COMMUNITY DEVELOPMENT RESOURCE AGENCY
Environmental Coordination Services
County of Placer

DATE: May 18, 2017

TO: Interested Parties

SUBJECT: **Notice of Preparation of an Environmental Impact Report for the Proposed Mill Creek Single Family Residential Project**

REVIEW PERIOD: **May 18, 2017 to June 16, 2017**

Placer County is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Mill Creek Project (proposed project) in accordance with the California Environmental Quality Act (CEQA), Section 15082. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to enable them to make meaningful comments regarding the scope and content of the EIR.

Project Location: The 110.1-acre proposed project site is located immediately south of PFE Road and north of the Placer County/Sacramento County line in the southeast portion of the Dry Creek-West Placer Community Plan area of Placer County, CA. The site is identified as Assessor's Parcel Numbers (APNs) 474-130-007, -009, -010, -017, -018, -022, -024, and 474-120-017.

Project Description: The project consists of the demolition of existing onsite structures and construction of 308 single-family home sites and three parks. A 16.8-acre open space area would be retained on the east side of the site.

Contact Information: For more information regarding the project, please refer to the following detailed project description or contact Christopher Schmidt, Senior Planner, (530) 745-3076, or email crschmid@placer.ca.gov.

A copy of the NOP is available for review at the Rocklin and Roseville libraries; Placer County Community Development Resource Agency/Auburn front counter, and at the following link on the County's website:

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

NOP Comment Period: Written comments should be submitted at the earliest possible date, but not later than 5:00 pm on June 16, 2017 to Shirlee Herrington, Environmental Coordination Services, Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, (530) 745-3132, fax (530) 745-3080, or cdraecs@placer.ca.gov.

NOP Scoping Meeting: In addition to the opportunity to submit written comments, an NOP scoping meeting will be held to inform interested parties about the proposed project and to give State agencies and the public an opportunity to provide comments on the scope and content of the EIR. The NOP scoping meeting will be held at the Planning Commission Hearing Room, 3091 County Center Drive, Auburn, California, on June 6, 2017, starting at 1:00pm.

1.0 PROJECT DESCRIPTION

The following discussion addresses the location, setting, and components of the proposed project.

1.1 Location and Setting

The proposed project site is located on multiple parcels abutting the Sacramento County line between Cook-Riolo Road and North Antelope Road, and one parcel at the southeast corner of PFE and North Antelope Roads (see Exhibit 1 and Exhibit 2). The parcels are designated as follows, with the name referring to current ownership: the Ogg property, APN 474-130-007; the Haight property, APNs 474-130-009, -010, -017, -022; the Pruett property, APNs 474-130-018, -024; and the Placer Greens Partnership property, APN 474-120-017. Ownership of each property is shown in Exhibit 3 below. The project site is located in the southeastern corner of the Dry Creek-West Placer Community Plan (DCWPCP) Area of Placer County, California. Each of the properties included in the project site are discussed in further detail below.

Haight Property

The Haight property includes a commercial nursery and wholesale grower (Haight Nursery). The property includes greenhouses, a single-family residence, Quonset huts, various outbuildings, potted plants, and a small irrigation pond. The property also contains an aboveground storage tank, a well, a bulk fertilizer tank, and a pesticide storage area. Two pole-mounted transformers are located on the property, as well as a series of valves as part of the gas line which runs north and south along the common boundaries of the Pruett (west) and Ogg parcels.

Ogg Property

The eastern portion of the Ogg property contains three single-family residential units, various outbuildings, a metal-sided barn, two sheds, and a mobile home. The remainder of the property consists of annual grasslands, scattered trees, and an old almond orchard. A pole-mounted transformer is located to the north of the residences.

Pruett Property

The Pruett property includes two distinct areas: a 25-acre area located to the west of the Haight property, and a smaller six-acre area to the east. The 25-acre area contains a drainage swale that extends from the southwest corner northeasterly towards PFE Road. Both areas have been heavily disturbed as a result of past agricultural operations. The property does not contain any permanent structures. The six-acre area contains an unpaved private aircraft landing strip.

Placer Greens Property

The Placer Greens property is dominated by grasslands and oak woodlands, and does not contain any existing structures or other notable development. A riparian corridor lies adjacent to the eastern boundary of the site and parallels two unnamed tributaries to Dry Creek. The tributaries flow northward through a box culvert under PFE Road and into Dry Creek through the Schellhouse property located north of the site.

1.2 Surrounding Land Uses

The site is bounded on the west side by Cook-Riolo Road, the former site of Dry Creek Elementary School, which is currently used as the school district's office space, and several residences. North Antelope Road extends north-south to PFE Road through the eastern third of the site. The eastern boundary of the project site includes a tributary to Dry Creek, south and east of which are industrial uses and vacant land. PFE Road forms the majority of the northern boundary of the project site, with the exception of the central portion of the project site, which is bordered to the north by rural residential

dwellings and associated structures, where some agricultural operations occur. South of the project site, within Sacramento County, is a residential community (west of North Antelope Road), and industrial uses (east of North Antelope Road).

