

5 OTHER CEQA-MANDATED SECTIONS

5.1 SIGNIFICANT AND UNAVOIDABLE IMPACTS

The State CEQA Guidelines (Section 15126[b]) require that EIRs identify the significant environmental effects of a proposed project that cannot be reduced to a less-than-significant level. All the significant and unavoidable impacts that would occur under the project are listed below. It should be noted that many of these impacts are considered unavoidable only because they would occur outside of Placer County's jurisdiction and the County could not ensure the enforcement of the otherwise feasible mitigation measures identified in this EIR.

Aesthetics

- ▲ Impact 4.1-3: New source of substantial light or glare that would adversely affect daytime or nighttime views in the area during construction
- ▲ Impact 4.1-4: New source of substantial light or glare that would adversely affect day or nighttime views in the area after buildout
- ▲ Cumulative Impact 4.1-5: Cumulative degradation of visual character or quality of the site and its surroundings
- ▲ Cumulative Impact 4.1-7: Contribution to substantial light that would adversely affect nighttime views in the area

Agricultural Resources

- ▲ Impact 4.2-1: Conversion of Farmland to a nonagricultural use
- ▲ Cumulative Impact 4.2-4: Cumulative conversion of Farmland to nonagricultural use

Air Quality

- ▲ Impact 4.3-2: Construction emissions of criteria air pollutants and ozone precursors
- ▲ Impact 4.3-3: Long-term operational emissions of criteria air pollutants and ozone precursors
- ▲ Impact 4.3-5: Exposure of sensitive receptors to TACs
- ▲ Impact 4.3-6: Create objectionable odors affecting a substantial number of people
- ▲ Cumulative Impact 4.3-7: Construction emissions of criteria air pollutants and precursors
- ▲ Cumulative Impact 4.3-8: Long-term operational emissions of criteria air pollutants and precursors
- ▲ Cumulative Impact 4.3-10: Exposure of sensitive receptors to TACs
- ▲ Cumulative Impact 4.3-11: Exposure of sensitive receptors to odors

Biological Resources

- ▲ Impact 4.4-1: Loss and degradation of state or federally protected waters
- ▲ Impact 4.4-2: Loss of special-status plants
- ▲ Impact 4.4-3: Loss of federally listed vernal pool branchiopods and western spadefoot
- ▲ Impact 4.4-4: Loss of valley elderberry longhorn beetle
- ▲ Impact 4.4-5: Disturbance or loss of special-status reptile, bird, mammal, and fish species
- ▲ Impact 4.4-6: Loss or degradation of riparian habitat
- ▲ Impact 4.4-7: Conflict with local policies or ordinances protecting biological resources
- ▲ Impact 4.4-8: Interfere substantially with wildlife movement
- ▲ Impact 4.4-9: Interfere substantially with native nursery sites
- ▲ Cumulative Impact 4.4-11: Contribution to loss and degradation of state or federally protected waters
- ▲ Cumulative Impact 4.4-12: Contribution to loss of federally listed vernal pool branchiopods and western spadefoot
- ▲ Cumulative Impact 4.4-14: Contribution to loss of special-status reptile, bird, mammal, and fish species; and valley elderberry longhorn beetle

Archaeological, Historical, and Tribal Cultural Resources

- ▲ Impact 4.5-2: Change in the significance of a unique archaeological resource
- ▲ Impact 4.5-4: Change in the significance of a historic resource
- ▲ Cumulative Impact 4.5-8: Cumulative impacts on historic resources

Geology and Soils

- ▲ Impact 4.6-1: Result in substantial soil erosion
- ▲ Impact 4.6-4: Loss of a unique paleontological resource or geologic feature

Greenhouse Gas Emissions

- ▲ Impact 4.7-2: Operational greenhouse gas emissions

Hazards and Hazardous Materials

- ▲ Impact 4.8-1: Exposure to hazardous materials during construction
- ▲ Impact 4.8-3: Interfere with implementation of an emergency response plan or emergency evacuation area
- ▲ Impact 4.8-6: Vector-related health hazards

Hydrology and Water Quality

- ▲ Impact 4.9-1: Increased stormwater runoff and potential for downstream flooding
- ▲ Impact 4.9-3: Construction-related water quality impacts
- ▲ Impact 4.9-4: Water quality impacts from urban land uses

Land Use

- ▲ Impact 4.10-2: Consistency and compatibility with the Western Regional Sanitary Landfill

Noise

- ▲ Impact 4.11-1: Exposure of existing sensitive receptors to construction noise
- ▲ Impact 4.11-5: Exposure of new and existing sensitive receptors to project-generated transportation noise
- ▲ Cumulative Impact 4.11-6: Cumulative short-term construction noise
- ▲ Cumulative Impact 4.11-8: Cumulative long-term operational noise (stationary and transportation)

Population, Employment, and Housing

- ▲ Impact 4.12-1: Population growth from new homes and businesses
- ▲ Impact 4.12-3: Cumulative population growth from new homes and businesses

Public Services

No significant and unavoidable impacts.

