at a project level in this EIR.

The Sac State–Placer Center portion of the PRSP, however, remains conceptual with lands in the University Campus District of PRSP generally designated for Academic, Student Services, Housing, and Support Services; Sports/Recreation Facilities; and University Open Space, primarily along creek corridors. Because the Sac State-Placer Center portion of the PRSP remains conceptual, it is analyzed at a program level in the EIR.

As a state entity, the CSU is not required to obtain development approvals from Placer County or other local agencies and would serve as its own lead agency pursuant to CEQA. While this EIR provides substantial analysis of the university campus based on the information available (i.e., conceptual campus plan, land use and facility types, approximate floor area, and approximate student and employee numbers), the university has yet to develop a master plan for the campus, which would detail its strategic vision; design goals, recommendations, and strategies for the physical elements of the campus; a land and building program, which would describe building types, locations, and sizes necessary to support the university’s functions and projected enrollment; and other details, including parking, energy and sustainability, site-specific infrastructure, support facilities, and the like. Therefore, this EIR analyzes the Sac State–Placer Center portion of the PRSP at a program level. This EIR can provide CEQA tiering opportunities to the state, and the university—will need to assess its proposed project -at such time those details are developed- in light of the information in this EIR, determine the degree to which its actions are covered, summarize or incorporate by reference relevant portions of this EIR, and evaluate environmental effects that were not sufficiently addressed by the program-level analysis. A master plan would be required for university development at this location.

In accordance with State CEQA Guidelines Section 15168, this document is a program EIR for the SAP. Placer County will use this document to make decisions based on its planning policies and statutory requirements. A program EIR enables a lead agency to examine the overall effects (direct, indirect, and cumulative) of a proposed project or course of action and to consider broad policy alternatives and program-wide mitigation measures at an early time in the decision-making process, when the agency has greater flexibility. A program EIR under the provisions of the State CEQA Guidelines Section 15168 evaluates the impacts of a series of actions that can be characterized as one large project and are:

- ▲ related geographically;
- ▲ related as logical parts in a chain of contemplated actions;
- ▲ connected with issuances of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or
- ▲ related as individual activities carried out under the same authorizing statutory or regulatory authority that have generally similar environmental effects that can be mitigated in similar ways.

The PRSP, with its greater level of detail, certainty with regard to the nature and degree of proposed land uses, and nearer-term buildout, is evaluated in this EIR at a project level (except for the Sac State–Placer Center, which is evaluated at a program level as described above). After a project-level EIR is certified, no further CEQA analysis is required for that project before construction. The intent of the project-level analysis of this EIR, if certified, is to serve as the base environmental document for subsequent entitlement approvals in the PRSP area. The determination of whether a requested subsequent development entitlement is consistent with the PRSP, and whether this EIR considered the project-specific effects, would be made by the County through the PRSP conformity review process when it determines consistency with the adopted PRSP, CEQA, and other regulatory documents and guidelines. In acting to approve a subsequent project or permit, the County may impose reasonable and necessary conditions to ensure that the project complies with the PRSP and all applicable plans, ordinances, and regulations.

4.0.2 Project Elements and Terminology

As described above, the SAP applies to the entirety of the SAP area, 8,497 acres. With the 2,213-acre PRSP area embedded within the SAP, three distinct geographic areas are produced: 1) the entire SAP area; 2) the PRSP area; and 3) the remainder of the SAP, excluding the PRSP. This distinction requires, for the benefit of the reader and for ease of discussion, definition and common understanding of terminology.

For purposes of this EIR, the term “SAP area” refers to the entire SAP area, which includes the PRSP area. “Net SAP area” refers to the portion of the SAP area outside the PRSP area. The “project” encompasses the entirety of the SAP, including the PRSP and all associated off-site improvements. “Project area” refers to the entire area covered by the project. Because the project area includes the net SAP area, the PRSP area, and areas where other off-site infrastructure (beyond the boundaries of the SAP area) would support the project, the impact analysis typically is divided into three subsections: “Net SAP Area,” “PRSP Area,” and “Other Supporting Infrastructure.” “Other Supporting Infrastructure” refers to improvements outside the SAP area and is divided into “Pleasant Grove Retention Facility” and “Off-Site Transportation and Utility Improvements.” Some required infrastructure improvements are planned outside the PRSP area but still in the SAP area. Because those facilities are required to support the PRSP and would be developed in the near-term, they are associated with the PRSP and addressed along with impacts of the PRSP.