Exhibit 1
Regional Location

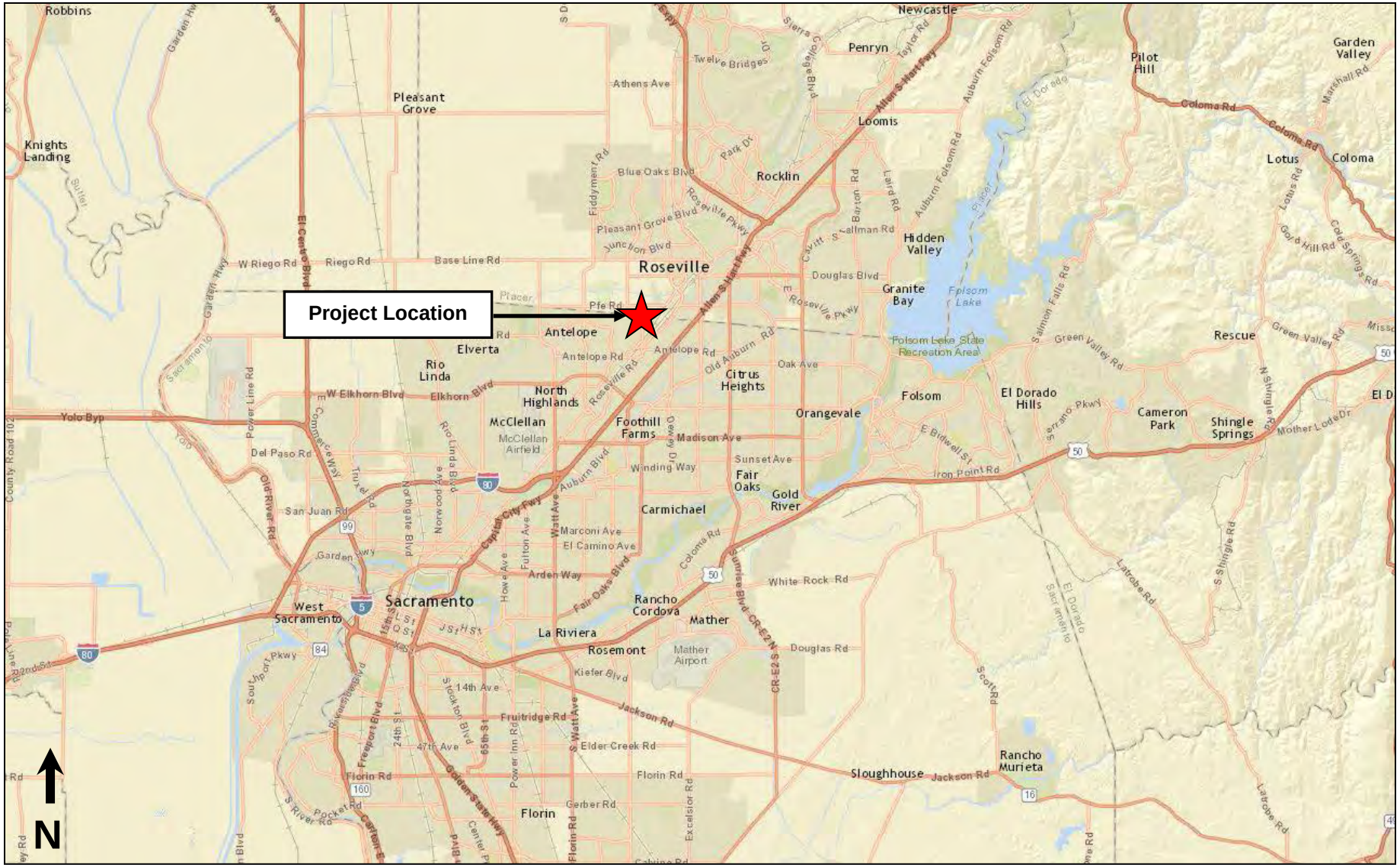
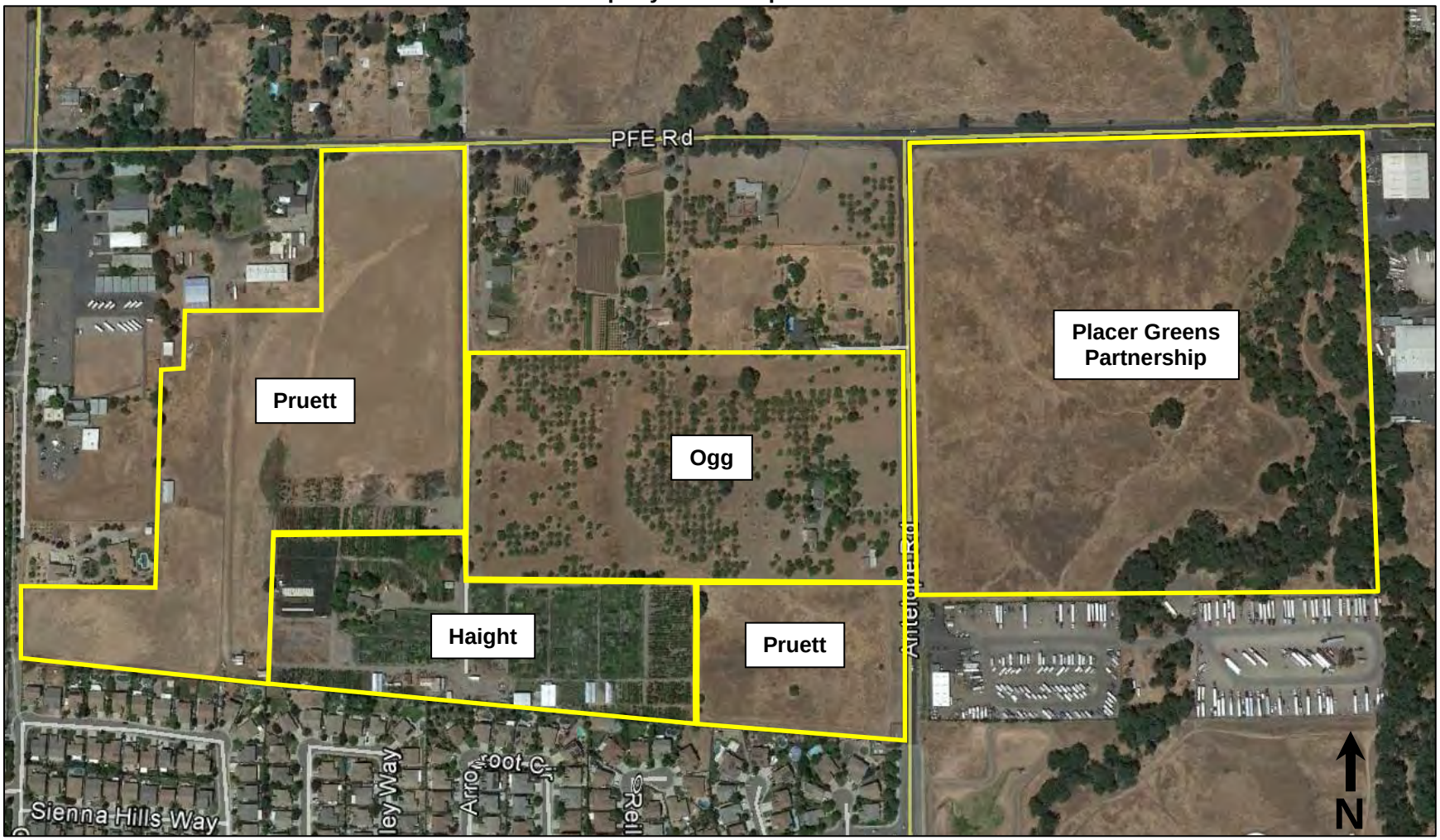


Exhibit 2
Location Map

Exhibit 3
Property Ownership Exhibit



1.3 Project Components

The proposed project comprises a 308-lot residential development on approximately 110 acres (see Exhibit 4). The project applicant is seeking several entitlements for the proposed project, as follows:

Requested/Required Entitlements

The project applicant is requesting Placer County approval of the following entitlements:

- Amendment of DCWPCP to 1) change land use designations of the project site from Low Density Residential (48.5 acres), Industrial (34.1 acres), Commercial (16.8 acres), and GOS (10.7 acres) to MDR (88.3 acres) and GOS (21.8 acres); and 2) remove the proposed fire station site at the northeastern corner of the project site from the Land Use Plan;
- Rezone from RS-AG-B-20 (48.5 acres), INP-Dc (34.0 acres), OP-Dc (16.8 acres), IN-UP-Dc (0.1 acre), and O (10.7 acres) to Residential Single Family, Combining Agriculture, Combining Building Site minimum of 6,000 square feet (RS-AG-B-X-6,000) (88.3 acres) and O (21.8 acres);
- Vesting Tentative Subdivision Map for the subdivision of 110.1 acres into a 308-lot single family residential subdivision;
- Conditional Use Permit to allow parks/playgrounds within the Open Space (O) zoning district; and
- Variance to increase allowable building coverage on residential lots from the maximum 40 percent for one story units and 35 percent for two-story units to 50 percent and 40 percent, respectively.