Transportation and Circulation

- ▲ Impact 4.14-3: Impacts to signalized intersection operations in the City of Roseville
- ▲ Impact 4.14-4: Impacts to unsignalized intersection operations in the City of Roseville

- ▲ Impact 4.14-5: Impacts to intersection operations in the City of Rocklin
- ▲ Impact 4.14-6: Impacts to intersection operations in the City of Lincoln
- ▲ Impact 4.14-7: Impacts to intersection operations in Sutter County
- ▲ Impact 4.14-9: Impacts to intersection operations under Caltrans jurisdiction
- ▲ Impact 4.14-10: Impacts to freeway operations
- ▲ Impact 4.14-12: Impacts to vehicle miles traveled
- ▲ Cumulative Impact 4.14-15: Cumulative impacts to roadway operations in Placer County
- ▲ Cumulative Impact 4.14-17: Cumulative impacts to intersection operations in City of Roseville
- ▲ Cumulative Impact 4.14-18: Cumulative impacts to intersection operations in City of Rocklin
- ▲ Cumulative Impact 4.14-22: Cumulative impacts to intersection operations under Caltrans jurisdiction
- ▲ Cumulative Impact 4.14-23: Cumulative impacts to freeway operations
- ▲ Cumulative Impact 4.14-25: Cumulative impacts to vehicle miles traveled

Utilities

- ▲ Impact 4.15-2: Increased demand for water supply conveyance and water treatment services

Energy

No significant and unavoidable impacts.

5.2 SIGNIFICANT IRREVERSIBLE CHANGES

The State CEQA Guidelines (Section 15126) require a discussion of the significant irreversible environmental changes which would be involved in a project should it be implemented. The irreversible and irretrievable commitment of resources is the permanent loss of resources for future or alternative purposes. Irreversible and irretrievable resources are those that cannot be recovered or recycled or those that are consumed or reduced to unrecoverable forms.

Implementation of the SAP, including the PRSP, would result in the irreversible and irretrievable commitment of energy and material resources during construction and operation, including the following:

- ▲ construction materials, including such resources as soil, rocks, wood, concrete, glass, roof shingles, and steel;
- ▲ land area committed to new project facilities;
- ▲ water supply for project operation; and

- ▲ energy expended in the form of electricity, gasoline, diesel fuel, and oil for equipment and transportation vehicles that would be needed for project construction and operation.

The use of these nonrenewable resources is expected to account for a minimal portion of the region's resources and would not affect the availability of these resources for other needs within the region. Mitigation measures identified in this EIR to reduce greenhouse gas (GHG) emissions would also reduce petroleum consumed during construction. As discussed in Section 4.16, "Energy," construction activities would not result in inefficient use of energy or natural resources. Also, mitigation measures identified in this EIR to reduce operations-related GHG emissions require efficient use of energy during project construction and operation, including requirements for providing onsite renewable energy generation (during operation). Therefore, long-term project operation would not result in substantial long-term consumption of energy and natural resources. Irreversible changes associated with accidental spills of hazardous materials near resources (such as waterways) are also addressed in the EIR. Mitigation Measures 4.9-3a and 4.9-3b require placement of construction equipment staging areas and materials stockpiling away from residents and protected resources. Therefore, accidental spills during construction would not result in irreversible changes to natural resources.

5.3 GROWTH-INDUCING IMPACTS

An EIR must discuss the ways in which a proposed project could foster economic or population growth or the construction of additional housing, directly or indirectly, in the surrounding environment (State CEQA Guidelines Section 15126.2[d]). Growth can be induced in several ways, such as through elimination of obstacles to growth, stimulation of economic activity in the region, and establishment of policies or other precedents that directly or indirectly encourage additional growth.

Any plan that designates undeveloped land for future development can be defined as "growth inducing." Since one of the County's objectives in updating the existing SIA Plan (now known as the SAP) is to promote economic development and accommodate demand for residential growth, the project is inherently growth inducing. As stated in the State CEQA Guidelines, it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment. The purpose of this section is to evaluate the potential growth-inducing impacts resulting from implementing the project in the project area, the project vicinity, and throughout the region. A more detailed discussion related to population growth and housing is provided in Section 4.12, "Population, Employment, and Housing."

5.3.1 Elimination of Obstacles to Growth

The elimination of either physical or regulatory obstacles to growth is considered a growth-inducing impact. A physical obstacle to growth typically involves the lack of public infrastructure. The extension of public infrastructure, including roadways, water mains, and sewer lines, into areas not currently provided with roads and utilities would be expected to support new development. Similarly, the elimination of or a change to a regulatory obstacle, including growth and development policies, could result in new growth.

The SAP area, located in unincorporated western Placer County, currently includes a mix of industrial and commercial uses in the western area of the project area, and mostly rural and vacant land in the eastern area. Among the growth obstacles in the plan area are limited roadway access, stormwater drainage facilities, potable water infrastructure, and wastewater conveyance infrastructure. As discussed in Section 3, "Project Description," residential, general commercial, commercial mixed use, university, campus park, parks and recreation, and open space uses would be developed in the plan area. Implementing the project therefore would result in the elimination of these growth obstacles because it would involve constructing and installing the infrastructure necessary to serve development of the project area. Amending the General Plan buffer policies to allow, under certain circumstances, development to move closer to the landfill would also

remove an obstacle to growth. The potential impacts associated with the General Plan amendment are evaluated in this EIR.

