

1. INTRODUCTION

1.1 TYPE AND PURPOSE OF THE EIR

The Brady Vineyard Subdivision Project Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970, Pub. Res. Code §§ 21000-21178, as amended, and the Guidelines for Implementation of the California Environmental Quality Act, Cal. Code Regs. Title 14, §§ 15000-15387 (CEQA Guidelines). Placer County is the lead agency for the environmental review of the Brady Vineyard Subdivision Project (proposed project) evaluated herein and has the principal responsibility for approving the project. The applicant for the proposed project is identified as Cook Development Consulting Services, LLC. As required by Section 15121 of the CEQA Guidelines, this EIR will (a) inform public agency decision-makers, and the public generally, of the environmental consequences of approving the proposed project, (b) identify possible ways to minimize the significant adverse environmental effects, and (c) describe reasonable and feasible project alternatives which reduce environmental effects. The public agency shall consider the information in the EIR along with other information that may be presented to the agency.

As provided in the CEQA Guidelines Section 15021, public agencies are charged with the duty to avoid or minimize environmental damage where feasible. The public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social issues. CEQA requires the preparation of an EIR prior to approving any project that may have a significant effect on the environment. For the purposes of CEQA, the term project refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]). With respect to the proposed project, the County has determined that the proposed development is a *project* within the definition of CEQA, which has the potential for resulting in significant environmental effects.

The lead agency, which is Placer County for this project, is required to consider the information in the EIR along with any other available information in deciding whether to approve the application. The basic requirements for an EIR include discussions of the environmental setting, environmental impacts, mitigation measures, alternatives, growth inducing impacts, and cumulative impacts.

The CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a *project-level EIR* pursuant to CEQA Guidelines Section 15161, which is an analysis that examines the environmental impacts of a specific development project. A *project-level EIR* focuses primarily on the changes in the environment that would result from the development of the project, and examines all phases of the project including planning, construction, and operation.

1.2 KNOWN RESPONSIBLE AND TRUSTEE AGENCIES

“Responsible agency” means a public agency that proposes to carry out or approve a project for which a lead agency is preparing or has prepared an EIR or Negative Declaration. For the purpose of CEQA, the term responsible agency includes all California public agencies other than the lead



agency that have discretionary approval power over the project or an aspect of the project. The Central Valley Regional Water Quality Control Board (RWQCB) and Placer County Air Pollution Control District are identified as potential responsible agencies.

“Trustee agency” means a State agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. The only known possible trustee agency is the California Department of Fish and Wildlife (CDFW).

Although not subject to California law, and, thus, outside the definitions of responsible agency or trustee agency, the U.S. Army Corps of Engineers (USACE) and U.S. Fish and Wildlife Service (USFWS) will also be called upon to grant approvals — under federal law — necessary for the development of the project site. The above agencies do not have duties under CEQA, but, rather, are governed by a variety of federal statutes, such as the Clean Water Act, which governs the dredging and filling of waters of the U.S. (e.g., wetlands), and the Endangered Species Act, which requires USACE to consult with the USFWS as part of the review process for any wetland or fill permits that may be required.

1.3 PROJECT SUMMARY

The project site consists of approximately 35 acres located at the northwest corner of Vineyard Road and Brady Lane in Placer County, California (see Figures 3-1 and 3-2 in Chapter 3, Project Description, of this EIR). The site is located adjacent to the City of Roseville limits, within the Dry Creek-West Placer Community Plan (DCWPCP) area and identified by Assessor’s Parcel Numbers (APNs) 473-020-002 and -013. The southwestern-most three acres of the project site are “not a part of this subdivision” (NAPOTS) and would become a separate parcel created by a boundary line adjustment.

Currently, the project site consists primarily of ruderal grasses, and is absent of structures or other indications of prior development. The western portion of the site contains an unnamed tributary that flows southward to Dry Creek. One seasonal swale and one drainage ditch within the site drain to the tributary. Existing oak trees line both sides of the tributary, and scattered almond trees are located along the drainage ditch. A two-acre rectangular-shaped parcel fronting Vineyard Road extends approximately 700 feet north (roughly halfway) into the project site and is currently developed with a house and associated outbuildings under separate ownership. The existing on-site tributary flows through a culvert crossing under Vineyard Road near the south/center of the two-acre parcel.