Other Agency Approvals

The proposed project will require approvals from other agencies including, but not limited to, the following:

- Annexation into the Placer County Service Area 28, Zone 173 for sanitary sewer service (Placer County Board of Supervisors);
- Annexation into Placer County Service Area 28, Zone 169 for ongoing maintenance of public parks, trails and open space recreation amenities within the Dry Creek community (Placer County Board of Supervisors);
- Annexation into Dry Creek Fire Zone of Benefit (County Service Area 28, Zone of Benefit 165) for provision of fire protection services to the project site (Placer County Board of Supervisors);
- Issuance of one or more nationwide permit authorizations by the U.S. Army Corps of Engineers;
- Issuance of a biological opinion by the U.S. Fish and Wildlife Service;
- Obtaining a water quality certification from the Central Valley Regional Water Quality Control Board;
- and
- Obtaining a 1600 Streambed Alteration Agreement from the California Department of Fish and Wildlife.

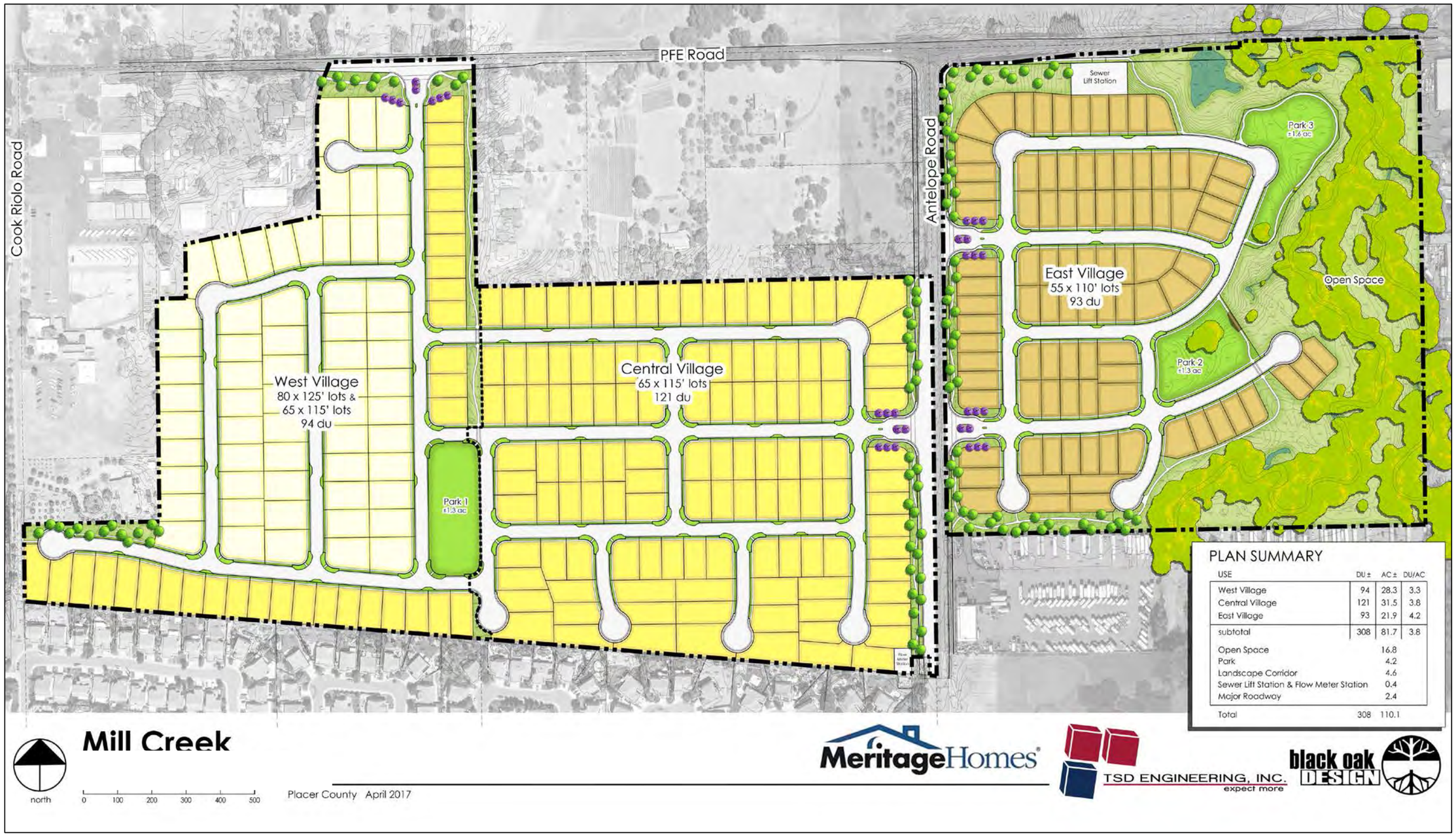
Dry Creek-West Placer Community Plan Amendment and Rezone

Existing and proposed DCWPCP designations for the project site are shown in Exhibit 5 and listed in Table 1. Existing and proposed Placer County zoning districts for the project site are shown in Exhibit 6 and listed in Table 1.

Table 1
Existing and Proposed Land Use Designation and Zoning

Existing Community Plan Designations		Proposed Community Plan Designations		Existing Zoning		Proposed Zoning	
LDR	48.5 acres	MDR	88.3 acres	RS-AG-B-20	48.5 acres	RS-AG-B-X-6,000	88.3 acres
C	16.8 acres	GOS	21.8 acres	OP-Dc	16.8 acres	O	21.8 acres
I	34.1 acres			INP-DC	34.0 acres		
GOS	10.7 acres			IN-UP-DC	0.1 acres		
				O	10.7 acres		

Exhibit 4
Mill Creek Site Plan



USE	DU ±	AC ±	DU/AC
West Village	94	28.3	3.3
Central Village	121	31.5	3.8
East Village	93	21.9	4.2
subtotal	308	81.7	3.8
Open Space		16.8	
Park		4.2	
Landscape Corridor		4.6	
Sewer Lift Station & Flow Meter Station		0.4	
Major Roadway		2.4	
Total	308	110.1	