4.0.3 Baseline

The State CEQA Guidelines (CCR Section 15125[a]) state that:

An EIR must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant.

As described in Chapter 1, “Introduction,” the County issued a notice of preparation (NOP) for the project on November 3, 2016 and initiated preparation of the CEQA environmental review process. For purposes of this analysis, the baseline conditions for this Draft EIR are generally the conditions that existed in the SAP area in 2016.

Sections 4.1 through 4.16 present the existing environmental conditions on the project site and surrounding area as appropriate, in accordance with the State CEQA Guidelines (CCR Section 15125). This setting generally serves as the baseline against which environmental impacts are evaluated. The extent of the environmental setting area evaluated (the project study area) differs among resources, depending on the locations where impacts would be expected. For example, air quality impacts are assessed for the air basin (macroscale) as well as the site vicinity (microscale), whereas aesthetic impacts are assessed for the project site vicinity only.

4.0.4 Significance Criteria

The State CEQA Guidelines (Section 15382) define a significant effect on the environment as:

...a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.

Sections 4.1 through 4.16 identify the standards used to determine the level of significance of the environmental impacts for each resource topic, in accordance with the State CEQA Guidelines (Sections 15126, 15126.2, and 15143). The topics upon which these thresholds of significance were developed are based on the environmental checklist in Appendix G of the State CEQA Guidelines; Placer County's CEQA checklist; the *Placer County General Plan*; best available data; and regulatory standards of federal, state, and local agencies. The significance of each impact is determined by comparing the effects of the project to the baseline condition and determining whether substantial, adverse physical changes would result. Methods and assumptions used to frame and conduct the impact analyses are also described in Sections 4.1 through 4.16 for each resource topic.

4.0.5 Effects of Existing Environmental Conditions on the Project

In its opinion in *California Building Industry Association v. Bay Area Air Quality Management District* (CBIA v. BAAQMD) (2015) 62 Cal.4th 369, the California Supreme Court addressed the issue as to whether CEQA requires analysis of the effect of the existing environment on the residents and users of a proposed project. In answering this question, the Court held that "agencies subject to CEQA generally are not required to analyze the impact of existing environmental conditions on a project's future residents or users." The Court further explained, however, that the general rule does not apply to impacts the project might risk exacerbating: "...when a proposed project risks exacerbating those environmental hazards or conditions that already exist, an agency must analyze the potential impact of such hazards on future residents or users. In those specific instances, it is the *project's* impact on the environment – and not the *environment's* impact on the project – that compels an evaluation of how future residents or users could be affected by exacerbated conditions."

On remand from the California Supreme Court, the First District Court of Appeal, among other things, explained, and limited the scope of potential application of the Supreme Court's opinion concerning *voluntary* analysis by public agencies of environmental conditions on end users. It agreed that "while CEQA does not generally require an evaluation of existing conditions upon future occupants or users of a proposed project, a public agency retains the discretion to make such an evaluation when conducting an analysis of its own project." Further, the Court of Appeal finds that "while CEQA cannot be used by a lead agency to require a developer or other agency to obtain an EIR or implement mitigation measures solely because the occupants or users of a new project would be subjected to the [environmental condition], an agency may do so voluntarily on its own project..."

Several existing environmental conditions in the project area have the potential to affect future users and residents. Examples include soil, geotechnical, and hydrologic conditions; regional seismicity and faulting; traffic and associated vehicle emissions on SR 65; railroad operations; and noise, dust, truck traffic and odors from the Western Regional Sanitary Landfill and associated operations.

In this EIR, Placer County considers and acknowledges the guidance provided by the Supreme Court in CBIA v. BAAQMD and also considers existing environmental conditions that may be exacerbated by the project.