The project site has current DCWPCP land use designations as follows: Low Density Residential (LDR 1-2 du/ac) on the eastern 24.1 acres; Greenbelt and Open Space (O) along the central-western 6.1 acres; and Rural Low Density Residential (RLDR 1-2.3 ac min) on the western 1.8 acres. The current zoning designations for the site include: Residential Single-Family, combining Agriculture, minimum Building Site of 20,000 square feet (RS-AG-B-20) (eastern 24.1 acres); Open Space (O) (central-western 6.1 acres); and 1.8 acres of Farm-Development Reserve (F-DR) (western portion of site). The three-acre NAPOTS area in the southwestern portion of the site is currently designated RLDR 1-2.3 ac min per the DCWPCP, and zoned F-DR.

The proposed project would include subdivision of the project site to develop a total of 119 single-family lots and various associated improvements, including, but not limited to, parks, trails, landscaping, and utility installation. Circulation system improvements would include a new gated



entry at Brady Lane, which would connect to an internal system of private roadways. In addition, the project would include widening of Brady Lane and Vineyard Road along the project frontages. The project would require County approval of the following: General Plan/Community Plan Amendment; Rezone; Vesting Tentative Subdivision Map; Conditional Use Permit (CUP); Variance; Minor Boundary Line Adjustment; Design Exception Request; Annexation into the Dry Creek Fire Zone of Benefit; and annexation into Placer County Service Area 28, Zone 173. In addition, the project would require the following approvals/permits from other responsible agencies: Section 404 Nationwide Permit (or Letter of Permission) from the USACE; a Section 401 Water Quality Certification from the Central Valley RWQCB; and potentially a CDFW 1600 Lake and Streambed Alteration Agreement (LSAA).

It should be noted that in addition to the 119 single-family residential units included in the proposed project, the Project Description chapter of this EIR recognizes the potential for up to 12 additional on-site residential units (Accessory Dwelling Units) to be included in the project in order to meet the County's affordable housing requirements. Where applicable, discussion of such Accessory Dwelling Units is provided in the technical chapters of this EIR. However, given that the inclusion of the total number of residential lots would remain unchanged, as would the overall disturbance area associated with the project, the County has determined that for some of the issue areas evaluated in this EIR, discussion of the Accessory Dwelling Units is not warranted.

1.4 EIR PROCESS

The EIR process begins with the decision by the lead agency to prepare an EIR, either during a preliminary review of a project or at the conclusion of an Initial Study. Once the decision is made to prepare an EIR, the lead agency sends a Notice of Preparation (NOP) to appropriate government agencies and, when required, to the State Clearinghouse (SCH) in the Office of Planning and Research (OPR), which will ensure that responsible and trustee State agencies reply within the required time. The SCH assigns an identification number to the project, which then becomes the identification number for all subsequent environmental documents on the project. Commenting agencies have 30 days to respond to the NOP and provide information regarding alternatives and mitigation measures they wish to have explored in the Draft EIR and to provide notification regarding whether the agency will be a responsible agency or a trustee agency for the project.

Upon completion of the Draft EIR and prior to circulation to State and local agencies and interested members of the public, a notice of completion is filed with the SCH and a public notice of availability is published to inform interested parties that a Draft EIR is available for agency and public review. In addition, the notice provides information regarding the location where copies of the Draft EIR are available for public review and any public meetings or hearings that are scheduled. The Draft EIR is circulated for a minimum period of 45 days, during which time reviewers may submit comments on the document to the lead agency. The lead agency must respond to comments in writing. If significant new information, as defined in CEQA Guidelines Section 15088.5, is added to an EIR after public notice of availability is given, but before certification of the EIR, the revised EIR or affected chapters must be recirculated for an additional public review period with related comments and responses.

A Final EIR will be prepared, containing public comments on the Draft EIR and written responses to those comments, as well as a list of changes to the Draft EIR text necessitated by public comments, as warranted. Before approving a project, the lead agency shall certify that the EIR (consisting of the Draft EIR and Final EIR) has been completed in compliance with CEQA, and



that the EIR has been presented to the decision-making body of the lead agency, which has reviewed and considered the EIR. The lead agency shall also certify that the EIR reflects the lead agency's independent judgment and analysis.