Exhibit 5
Existing and Proposed Community Plan Designations

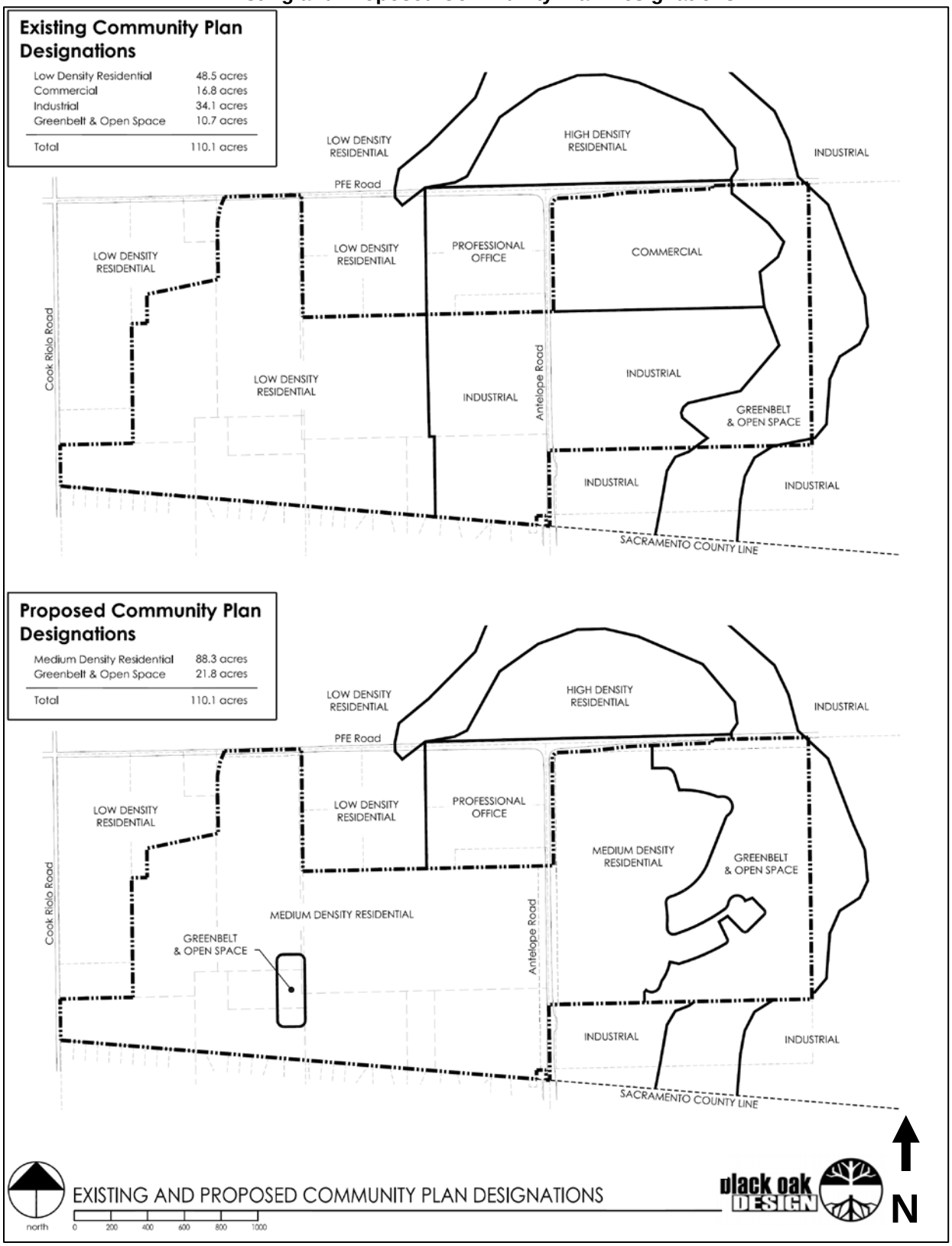
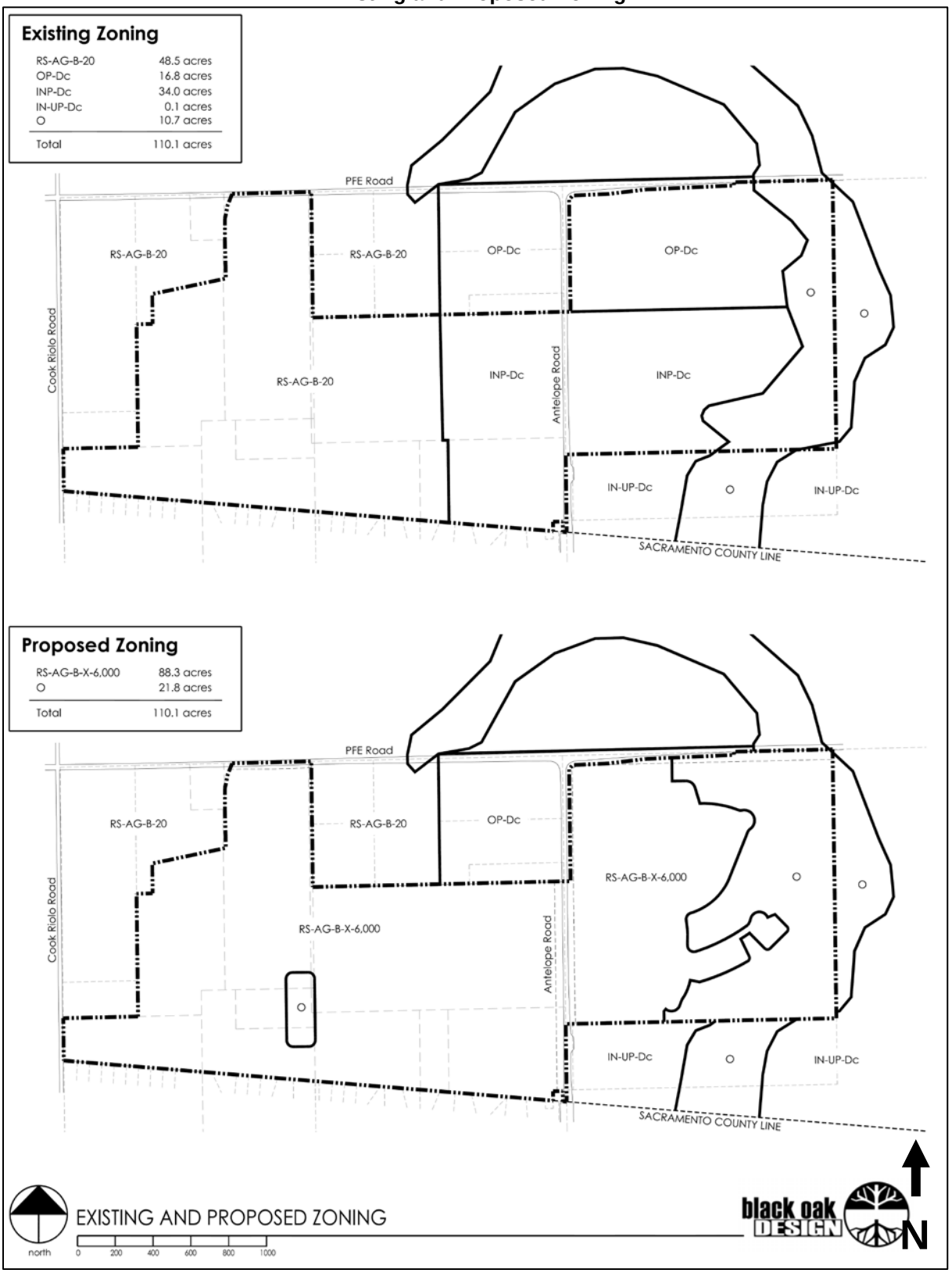


Exhibit 6
Existing and Proposed Zoning



Generally, the project includes amending the DCWPCP land use designations for the site to Medium Density Residential (88.3 acres) and GOS (21.8 acres). With respect to zoning, the proposed rezone would result in a total of 88.3 acres of Residential Single Family, Combining Agriculture, combining Building Site minimum of 6,000 square feet (RS-AG-B-X-6,000) and 21.8 acres of Open Space (O).

Tentative Map

The Vesting Tentative Subdivision Map includes 308 single-family lots, several common lots, internal roadways, a sewer lift station and flow meter station lot, three park lots, and an open space lot (see Table 2 and Exhibit 7).