Buildout of the SAP, including the PRSP, would require new on-site and off-site infrastructure to accommodate the proposed development, including a drainage and flood control system, a wastewater collection system, a potable and recycled water supply and distribution system, electrical and natural gas service, and communications service. An electrical substation would be constructed before development of the PRSP area. Potable Water, Recycled Water, Sewer System, Drainage, and Dry Utilities Master Plans were prepared for PRSP that identify specific on- and off-site improvements necessary to serve PRSP. These master plans also include appropriate sizing, based on technical studies, to accommodate development in the SAP area where lines that would service the net SAP area cross through PRSP area, including sewer lines and some water lines. Therefore, water, recycled water, wastewater, drainage, and power infrastructure is designed specifically to serve the SAP and PRSP and is not sized to serve additional unplanned development outside the SAP area. The Pleasant Grove Retention Facility, a future off-site facility planned by the City of Roseville, would be used to provide volumetric retention of the project's increased stormwater runoff. The Pleasant Grove Retention Facility is evaluated in this EIR as part of the project's other supporting infrastructure. Some of the off-site infrastructure needed for the project (e.g., Pleasant Grove Retention Facility, the Westbrook Boulevard extension, the Foothills Boulevard extension south of the SAP area and Placer Parkway) was analyzed in earlier CEQA documents in relation to other projects in the region. Although development in the project area would use these off-site facilities, they are part of other approved plans and it is assumed they would be constructed whether or not the proposed project were approved (although it is possible that implementation of the project, along with other planned development in the area, may accelerate the timing for construction of some of these facilities).

However, other off-site roadway improvements, including improvements to West Sunset Boulevard and Campus Park Boulevard, are needed to serve the project area. These improvements are included as part of the project and were not evaluated in other EIRs. However, these off-site improvements are designed to primarily serve the SAP and PRSP areas and installation of these off-site improvements would not support additional development outside the project area that could not have been served by other roadways.

For these reasons the project does not extend any infrastructure or otherwise eliminate any existing obstacles to growth beyond the growth anticipated by implementation of the project.

5.3.2 Stimulation of Economic Activity

Implementation of the project is expected to provide for an additional 55,760 jobs, based on proposed land uses in the plan area (Table 5-1). These jobs will come from employment generated in the business and commercial designations, including retail and office; the university and campus park; local public employment opportunities, such as schools and county facilities; and other uses.

Plan Area	Employment (Jobs)
Net SAP Area	40,804
PRSP Area	14,956
TOTAL	55,760

Because the economic activity associated with the project has the potential to spread throughout the region, the environmental implications associated with the stimulation of economic activity cannot be determined but could be a significant growth-inducing impact.

SUMMARY OF GROWTH-INDUCING IMPACTS

Although economic and employment growth in the project area is an intended consequence of the project, growth inducement directly and indirectly by the project also could affect the greater Sacramento region. Potential effects caused by induced growth in the region could include loss of agricultural land and open space, alteration of views, increases in light and glare, increases in surface runoff, environmental impacts attributable to increases in regional water use, impacts on surface water quality, aquatic resource impacts, removal of habitat for species federally or state listed and other special-status species, loss of cultural resources, transportation and roadway impacts leading to increased congestion, air quality impacts, increases in GHG emission, increases in noise, increases in population, and increases in demand for public services and utilities.

Specifically, an increase in housing demand in the greater Sacramento region could cause significant environmental impacts because new residential development would require additional governmental services, such as schools, libraries, and parks. Indirect and induced employment and population growth would further contribute to the loss of open space because it would encourage conversion of land to urban uses for housing, commercial space, and infrastructure.

5.4 POTENTIAL ENVIRONMENTAL IMPACTS RESULTING FROM MITIGATION MEASURES

This EIR identifies mitigation measures to reduce significant project impacts. Some mitigation measures involve a physical change to the existing environment, typically resulting from construction activities associated with installation of the required improvement. As mentioned in Chapter 3, "Project Description," several roadway expansions and extensions are identified as mitigation measures in Section 4.14, "Transportation and Circulation," that rise to the level of substantial projects, in and of themselves. Therefore, the impacts associated with these improvements are evaluated throughout the EIR under the heading "Other Supporting Infrastructure" (as applicable). Section 4.14 also identifies other minor transportation improvements that generally would occur within existing paved rights-of-way and would not be located on undeveloped land. These minor improvements would not be expected to result in a substantial adverse change to the environment.

Other mitigation measures that could cause physical changes to the environment resulting from construction include mitigation measures identified in Section 4.4, "Biological Resources," that require, or include as an option, creation or restoration of habitat. However, although construction activities would be involved, these activities are generally small in scale, and the necessary permits would be obtained before any construction would occur near waterways and regulated habitats, which require protection measures; therefore, these mitigation measures would not result in a substantial adverse change to the environment.

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