The findings prepared by the lead agency must be based on substantial evidence in the administrative record and must include an explanation that bridges the gap between evidence in the record and the conclusions required by CEQA. If the decision-making body elects to proceed with a project that would have unavoidable significant impacts, then a Statement of Overriding Considerations explaining the decision to balance the benefits of the project against unavoidable environmental impacts must be prepared.

1.5 SCOPE OF THE EIR

An Initial Study has not been prepared for the proposed project, as the EIR will address all CEQA-required environmental topics identified in the CEQA Guidelines. The following environmental issue areas are addressed in the EIR:

- Aesthetics;
- Air Quality and Greenhouse Gas (GHG) Emissions;
- Biological Resources;
- Cultural Resources (including Tribal Cultural Resources);
- Geology and Soils (including Mineral Resources);
- Hazards and Hazardous Materials (including Wildfire);
- Hydrology and Water Quality;
- Land Use and Planning/Population and Housing/Agricultural Resources;
- Noise;
- Public Services and Recreation;
- Transportation and Circulation;
- Utilities and Service Systems; and
- Statutorily Required Sections (including Energy).

In addition to the foregoing resource areas, Chapter 16, Effects Not Found to be Significant, has been prepared to present information regarding resource areas that the project has been found not to have the potential to affect.

The evaluation of effects is presented on a resource-by-resource basis in Chapters 4 through 15 of the EIR. Each chapter is divided into the following four sections: Introduction, Existing Environmental Setting, Regulatory Context, and Impacts and Mitigation Measures. Impacts that are determined to be significant in Chapters 4 through 15, and for which feasible mitigation measures are not available to reduce those impacts to a less-than-significant level, are identified as *significant and unavoidable*. Chapter 17 of the EIR presents a discussion of growth-inducing impacts, summary of cumulative impacts, energy impacts, and significant irreversible environmental changes associated with the project. Alternatives to the proposed project are discussed in Chapter 18 of the EIR.

1.6 DEFINITION OF BASELINE

The CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a project-level EIR pursuant to CEQA Guidelines Section 15161, which is an analysis that examines the environmental impacts of a specific



development project. A project-level EIR focuses primarily on the changes in the environment that would result from the development of the project, and examines all phases of the project including planning, construction, and operation.

According to CEQA Guidelines Section 15125, an EIR must include a description of the existing physical environmental conditions in the vicinity of the project to provide the “baseline physical conditions” against which project-related changes could be compared. In addition, CEQA Guidelines Section 15126.2(a) states that an EIR shall identify and focus on the significant environmental effects of the proposed project. The CEQA Guidelines, Section 15126.2(a), states in pertinent part:

An EIR shall identify and focus on the significant environmental effects of the proposed project. In assessing the impact of a proposed project on the environment, the lead agency should normally limit its examination to changes in the existing physical conditions in the affected area as they exist at the time the notice of preparation is published, or where no notice of preparation is published, at the time environmental analysis is commenced.

Normally, the baseline condition is the physical condition that exists when the NOP is published. The NOP for the proposed project was published on January 30, 2019. Therefore, conditions existing at that time are considered to be the baseline against which changes that would result from the proposed project are evaluated. Impacts could include both direct and indirect physical changes to the baseline condition. The baseline condition for the proposed project site is described in Chapter 3, Project Description, of this EIR. The baseline conditions pertaining to each resource area are described in the “Existing Environmental Setting” section of the respective chapters of this EIR.

1.7 SIGNIFICANCE CRITERIA

The CEQA Guidelines 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 and aesthetic significance.” In addition, the Guidelines state, “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.” (CEQA Guidelines Section 15382).

As presented in Section 1.12 below, the level of significance of an impact prior to mitigation is included at the end of each impact discussion throughout the technical chapters of this EIR. The following levels of significance prior to mitigation are used in this EIR:

- 1) Less-than-Significant: Impacts that are adverse, but that do not exceed the specified thresholds of significance;
- 2) Significant: Impacts that exceed the defined standards of significance and require mitigation;
- 3) Less than Cumulatively Considerable: Where cumulative impacts have been identified, but the project’s incremental contribution towards the cumulative impacts would not be considered significant; and



- 4) **Cumulatively Considerable:** Where cumulative impacts have been identified and the project's incremental contribution towards the cumulative impacts would be considered significant.