Table 2
Illustrative Site Plan

Land Use		Average Lot Size	Acres	Lots	Density
Residential	West Village	10,261 sf	28.3	94	3.3
	Central Village	8,970 sf	31.5	121	3.8
	East Village	7,216 sf	21.9	93	4.2
Landscape Corridor			4.6		
Open Space			16.8		
Park			4.2		
Sewer Lift Station and Flow Meter Station			0.4		
Major Roadways (PFE & N. Antelope)			2.4		
TOTAL			**110.1**	**308**	

The project is designed in three residential villages (West, Central, and East). The West Village would include 94 units, the Central Village would include 121 units, and the East Village would include 93 units. Residential densities transition from west to east with the larger lots in the west, averaging 10,261 square feet (sf) in the West Village and decreasing to 8,970 sf in the Central Village and 7,216 sf in the East Village. All residential units in the West Village would be single story and approximately 50 percent of the residential units on lots that back onto PFE Road and North Antelope Road would be single story.

Access and Circulation

Primary site access would be provided by two entries off of North Antelope Road, serving both the Central Village and East Village. A third access point is proposed on the east side of North Antelope Road, north of the main entries, and would serve the East Village. The feasibility of this third access point along North Antelope Road will be analyzed as part of a traffic analysis being prepared for the proposed project. Furthermore, a fourth access is proposed on PFE Road, in the northwest corner of the site, which would serve the West Village. Proposed access points are shown in Exhibit 4.

The project entries on North Antelope Road and PFE Road would be landscaped with native vegetation, indigenous features, and marked with enhanced hardscape features. The entries would be built with materials consistent with the DCWPCP and the Placer County Landscape Guidelines. Entries would feature a landscaped median with a vehicle gate beyond the median. Pedestrian gates would be located at the project entries and would remain unlocked during daylight hours. Project-identification monument features would be located at the entries, one of which is proposed to be located at the southeast corner of the intersection of North Antelope Road and PFE Road. The exact locations of proposed monuments have not been determined and are subject to County approval. Monuments would be required to be placed outside of all roadway and utility easements, as well as the sight distance triangle of the intersection(s).

The proposed project would be served by an internal road system that would provide access from PFE and North Antelope Roads. All entry point intersections within the development area would be lighted. The road system would be private and would include 34-foot wide roadways with curbs, gutters, and separated sidewalks on both sides. Street parking would be permitted along the roadways, except where Low Impact Development (LID) features encroach.

Exhibit 7
Vesting Phased Tentative Subdivision Map

In addition to landscaping, meandering sidewalks would be constructed along both sides of North Antelope Road and the south side of PFE Road, west of the intersection of PFE Road and North Antelope Road. The sidewalks would provide pedestrian connectivity within the project site and to existing off-site pedestrian facilities. A masonry wall would be constructed between the landscaped areas and the proposed residences adjacent to North Antelope Road. Furthermore, wood fencing would be placed along the lots adjacent to the West Village entrance of the project site.

Off-site roadway improvements are also required for the project and are discussed in the "Off-Site Improvements" section below.

Open Space and Parks

The proposed project would include three public parks totaling 4.18 acres. The onsite parks would include a 1.31-acre park located in the West Village and two parks totaling 1.56 acres and 1.31 acres, respectively, located in the East Village, adjacent to the open space area. The parks would include areas for active sports, such as play fields and bocce courts, in addition to recreational areas, such as seating areas with gazebos. The West Village Park would be connected to PFE road with a trail located within the West Village, along the border between the West Village and the Central Village. The two parks in East Village would be connected by a meandering trail along the perimeter of each park. The trail would serve as a loop around the entire East Village, providing connectivity to North Antelope Road.

The East Village area would retain the existing riparian corridor and oak woodlands within a proposed 16.8-acre open space area, including hiking trails along the east boundary of the site, which would be owned and maintained by the homeowners association and protected from development.

The project site would be annexed into Placer County Service Area 28, Zone 169 for ongoing maintenance of public parks, trails, and open space recreation amenities within the Dry Creek community, subject to Placer County approval.

Public Services

The site would be served by the Placer County Sheriff's Department and the California Highway Patrol (CHP). Law enforcement would be provided by the Sheriff's Department, while the CHP would provide traffic-related enforcement services for the project. Fire protection services for the site would be provided by Placer County Fire. The closest fire station to the site is the Dry Creek Fire Station (Station 100), located at 8350 Cook-Riolo Road. Station 100 is located approximately two miles from the site. Although the DCWPCP identifies a proposed fire station at the northeastern corner of the proposed project site, the County, in conjunction with its contract fire services provider - California Department of Forestry and Fire Protection (CAL FIRE) - has confirmed that a new station at the project site is not necessary.

The project would be served by two school districts: The Dry Creek Joint Elementary School District (grades K-8) and the Roseville Joint Union High School District (grades 9-12).

Solid waste would be collected by Recology Auburn Placer, a private collection firm, and transported to the Western Placer Waste Management Authority's Western Regional Sanitary Landfill located north of the City of Roseville.

Public Utilities

Treated water service for the project would be provided by California American Water (Cal-Am) via its agreement with Placer County Water Agency (PCWA). The project would include connections to the existing 36-inch and 24-inch water mains located in North Antelope Road and PFE Road, respectively.

The project would be served by the Dry Creek Wastewater Treatment Plant (Dry Creek WWTP). The project would include a sewer lift station in the north portion of the East Village, south of PFE Road. A six-inch sewer main would be extended from the proposed lift station east to Hilltop Circle. Flows would be

conveyed through existing regional transmission facilities to the Dry Creek WWTP. The project site would be annexed into Placer County Service Area 28, Zone 173 for sanitary sewer service, subject to Placer County approval.

Development of the proposed project site would require installation of onsite stormwater drainage facilities sized to convey the 10-year storm event. The 100-year storm flows generated from the site would be conveyed through overland release routes.

The project would include construction of onsite stormwater quality treatment facilities. In general, bio-retention basins and permeable pavement are planned at each intersection and intermediately along street right-of ways. The bio-retention basins would be sized as treatment facilities for the residential lots.

The site is currently within the service area of Sacramento Municipal Utility District for electric service, and Pacific Gas & Electric (PG&E) for natural gas.

Off-Site Improvements

The proposed project includes the following off-site improvements, requiring evaluation in the EIR:

Roadways

- *PFE Road*
  - *PFE Road through proposed intersection of PFE Road/Street A (at west end of project site):* Improve an approximately 1,600-foot section of PFE Road to construct the ultimate half section of south PFE Road. More specifically, widen the segment from two 10-foot travel lanes to two 12-foot thru lanes (one in each direction) and one 12-foot center lane/westbound left turn lane, to allow left turns into the West Village. In addition, the proposed cross-section includes a four-foot bike lane and 8-foot meandering walk along the south side of PFE Road. The only improvement to the northern section of PFE Road includes the addition of one to nine feet of pavement, which would leave a 4-foot shoulder.
  - *West of PFE Road/North Antelope Road Intersection:* Improve south side of PFE Road for approximately 250 linear feet to widen overall cross-section from two travel lanes to the following: one 10-foot travel lane (westbound), a 14-foot median, one 12-foot travel lane (eastbound), and one 10 to 14.5-foot eastbound right turn lane.
  - *East of PFE Road/North Antelope Road Intersection:* Improve south side of PFE Road, east of North Antelope Road to the proposed sewer lift station lot (Lot I), for approximately 550 linear feet, to construct the ultimate half section of the south side of PFE Road, resulting in overall cross-section, as follows: one 12-foot travel lane (westbound), one 14-foot center left turn lane (westbound), and two 12-foot travel lanes (eastbound).