4.0.6 Incorporation by Reference

An EIR may incorporate by reference all or portions of another document that is a matter of public record or is generally available to the public (State CEQA Guidelines Section 15150). The following EIRs, which have been certified by their respective lead agencies, are hereby incorporated, in full, in this Draft EIR. These environmental documents are available for review upon request:

- ▲ **Placer Parkway Corridor Preservation Project EIR/EIS (SCH 2003092069)**. On December 3, 2009, the South Placer Regional Transportation Authority and Federal Highway Administration certified an EIR/EIS and approved the Placer Parkway Corridor Preservation Project a high-priority transportation project.

Placer Parkway would be 14 to 16 miles long, occupy a corridor 500 to 1,000 feet wide, and include five to six interchanges along its length. Placer Parkway would link SR 70/99 in Sutter County to SR 65 in Placer County.

The EIR/EIS provides a comprehensive environmental review of five action alternatives and a no-build alternative. The preferred alternative approved by the lead agencies was found to meet the purpose and need, was the environmentally superior alternative under CEQA, and the least environmentally damaging practicable alternative (LEDPA), as determined by the U.S. Army Corps of Engineers and U.S. Environmental Protection Agency.

The Placer Parkway corridor traverses the SAP area in an east-west direction and forms the boundary between the PRSP and net SAP areas. It is an integral transportation facility to the SAP and PRSP and its construction and operation are assumed in the transportation analysis for the SAP.

- ▲ **Foothills Business Park Annexation Project EIR (SCH 2000022007).** On October 11, 2000, the City of Roseville certified an EIR for the Foothills Business Park Annexation Project. The project included an extension of Foothills Boulevard from the northern terminus of Foothills Boulevard connecting to the southern terminus of Duluth Avenue (just south of the SAP area boundary).
- ▲ **City of Roseville Retention Basin Project EIR (SCH 2002072084).** The City of Roseville prepared and certified an EIR for the City of Roseville Retention Basin Project, known today as the Pleasant Grove Retention Facility (January 2003). The approved project will help reduce potential downstream flooding that could be caused by the entitled projects and future projects within the city and in portions of south Placer County. The basin site is located approximately 1 mile west of the SAP area in the city limits of Roseville. The project was proposed as an irregularly shaped, approximately 1,500-acre site used primarily for rice farming.

The EIR includes environmental review of five action alternatives and a no-project alternative. The proposed project includes two retention basins: the North Basin, located north of Pleasant Grove Creek with a surface area of 171 acres and maximum storage capacity of 680 acre-feet; and the South Basin, located south of Pleasant Grove Creek with a surface area of 348 acres and maximum storage capacity of 1,850 acre-feet. The project would provide total retention storage of 2,530 acre-feet and could also provide opportunities for other uses such as enhancement of riparian, wetland, and upland habitats and passive recreation.

The Pleasant Grove Retention Facility, contemplated and analyzed at a project-level herein as a larger facility than that evaluated by the City of Roseville in 2002, would be expanded to provide needed stormwater volumetric retention for the SAP and PRSP areas and is an essential feature of the project. Although other alternatives are available, conveyance of project-site stormwater to this future expanded facility would best meet project objectives.

4.0.7 Contents of the Resource Chapters

Sections 4.1 through 4.16 of this draft EIR disclose the environmental impacts of the proposed SAP/PRSP project, including the project's contribution to cumulative impacts on each of these resource areas, and are organized in the following subsections:

Environmental Setting: This section describes the environmental conditions in the plan area and surrounding region, as appropriate, when the notice of preparation of the EIR was published (November 2016). The geographic extent of the environmental setting area differs depending on the resource being discussed.

Regulatory Setting: This section presents the applicable federal, state, and local regulatory requirements and planning context for the specific resource topic.

ANALYSIS, IMPACTS, AND MITIGATION MEASURES

Standards of Significance: This section provides the criteria used to define the level at which an impact would be considered significant, based on the environmental checklist in Appendix G of the State CEQA Guidelines; Placer County's CEQA checklist; best available data; and regulatory standards of federal, state, and local agencies.