If an impact is determined to be significant or cumulatively considerable, mitigation is included, if available, in order to reduce the specific impact to the maximum extent feasible. A statement of the level of significance of an impact after mitigation is also included in each impact discussion throughout the technical chapters of this EIR. The following levels of significance after implementation of mitigation are used in the EIR:

- 1) **Less-than-Significant:** Impacts that exceed the defined standards of significance but can be eliminated or reduced to a less-than-significant level through the implementation of feasible mitigation measures;
- 2) **Less than Cumulatively Considerable:** Where the project's incremental contribution towards cumulative impacts would be eliminated or reduced to a less than cumulatively considerable level through the implementation of feasible mitigation measures; and
- 3) **Significant and Unavoidable Impact:** An impact (project-level or cumulative) that cannot be eliminated or reduced to a less-than-significant or less than cumulatively considerable level through the implementation of feasible mitigations measures.

Each environmental area of analysis uses a distinct set of significance criteria. Where measurable and explicit quantification of significance is identified, such as violation of an ambient noise level standard, this measurement is used to assess the level of significance of a particular impact in this EIR. If criteria for determining significance relative to a specific environmental resource impact are not identified in the CEQA Guidelines, criteria were developed for this Draft EIR.

The significance criteria are identified at the beginning of the Impacts and Mitigation Measures section in each of the technical chapters of this EIR. Although significance criteria are necessarily different for each resource considered, the provided significance levels ensure consistent evaluation of impacts for all resource areas evaluated.

1.8 NOTICE OF PREPARATION AND SCOPING

In accordance with CEQA Guidelines Section 15082, an NOP was circulated to the public, local, State and federal agencies, and other known interested parties for a 30-day public and agency review period on January 30, 2019 (included as Appendix A). The purpose of the NOP was to provide notification that an EIR for the proposed project was being prepared and to solicit public input on the scope and content of the document.

An NOP for the proposed project was prepared and circulated to agencies and the public from January 30, 2019 to February 28, 2019. In addition, pursuant to CEQA Guidelines Section 15082, Placer County held an NOP scoping meeting during the 30-day review period, on February 21, 2019, for the purpose of receiving comments on the scope of the environmental analysis to be prepared for the proposed project. Agencies and members of the public were invited to attend and provide input on the scope of the EIR. A total of 30 comment letters were received during the NOP public review period and two comment letters were received after the NOP public review period. The comment letters are provided as Appendix B to this EIR. All comments were taken into consideration during the preparation of this Draft EIR. A summary of the NOP comments received is provided in Section 1.9 below.



1.9 COMMENTS RECEIVED ON THE NOTICE OF PREPARATION

During the NOP public review period from January 30, 2019 to February 28, 2019, Placer County received 30 comment letters. An additional two (2) letters were received after the close of the public review period, for a total of 32 comment letters. In addition, verbal comments were received at the public scoping meeting held on February 21, 2019. A copy of each letter, as well as a summary of the verbal scoping meeting comments, is provided in Appendix B of this EIR. The comment letters received during the NOP public review period were authored by the following representatives of public agencies and groups, as well as individual members of the general public:

Public Agencies

- California Department of Transportation (Caltrans) – Kevin Yount;
- California Department of Fish and Wildlife – Jeff Drongesen;
- Central Valley Regional Water Quality Control Board – Jordan Hensley;
- City of Roseville – Terri Shirhall;
- Native American Heritage Commission – Sharaya Souza;
- Pacific Gas and Electric Company – Jose Antonio Lopez, Jr; and
- Placer County Air Pollution Control District – Ann Hobbs.

Groups

- Dry Creek Neighbors.

Individuals

- Laura Ball;
- Shawn Bates;
- George Brown;
- Mark T. Brune;
- Laura Bullard;
- Brandon Crawford;
- Kathy Fields;
- Davis Hanjiev;
- Tiffany Latino (2);
- Guowei Li;
- Sarah Little;
- Vanessa Luna;
- Paul Mocny;
- Mark Mossawir;
- Joe Osella;
- Bob Raetz;
- Tejindar Randhawa;
- Connie Roberts;
- Matt Russell (2);
- John Schaefer;
- Laura Smith; and
- Sean Smith.