- *North Antelope Road*
  - Improve roadway from one travel lane in each direction to two 12-foot travel lanes in each direction and a 14-foot center turn lane. In addition, the east and west sides of the roadway would include a 4-foot bike lane. Where the roadway would continue to be adjacent to existing uses, an attached 6-foot sidewalk would be constructed adjacent to existing properties, rather than a 6-foot separated, meandering walk.

Storm Drainage

- Construct approximately 750 linear feet of 24-inch storm drain pipe along PFE Road north across PFE Road.

Sewer

- Relocate an existing flow meter station, currently located west of existing North Antelope Road on the south boundary of the site, to a location immediately west and outside of the North Antelope Road right-of-way;
- Construct approximately 3,450 linear feet of six-inch sewer force main from the proposed onsite sewer lift station to Atkinson Street. From this point, the sewer force main would follow one of three possible routes (see Exhibit 8):
  - Option 1: Construct approximately 2,250 linear feet of 6-inch force main east along Atkinson Street, to a point just NE of the existing UPRR access road, at which point an additional 600 linear feet of 6-inch pipe would be installed northerly and over Dry Creek via suspension, after which an additional 1,600 linear feet would be installed westerly to connect to the WWTP, or the new pipe would tie into an existing gravity sewer main along the north side of Dry Creek.
  - Option 2: Construct approximately 2,950 linear feet of 6-inch force main east along Atkinson Street, to a point just north of the existing Dry Creek bridge, at which point an additional 1,950 linear feet of 6-inch pipe would be installed westerly to connect to the WWTP, or the new pipe would tie into an existing gravity sewer main along the north side of Dry Creek.
  - Option 3: Construct approximately 2,200 linear feet of 6-inch pipe northerly and under Dry Creek via jack-and-bore, to connect to the WWTP.

Construction and Phasing

Each of the three Villages would be constructed in a separate phase (see Exhibit 9). Due to the topography of the site and the location of the proposed sewer lift station, the East Village would be constructed first, as the sewer lift station would be required to serve all phases of the proposed project. The Central Village and West Village could be developed in either order, or concurrently.

3.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The County anticipates that the EIR will contain the following chapters. Each chapter of the EIR will include identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. The proposed EIR will incorporate by reference the DCWPCP, the Placer County General Plan, and the Placer County General Plan EIR. In addition to these County documents, project-specific technical studies are being prepared by various technical sub-consultants. The following topic areas will be further evaluated in the EIR:

- Aesthetics
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils/Mineral Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Traffic and Circulation
- Utilities and Service Systems
- Alternatives
- Cumulative Impacts

The following paragraphs discuss the anticipated analyses that will be included in the EIR.

Aesthetics. The Aesthetics chapter of the EIR will summarize existing regional and project area visual character and quality. In addition, the potential for the project to increase light and glare within the vicinity will be evaluated, including protection of the night sky. The Aesthetics chapter of the EIR will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies, as required. In accordance with

Appendix G of the CEQA Guidelines, impact significance will be based upon whether the project has the potential to substantially degrade the existing visual character or quality of the site and its surroundings.

Agricultural and Forest Resources – This chapter will determine whether the project has the potential to convert farmland identified as prime farmland, unique farmland, or farmland of statewide importance by the Farmland Mapping and Monitoring Program (FMMP). Additionally, portions of the project site have agricultural zoning and support agricultural uses, including but not limited to a wholesale nursery. Therefore, the EIR will analyze the proposed project's potential impacts to agricultural uses and zoning.

Air Quality. The air quality analysis for the proposed project will be performed utilizing the California Emissions Estimator Model (CalEEMOD) software program. Vehicle trip generation data from the forthcoming Traffic Study will be utilized as model input data. The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NOX, and PM_{10}). The analysis will also address potential odor impacts associated with the proposed sewer lift station.

Exhibit 8
Project Area of Disturbance Including Off-Site Sewer Infrastructure Options