Methods and Approach: This section describes the methods, process, procedures, and assumptions used to conduct the impact analysis.

Proposed Sunset Area Plan Goals, Objectives, and Policies: This section identifies the proposed goals, objectives, and policies of the SAP applicable to the specific environmental topic. The SAP goals, objectives, and policies apply to the entire Sunset Area, including the PRSP. Although they are elements of the project description (presented in Chapter 3), the relevant goals, objectives, and policies of the SAP are presented as part of the "Analysis, Impacts, and Mitigation Measures" section because they are often discussed in the context of their ability to address or otherwise reduce project impacts.

Proposed Placer Ranch Specific Plan Development Standards and Design Guidelines: This section identifies the development standards and design guidelines of the PRSP applicable to the specific environmental topic. Although they are elements of the project description (presented in Chapter 3), the relevant PRSP Development Standards and Design Guidelines are presented as part of the "Analysis, Impacts, and Mitigation Measures" section because, like the SAP goals, objectives, and policies, they are often discussed in the context of their ability to address or otherwise reduce project impacts.

Impacts and Mitigation Measures: The potential impacts of the project are determined by comparing the construction and operation of the project to the baseline condition, as described in the environmental setting. Project impacts are numbered sequentially in each chapter (Impact 4.1-1, Impact 4.1-2, Impact 4.1-3, etc.). A summary impact statement precedes a more detailed discussion of the environmental impact. The discussion includes the analysis, rationale, and substantial evidence upon which conclusions are drawn. The determination of level of significance of the impact is defined in bold text. A "less-than-significant" determination indicates that implementing the project would not result in a substantial adverse change in the physical environment. A "potentially significant" or "significant" determination indicates that it would result in a substantial adverse change in the physical environment; both are treated the same under CEQA in terms of procedural requirements and the need to identify feasible mitigation.

Because the level of impact sometimes varies in the different locations that would be affected with implementation of the SAP/PRSP project, each impact discussion is divided into the following subsections and includes separate CEQA conclusions for each:

- ▲ The "Net SAP Area" section addresses the SAP area except for the PRSP area and the other locations discussed separately in the following subsections. Note that two technical sections, Section 4.14, "Transportation and Circulation" and Section 4.11 "Noise" (which relies substantially on traffic model results), include traffic associated with PRSP in the evaluation of SAP.
- ▲ The "PRSP Area" section discusses the impact in the PRSP area and PRSP-supporting infrastructure within the net SAP area.
- ▲ The "Other Supporting Infrastructure" section addresses the impacts associated with the Pleasant Grove Retention Basin (formerly known as the Reason Farms retention facility) located within the City of Roseville's jurisdiction, and the locations of the other off-site roadway and utility improvements. (See Chapter 3, "Project Description," for details.)

These subsections are followed by a discussion that considers the SAP area as a whole, along with off-site improvements, and provides a CEQA conclusion for the whole of the action.

As feasible, mitigation measures are identified to avoid, minimize, rectify, reduce, or compensate for significant or potentially significant impacts, in accordance with the State CEQA Guidelines Section 15126.4. Because impacts would occur in different areas associated with the action, the discussion of mitigation measures specifies the area(s) in which each measure would be implemented. For each mitigation measure, the location to which it applies is identified in parentheses at the end of the mitigation measure heading.

Where an existing law, regulation, or permit specifies mandatory and prescriptive actions about how to fulfill the regulatory requirement as part of the project definition, leaving little discretion in its implementation, and would avoid an impact or maintain it at a less-than-significant level, the environmental protection afforded by the regulation is considered before impact significance is determined. Where existing laws or regulations specify a mandatory permit process for future projects, performance standards without prescriptive actions to accomplish them, or other requirements that allow substantial discretion in how they are accomplished, or have a substantial compensatory component, the level of significance is determined before the influence of the regulatory requirements is applied. In this circumstance, the impact would be potentially significant or significant, and the regulatory requirements would be included as a mitigation measure.