The following list, categorized by issue, summarizes the concerns brought forth in the comment letters and verbal comments received on the scope of the EIR:

<p><u>Aesthetics</u> (c.f. Chapter 4)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • The project's effects on the unique rural feel of the area. • The project's effects on views of open spaces from surrounding residential areas. • Increases in light and glare within surrounding residential areas due to project implementation.
<p><u>Air Quality and GHG Emissions</u> (c.f. Chapter 5)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Increased air pollution as a result of increased traffic. • Odors associated with increased vehicle traffic.
<p><u>Biological Resources</u> (c.f. Chapter 6)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Loss of wildlife habitat. • Loss of plant habitat.
<p><u>Cultural Resources</u> (c.f. Chapter 7)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Cultural, historical, or tribal resources at the project site.
<p><u>Geology and Soils</u> (c.f. Chapter 8)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Increased stormwater runoff causing soil erosion.
<p><u>Hydrology and Water Quality</u> (c.f. Chapter 10)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Increased water runoff/potential flooding at surrounding properties. • Increased erosion due to stormwater runoff from the proposed project. • Increased pollution in area waterways.
<p><u>Land Use and Planning/Population and Housing/Agricultural Resources</u> (c.f. Chapter 11)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Comparatively high density of the proposed development. • Redesignation of agricultural zoning to residential.
<p><u>Noise</u> (c.f. Chapter 12)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Increase in noise levels to surrounding residential areas. • Noise effects on wild and domestic animals.
<p><u>Public Services and Recreation</u> (c.f. Chapter 13)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Community parks or playground not included in the proposed project. • Increased need for fire protection. • Increased litter. • Lack of public access to proposed trails. • Increased student enrollment at area schools.
<p><u>Transportation and Circulation</u> (c.f. Chapter 14)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Traffic increases in the project vicinity. • Lack of bicycle trails providing access to the elementary school. • Cumulative traffic impacts on the local and regional transportation system. • Safety for pedestrians and cyclists on Vineyard Road. • Increased traffic at area schools.
<p><u>Utilities and Service Systems</u> (c.f. Chapter 15)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • City of Roseville wastewater service to the project. • Adequate conveyance capacity of utility infrastructure to support the increased demands associated with the proposed project.



	<ul style="list-style-type: none">• Wastewater Treatment Plant capacity to serve the increase in demand associated with the proposed project.
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All of these issues are addressed in this EIR, in the relevant sections identified in the first column.

1.10 PROJECT CHANGES SINCE PUBLICATION OF THE NOP

Since the NOP was published, relatively minor changes to the proposed project have been made, including the following:

- Changes to the requested Rezone to zone a greater portion of the site as O and rezone the remainder of the site to RS-B-4 instead of RS-B-5;
- Change to the site layout to provide a bus pullout along the project frontage at Brady Lane;
- Reorganization of residential lots within the western and central portions of the site; and
- Modification of the project to potentially include up to 12 Accessory Dwelling Units (ADUs) in order to comply with the County's affordable housing requirements.

The above changes have been evaluated throughout this EIR.

1.11 DRAFT EIR AND PUBLIC REVIEW

This Draft EIR is being circulated for public review and comment for a period of 45 days. During this period, the general public, organizations, and agencies can submit comments to the Lead Agency on the Draft EIR's accuracy and completeness. Release of the Draft EIR marks the beginning of a 45-day public review period pursuant to CEQA Guidelines Section 15105. The public can review the Draft EIR at the County's website at:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir>

or at following address during normal business hours:

Placer County, Community Development Resource Center
3091 County Center Drive
Auburn, CA 95603

Comments may be submitted both in written form and/or orally at the public hearing on the Draft EIR. Notice of the time and location of the hearing will be published in local newspapers, mailed to property owners and residents surrounding the project, emailed to residents that have requested to be placed on the project's email notification list, posted on the County's website, and posted at and adjacent to the site prior to the hearing.