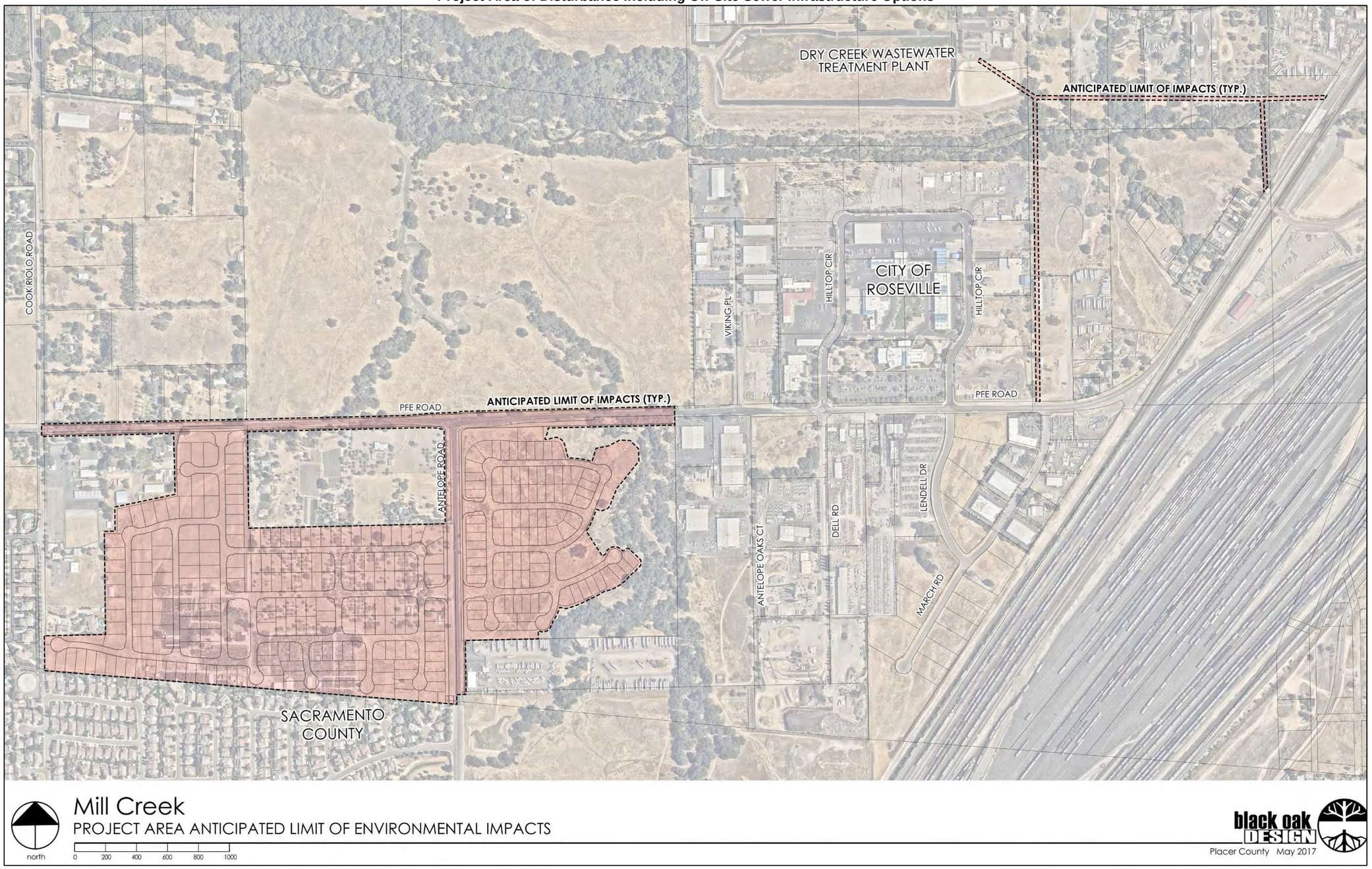
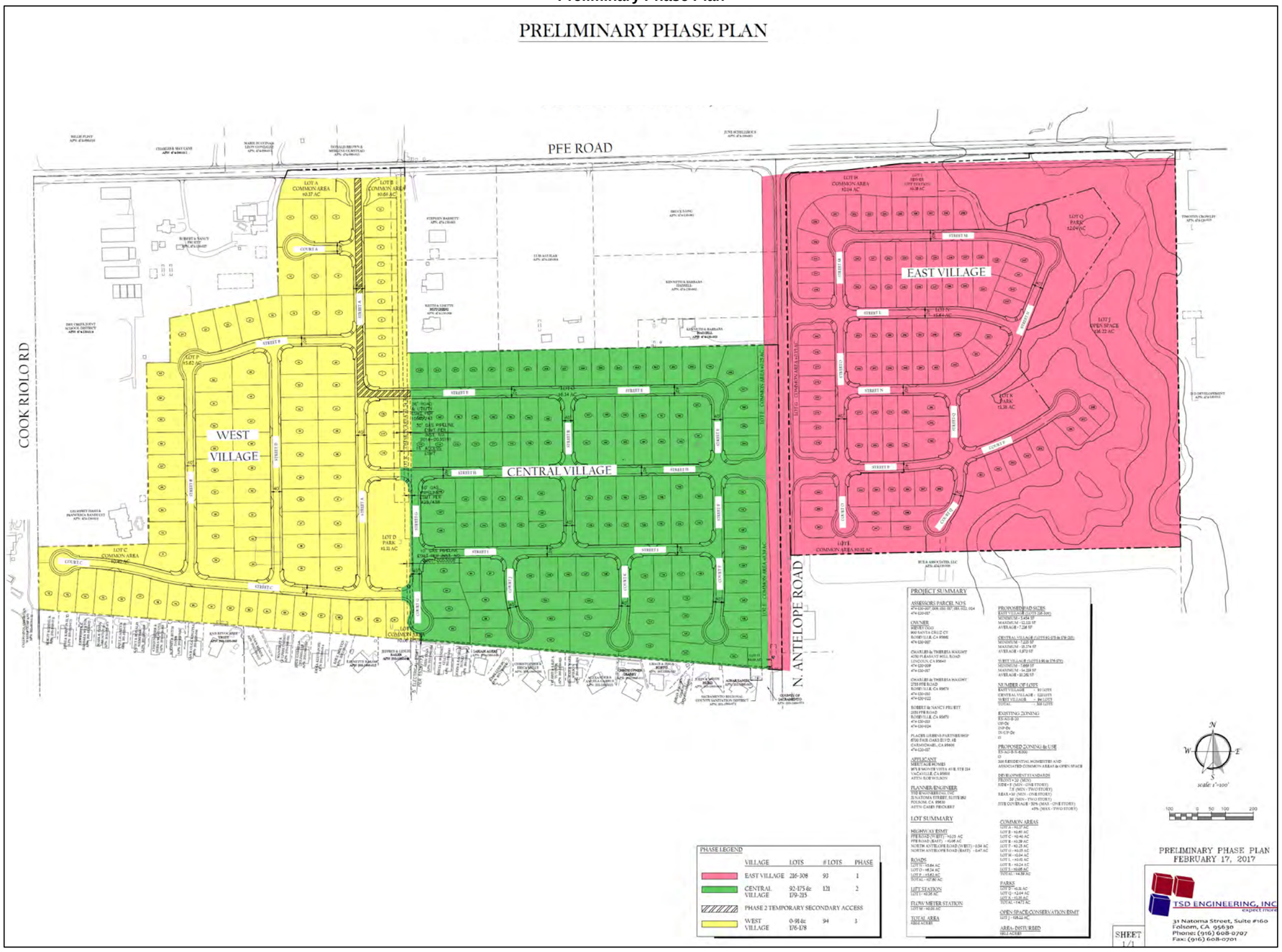


Exhibit 9
Preliminary Phase Plan



The project's cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level. The significance of air quality impacts will be determined in comparison to the Placer County Air Pollution Control District's (PCAPCD) significance thresholds. PCAPCD-recommended mitigation measures will be incorporated to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified. *For the Greenhouse Gas Emissions Analysis, see the Cumulative Impacts and Other Statutorily Required Sections chapter below.*

Biological Resources. The Biological Resources chapter will summarize the setting and describe the potential effects to plant communities, oak woodland, trees, wildlife, and wetlands, including adverse effects on rare, endangered, candidate, sensitive, and special-status species for the project site. The project site contains suitable habitat for several special-status wildlife and plant species. Undeveloped habitat types on the project site include oak woodland, annual grassland, wetlands and other waters, and active agricultural lands. The EIR will include an independent evaluation of existing data and information from biological resource assessments prepared for the project site and all direct and indirect impacts on biological resources arising from the proposed project's on- and off-site improvements will be identified and discussed. Mitigation measures for all identified impacts will be developed consistent with applicable laws and regulations.

Cultural Resources. The Cultural Resources chapter will summarize the setting and briefly describe the potential effects to any onsite historical, archaeological, and/or paleontological resources due to implementation of the proposed project. The off-site improvement areas will also be surveyed to determine whether resources may be present in the proposed off-site disturbance areas. The chapter will also assess the potential for tribal cultural resources to be impacted by the project, pursuant to Public Resources Code 21080.3.2. The chapter will be primarily based upon site-specific Cultural Resources Assessments and Paleontology Records Search. The reports include evaluation of the existing onsite farm structures and their potential to meet any of the criteria set forth in Public Resources Code Section 15064.5.

Geology and Soils/Mineral Resources. This chapter will summarize the setting and describe the potential effects from earthquakes, liquefaction, expansive soils, soil erosion, as well as identify any unique geological features within the project area. In addition, the chapter will include a discussion of mineral resources potentially occurring within the project site or the surrounding area, and if present, summarize the potential for the project to result in the loss of availability of mineral resources. The chapter will be based upon site-specific geotechnical engineering reports prepared for each of the properties included in the project site.

Hazards and Hazardous Materials. This chapter of the EIR will summarize the setting and describe any potential of existing or possible hazardous materials onsite, or as a result of the proposed project, including but not limited to organochlorine pesticides, above- and below-ground storage tanks, wells, septic systems, structures containing asbestos and/or lead-based paint, etc. The chapter will be based upon site-specific Phase I environmental site assessments prepared for each of the properties included in the project site, as well as Phase II environmental site assessments for those properties deemed to have the potential for soil contamination (e.g., Haight Property, Ogg Property).