Cumulative Impacts: Cumulative impacts, considered in the context of other existing and proposed projects, are addressed in each resource chapter. The existing cumulative condition is described; the effect of past, present, and probable future projects is considered in conjunction with the project to determine whether a significant cumulative impact would result, and the project contribution to that cumulative condition is assessed. If the project contribution to an existing cumulative impact is considerable, mitigation to lessen the project contribution is described if available.

The cumulative analysis methodology, including the cumulative setting for each resource topic and a list of cumulative projects considered, is described below.

4.0.8 Cumulative Impacts

Section 15130(a) of the State CEQA Guidelines requires a discussion of the cumulative impacts of a project when the project's incremental effect is cumulatively considerable. "Cumulatively considerable," as defined in State CEQA Guidelines Section 15065(a)(3), means that the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." The State CEQA Guidelines Section 15355 defines a cumulative impact as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

CUMULATIVE IMPACT APPROACH

State CEQA Guidelines Section 15130 identifies two basic methods for establishing the cumulative environment in which a project is considered: the use of a list of past, present, and probable future projects or the use of development projections from an adopted general plan, other regional planning document, or a certified EIR for such a planning document. This cumulative analysis uses a combination of the "list" approach and the "plan" approach to identify the cumulative setting. The effects of past and present projects on the environment are reflected by the existing conditions in the project area.

Probable future projects are those in the project vicinity that have the possibility of interacting with the project to generate a cumulative impact and:

- ▲ are partially occupied or under construction;
- ▲ have received final discretionary approvals;

- ▲ have applications accepted as complete by local agencies and are undergoing environmental review; or
- ▲ are otherwise considered likely to be developed, based on historic development patterns, including the rate of development, in west Placer County.

As described below, the cumulative list considers other major projects, primarily specific plans, adjacent to, and in the vicinity of the SAP area and along the SR 65 transportation corridor. Similar to the PRSP, these major plans typically rely on planning horizons that do not exceed 20 years. The SAP would not likely reach full buildout until a much later time, on the order of 80 years or more.

CUMULATIVE SETTING

Geographic Scope

The geographic area that could be affected by the project varies depending on the type of environmental resource being considered. When the effects of the project are considered in combination with those other past, present, and probable future projects to identify cumulative impacts, the other projects that are considered may also vary depending on the type of environmental effects being assessed. Table 4.0-1 presents the general geographic areas associated with the different resources addressed in this analysis.

Table 4.0-1 Geographic Scope of Cumulative Impacts

Resources Issue	Geographic Area
Aesthetics	Local (plan area and surrounding public viewpoints)
Agricultural Resources	West Placer County
Air Quality	Sacramento Valley Air Basin
Biological Resources	Sacramento Valley/west Placer County/Statewide as appropriate
Archaeological, Historical, and Tribal Cultural Resources	Local (limited to plan area and off-site improvement areas), with regional implications
Geology and Soils	Local (limited to plan area and off-site improvement areas)
Greenhouse Gas Emissions	Global
Hazards and Hazardous Materials	Local (limited to plan area and off-site improvement areas)
Hydrology and Water Quality	West Placer County, Sacramento River Basin, Sutter County, City of Roseville
Land Use	Local (limited to plan area and off-site improvement areas)
Noise	Local (immediate project vicinity where project-generated noise could be heard concurrently with noise from other sources)
Population and Housing	Placer County and South Placer Region
Public Services	Regional and local service areas
Transportation and Traffic	Regional and local roadways and freeways where the project could contribute traffic that could alter traffic conditions
Utilities	Local service areas
Energy	Pacific Gas and Electric Company service area

Source: Data compiled by Ascent Environmental in 2017

PROJECT LIST

Table 4.0-2 is a list of past, present, and probable future projects. Past and current projects in the project vicinity were considered as part of the cumulative setting because they contribute to the existing conditions

against which the proposed project's and each probable future project's environmental effects are compared. The probable future projects considered meet the requirements identified in the "Cumulative Impact Approach" section, above. These include primarily major development plans located near the SR 65 corridor and in the vicinity of the SAP area (Exhibit 4.0-1). This list of projects was used in the development and analysis of the cumulative settings and impacts for each resource topic.