All comments or questions regarding the Draft EIR should be addressed to:

Placer County, Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603
(530) 745-3132
fax (530) 745-3080
cdraecs@placer.ca.gov



1.11 ORGANIZATION OF THE DRAFT EIR

The EIR is organized into the following sections:

Chapter 1 – Introduction

Provides an introduction and overview describing the intended use of the Draft EIR and the review and certification process, as well as summaries of the chapters included in the Draft EIR and summaries of the issues and concerns received from the public and public agencies during the NOP review period.

Chapter 2 – Executive Summary

Summarizes the elements of the project and the environmental impacts that would result from implementation of the proposed project, describes proposed mitigation measures, and indicates the level of significance of impacts after mitigation. In addition, the Executive Summary includes a summary of the project alternatives and areas of known controversy.

Chapter 3 – Project Description

Provides a detailed description of the proposed project, including the project's location, background information, objectives, and technical characteristics.

Chapter 4 – Aesthetics

The Aesthetics chapter of the EIR describes existing aesthetic resources for the project area and the region, and evaluates potential aesthetic impacts of the project. In addition, the DCWPCP goals and policies pertaining to aesthetics are described. According to CEQA, the concept of aesthetic resources refers to scenic vistas, scenic resources (such as trees, rock outcroppings, and historic buildings within a State Scenic Highway), the existing visual character or quality of the project area, and light and glare impacts.

Chapter 5 – Air Quality and GHG Emissions

The Air Quality and GHG Emissions chapter of the EIR describes the impacts of construction and operation of the proposed project related to air quality and global climate change. The chapter was prepared using methodologies and assumptions recommended within the CEQA Air Quality Handbook of the Placer County Air Pollution Control District.

Chapter 6 – Biological Resources

The Biological Resources chapter of the EIR evaluates the biological resources known to occur or potentially occur within the proposed project area. The chapter describes potential impacts to those resources and identifies measures to eliminate or substantially reduce those impacts to the maximum extent feasible.

Chapter 7 – Cultural Resources

The Cultural Resources chapter of the EIR evaluates archaeological, historical, and tribal resources known to be located within the proposed project area. The chapter summarizes the existing setting with respect to the aforementioned resources, identifies thresholds of significance and project impacts to such resources, and sets forth mitigation measures that would be necessary to reduce impacts to the maximum extent feasible.

Chapter 8 – Geology and Soils

The Geology and Soils chapter of the EIR describes the geologic and soil characteristics of the project site and evaluates the extent to which implementation of the proposed project could be



affected by seismic hazards such as ground shaking, liquefaction, and expansive soil characteristics. In addition, the chapter evaluates known mineral resources on the project site, evaluates any potential adverse effects of the proposed project on the availability of such resources and presents an analysis related to paleontological resources.

Chapter 9 – Hazards and Hazardous Materials

The Hazards and Hazardous Materials chapter of the EIR describes existing and potential hazards and hazardous materials within the project area, in addition to discussing wildfire hazards. The chapter discusses potential impacts posed by these hazards to the environment, as well as to workers, visitors, and residents within and adjacent to the project area.

Chapter 10 – Hydrology and Water Quality

The Hydrology and Water Quality chapter of the EIR describes existing drainage and stormwater conditions for the project site, as well as current stormwater flows and stormwater infrastructure, and potential for flooding. The chapter evaluates potential impacts of the proposed project with respect to increases in impervious surface area and associated stormwater flows, degradation of water quality, groundwater recharge, and on- and off-site flooding.

Chapter 11 – Land Use and Planning/Population and Housing/Agricultural Resources

The Land Use and Planning/Population and Housing/Agricultural Resources chapter of the EIR examines the proposed project's compatibility with existing and planned land uses in the area, current General Plan and DCWPCP policies, and zoning designations. The chapter further evaluates the potential of the proposed project to induce substantial population growth within the area, either directly or indirectly. In addition, the chapter summarizes the status of the existing agricultural resources within the boundaries of the proposed project site, including identification of any Prime/Unique Farmland or Farmland of Statewide Importance within the project boundaries, and the extent to which the project will convert important Farmland.

Chapter 12 – Noise

The Noise chapter of the EIR describes the existing noise environment in the project vicinity and identifies potential impacts and mitigation measures related to the construction and operation of the proposed project. The method by which the potential impacts are analyzed is discussed, followed by the identification of potential impacts and the recommended mitigation measures designed to reduce significant impacts to the maximum extent feasible.