Hydrology and Water Quality. This chapter will summarize setting information and identify potential impacts on storm water drainage and receiving water quality, groundwater, and flooding. The Hydrology and Water Quality chapter will address any changes to the project site's drainage pattern that could alter peak stormwater runoff from the site as a result of the project, and will evaluate whether the proposed storm drain system is sufficient to ensure that the capacity of receiving storm drain facilities is not adversely affected. With respect to flooding, the chapter will identify the 100-year flood plain limits associated with the Dry Creek tributary, along the site's eastern boundary, and evaluate the potential for the project improvements to impede or redirect flood flows. Furthermore, any changes to water quality during or after construction will be evaluated. The chapter will primarily be based on a Preliminary Hydrologic and Hydraulic Study prepared for the entire project site.

Land Use and Planning. The proposed project would amend the zoning designation and General Plan land use designations of the project site. The Land Use and Planning chapter will evaluate the consistency of the proposed project with the County of Placer's adopted plans and policies including but not limited to the County's General Plan, DCWPCP, Zoning Ordinance, and Landscape Design Guidelines. The chapter will include a table listing all the DCWPCP policies applicable to the project and will include corresponding discussions of the project's consistency with such plans and policies. The chapter will further assess the compatibility of the proposed project with the surrounding land uses, both existing and proposed.

Noise. The Noise chapter will be based on a project-specific technical noise report. The noise report will identify all significant noise impacts due to the proposed project on any identified noise-sensitive land uses in the immediate project vicinity. Significant noise impacts will be identified if the project-generated traffic or onsite activities results in a significant increase in traffic noise levels at existing noise-sensitive land uses in the project vicinity, or exceedance of the applicable noise standards. The chapter will also evaluate short-term noise increases resulting from on- and off-site construction activities. The identification of noise mitigation measures will focus on appropriate and practical recommendations for noise control aimed at reducing any identified potential noise impacts to a level of insignificance.

Population and Housing. The Population and Housing chapter will evaluate the potential for the proposed project to induce substantial population growth in the area, either directly or indirectly (i.e., through extension of roads or other infrastructure). In addition, the chapter will analyze potential impacts associated with removal of existing onsite housing and evaluate project implications for the region's overall jobs-to-housing balance.

Public Services and Recreation. The Public Services and Recreation chapter will summarize setting information and identify potential new demand for services, including libraries, fire, police, schools, parks and recreation, as well as impacts to public facilities maintenance. The chapter will be based upon information from the Placer County General Plan, the Dry Creek-West Placer Community Plan, and information obtained from direct consultation with appropriate service providers. The fire protection services section of this chapter will discuss the planned fire station for the Placer Greens Partnership property, including the changes to the setting that support removing a planned fire station from the project site. Correspondence with Placer County Office of Emergency Services, and the County's contract fire provider, CAL FIRE, will be provided in the chapter to support the determination that a fire station is no longer needed at the project site.

Traffic and Circulation. The Traffic and Circulation chapter will be based on a Traffic Impact Study (TIS) prepared specifically for the proposed project The TIS will determine the potential for adverse effects on traffic circulation and level of service, and identify appropriate traffic improvements and mitigation measures. The EIR will also evaluate whether construction of the proposed roadways and access intersections would result in any safety impacts based on compliance with County design standards. The TIS will evaluate six intersections in the project area as well as roadway segments in the DCWPCP area, in Sacramento County, and in the City of Roseville.

The following intersections will be analyzed in the TIS:

1. PFE Road / Watt Avenue
2. PFE Road / Walerga Road
3. PFE Road / Cook Riolo Road
4. PFE Road / N. Antelope Road
5. Cook Riolo Road / Vineyard Road
6. Cook Riolo Road / Creekview Ranch School Access

The following roadway segments will be addressed in the TIS:

1. PFE Road from Watt Avenue to Walerga Road

2. PFE Road from Walerga Road to Oly Lane
3. PFE Road from Oly Lane to Cook Riolo Road
4. PFE Road from Cook Riolo Road to N. Antelope Road
5. PFE Road from N. Antelope Road to Hilltop Road
6. PFE Road from Hilltop Road to Foothill Blvd (Roseville)
7. Cook Riolo Road from Baseline Road to Vineyard Road
8. Cook Riolo Road from Vineyard Road to Creekview Ranch School
9. Cook Riolo Road from Creekview Ranch School to PFE Road
10. Cook Riolo Road south of PFE Road
11. N. Antelope Road from PFE Road to Great Valley Drive
12. N. Antelope Road from Great Valley Drive to Poker Lane (Sacramento County)

The TIS will evaluate the following scenarios: Existing, Existing Plus Project, Cumulative, and Cumulative Plus Project. The cumulative analysis will address long term (2030) conditions that reflect development under the DCWPCP. The Regional Travel Demand Forecasting Model used for the DCWPCP Circulation Element update will be obtained and employed, with modifications as needed, to reflect any recent land use decisions and proposed site access. Demand for bicycle, pedestrian, and transit systems will also be evaluated. The TIS will recommend mitigation measures for any impacts identified as significant.

Utilities and Service Systems. The Utilities and Service Systems chapter will summarize setting information and identify potential new demand for services on water, sewer, and solid waste. The chapter will address the proposed water and sewer demand for the project, the on- and off-site infrastructure improvements needed to provide water and sewer service to the project site, and whether the existing service providers can accommodate the project within their existing systems. As discussed in the project description section of this NOP, Cal-Am will provide treated water service. As a result, this chapter will assess the sufficiency of Cal-Am to provide potable water to the project site. With respect to sewer service, the applicant is requesting annexation of the project site into the Placer County Service Area 28, Zone 173 for sanitary sewer service. While maintenance and operation of the sewer collection system would be the responsibility of Placer County, the project's wastewater will be treated at the City of Roseville's Dry Creek WWTP. As a result, this chapter will evaluate the impacts of the project to both Placer County and City of Roseville sewer systems. If existing water, sewer, or solid waste facilities would be impacted, mitigation measures will be identified to ensure that the project's demand can be adequately accommodated.

Alternatives. In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of a range of alternatives, including the No Project Alternative. The Alternatives will be selected when more information related to project impacts is available, so the alternatives can be designed to reduce significant project impacts. The Alternatives chapter will describe the alternatives and identify the environmentally superior alternative. 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 a meaningful comparison of the impacts. The Alternatives chapter will also include a section of alternatives considered but dismissed.

Cumulative Impacts and Other Statutorily Required Sections. In accordance with Section 15130 of the CEQA Guidelines, the EIR will include an analysis of the cumulative impacts for each CEQA topic evaluated at a project-level in the EIR. In addition, pursuant to CEQA Guidelines Section 21100(B)(5), the analysis will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the project. The chapter will also include a discussion of the project's energy efficiency per Appendix F of the CEQA guidelines. Included in the cumulative impacts analysis for the proposed project will be a discussion of global climate change/greenhouse gas emissions (GHG). The analysis will include a quantitative estimate of operational GHG emissions attributable to the project. Construction emissions from the proposed project will also be quantified using CalEEMOD. The thresholds for the GHG analysis will be consistent with PCAPCD's recently adopted thresholds.