Significance criteria, unless otherwise specified in the discussion, are the same for cumulative impacts as project impacts for each environmental topic area. When considered in relation to other reasonably foreseeable projects, cumulative impacts on some resources would be significant and more severe than those caused by the proposed project alone.

Table 4.0-2 Cumulative Project List

Project Name	Acreage	Number of Residential Units	Nonresidential Square Feet or Acres
Amoruso Ranch, City of Roseville Sphere of Influence	694.4	2,827	476,000 sf of commercial retail and office uses projected (with potential to expand to maximum of 766,000 sf)
Bickford Ranch Specific Plan	1,927.9	1,890	1,130.8 acres of open space, parks, and recreation 27.9 acres of public facilities
Creekview Specific Plan, City of Roseville	501	2,011	190,000 sf of commercial and office uses
Curry Creek Community Plan, Placer County	5,200	16,200	2,025,000 sf of retail 2,124,000 sf of office space
Dry Creek/West Placer Community Plan	9,200	4,214-5,479	321 acres of industrial 22 acres of professional 62 acres of commercial 760 acres of greenbelt and open space
Elverta Specific Plan, Sacramento County	1,744	4,950	4.4 acres of office/professional 15.0 acres of commercial 73.3 acres of parks 20.2 acres of schools 101.3 acres of drainage/trails/detention/joint use 16.3 acres of powerline corridor/trail 18.4 acres of landfill site/open space 74.3 acres of major roads/other
Hewlett-Packard Campus Oaks Master Plan, City of Roseville	375.7	948	129.24 acres of light industrial 32.85 acres of tech/business park 10.54 acres of business professional 19.29 acres of community commercial 71.01 acres of parks, open space, and public uses 13.47 acres of backbone roads
Hidden Crossing	28.6	78	None
Lincoln 270, City of Lincoln	278	0	1,211 Equivalent Dwelling Units (EDUs) of: Business Professional Medical Campus General Commercial Light Industrial
Morgan Place	11.85	91	None
Northwest Rocklin General Development Plan (Whitney Ranch), City of Rocklin	1,871	4,424	36.5 acres of commercial 9.2 acres of business professional 92.3 acres of schools

Table 4.0-2 Cumulative Project List

Project Name	Acreage	Number of Residential Units	Nonresidential Square Feet or Acres
			187.9 acres of light industrial 92.8 acres of commercial 134.3 acres of business professional/commercial 18 acres of business professional
Placer Vineyards Specific Plan, Placer County	5,230	14,132	108 acres of office development 166 acres of retail development 842.8 acres of new parks and open space 167 acres of schools
Regional University Specific Plan, Placer County	1,157.5	4,387 (3,157 under community residential, 75 under village service & employment, and 1,155 under university)	22.2 acres of village service & employment 219.8 acres of open space and public 600 acres of university
Riolo Vineyard Specific Plan, Placer County	525.8	933	91.1 acres of agricultural 10.5 acres of commercial 139.0 acres of open space and recreation 26.8 acres of public or quasi-public uses
Sierra Vista Specific Plan, City of Roseville	2,064	8,679	259 acres of commercial 106 acres of park 304 acres of open space 56 acres of schools 40 acres of urban reserve
Special Use District B (SUD-B), City of Lincoln	186.2	428	800,000 sf of commercial uses
Sutter Pointe project, Sutter County	7,528	17,500	3,600 acres of commercial and industrial employment uses 1,000 acres of parks, recreation, open space, and community facilities
Twelve Bridges Specific Plan, City of Lincoln	5,700	10,146	180 acres of commercial and business uses
Village 1, City of Lincoln	1,832	5,639	167,000 sf of commercial offices 12.1 acres of public school facilities
Village 5, City of Lincoln	4,787	8,206	4,581,600 sf of commercial and business uses
Village 7, City of Lincoln	703.4	3,285	105,000 sf of commercial uses 20,000 sf of commercial space (approximately 5,000 sf for retail and/or office uses and up to approximately 15,000 sf for community center)
West Roseville Specific Plan, City of Roseville	3,162	8,792	57 acres of commercial uses 109 acres of industrial uses 108 acres of schools
Western Placer Waste Management Authority Waste Action Plan	TBD	-	TBD