Chapter 13 – Public Services and Recreation

The Public Services and Recreation chapter of the EIR describes the public service systems and facilities within the project area and the associated potential impacts resulting from the proposed project. This section will address fire and law enforcement services, schools, parks and recreation facilities, and other public facilities such as libraries.

Chapter 14 – Transportation and Circulation

The Transportation and Circulation chapter of the EIR discusses existing transportation and circulation conditions within the project area and the effects to the roadway network as a result of the proposed project and future, projected growth. The analysis includes consideration of automobile traffic impacts on roadway capacity, transit impacts, bicycle impacts, and pedestrian impacts.



Chapter 15 – Utilities and Service Systems

The Utilities and Service Systems chapter of the EIR summarizes the setting information and identifies potential new demands resulting from the proposed project related to water supply, wastewater systems, and solid waste disposal.

Chapter 16 – Effects Not Found to be Significant

The Effects Not Found to be Significant chapter of the EIR addresses the project's effects that were determined not to be significant. CEQA Guidelines Section 15128 requires a brief discussion explaining why these effects were not found to be significant.

Chapter 17 – Statutorily Required Sections

The Statutorily Required Sections chapter of the EIR provides discussions required by CEQA regarding impacts that would result from the proposed project, including a summary of cumulative impacts, potential growth-inducing impacts, impacts related to energy in accordance with Appendix F and G of the CEQA Guidelines, significant and unavoidable impacts, and significant irreversible changes to the environment.

Chapter 18 – Alternatives Analysis

The Alternatives Analysis chapter of the EIR describes and evaluates the alternatives to the proposed project. It should be noted that the alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow for a meaningful comparison of impacts.

Chapter 19 – References

The References chapter of the EIR provides bibliographic information for all references and resources cited.

Chapter 20 – EIR Authors and Persons Consulted

The EIR Authors and Persons Consulted chapter of the EIR lists EIR and technical report authors who provided technical assistance in the preparation and review of the EIR.

Appendices

The Appendices include the NOP, comments received during the NOP comment period, and all technical reports prepared for the proposed project.

1.12 TECHNICAL CHAPTER FORMAT

Each technical chapter addressing a specific environmental issue begins with an **introduction** describing the purpose of the section. The introduction is followed by a description of the project's **existing environmental setting** as the setting pertains to that particular issue. The setting description is followed by the **regulatory context** and the **impacts and mitigation measures** discussion, which contains the **standards of significance**, followed by the **method of analysis**. The **impact and mitigation measures** discussion includes impact statements prefaced by a number in bold-faced type (for both project-level and cumulative analyses). An explanation of each impact and an analysis of the impact's significance follow each impact statement. All mitigation measures pertinent to each individual impact follow directly after the impact statement (see below). The degree of relief provided by identified mitigation measures is also evaluated. An example of the format is shown below:



x-1 Statement of Impact.

Discussion of impact for the proposed project in paragraph format.

Statement of **level of significance** of impact prior to mitigation is included at the end of each impact discussion. If an impact is determined to be significant, mitigation will be included in order to reduce the specific impact to the maximum extent feasible.

Mitigation Measure(s)

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures. If reduction of the specific impact to a less-than-significant level is not feasible, the impact is considered significant and unavoidable.

X-1(a) *Required mitigation measure(s) presented in italics and numbered in consecutive order.*

X-1(b) *Required additional mitigation measure(s), if necessary.*

1.13 FINAL EIR AND EIR CERTIFICATION

Upon completion of the public review period, a Final EIR will be prepared that will include written comments on the Draft EIR received during the public review period and responses to those comments. The Final EIR will also include the Mitigation Monitoring and Reporting Plan (MMRP) prepared in accordance with Section 21081.6 of the Public Resource Code. The Final EIR will include any revisions to the Draft EIR made in response to public comments. The Draft EIR and Final EIR together will comprise the EIR for the proposed project. Before the County can consider approval of the project, it must first certify that the EIR has been completed in compliance with CEQA, that the County Board of Supervisors has reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of the County. The County will also be required to adopt Findings of Fact, and, for any impacts determined to be significant and unavoidable, adopt a Statement of Overriding Considerations.