Source: Compiled by Ascent Environmental in 2018

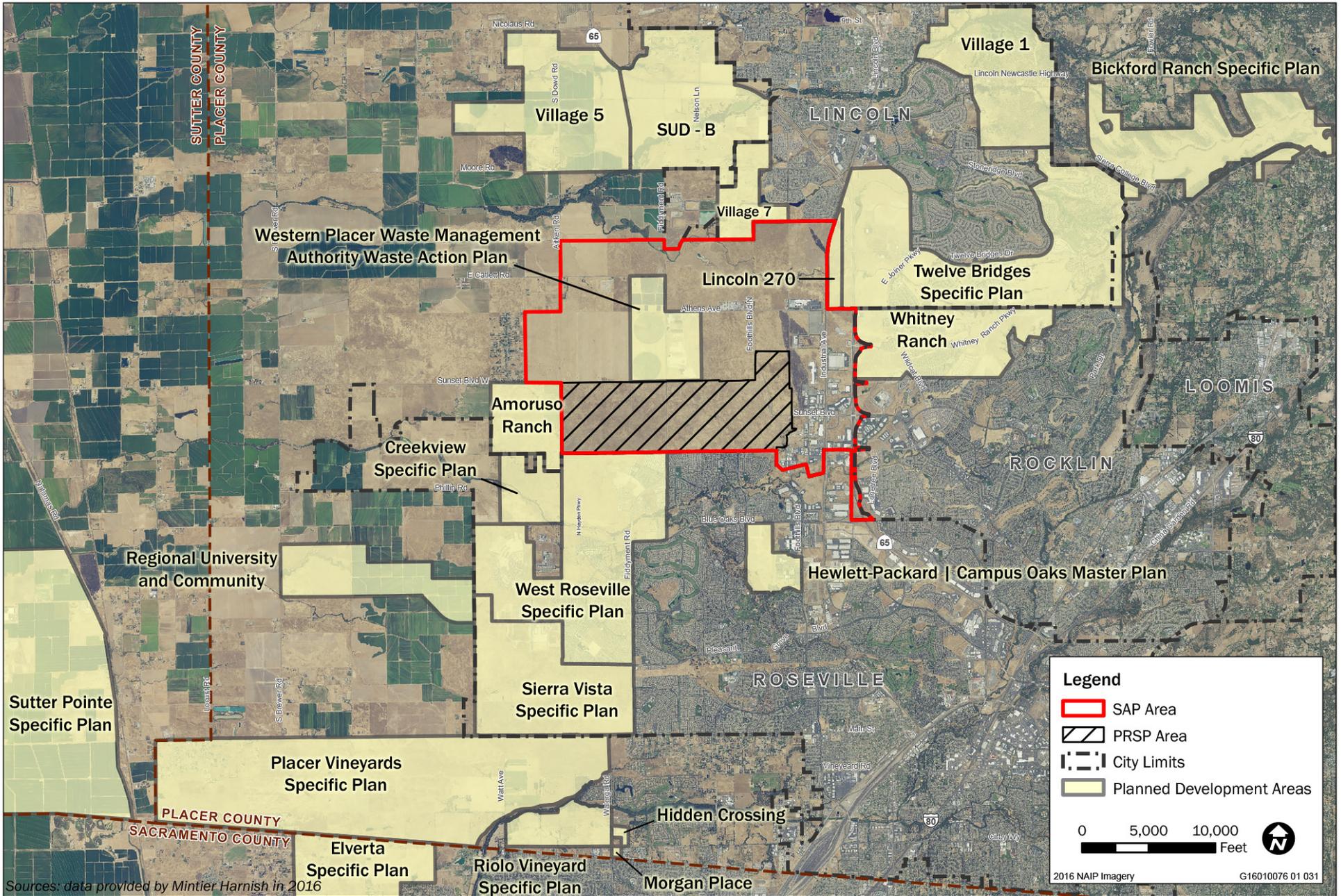


Exhibit 4.0-1

Locations of Cumulative Projects



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