

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: November 3, 2016
To: Agencies and Interested Parties
From: Placer County
Subject: Notice of Preparation of a Draft Environmental Impact Report for the Proposed Sunset Area Plan/Placer Ranch Specific Plan Project
Review Period: November 4, 2016 to December 16, 2016

Placer County (County) is proposing to update the Sunset Industrial Area (SIA) Plan (now being named the Sunset Area Plan as part of the update), which includes the proposed Placer Ranch Specific Plan. A summary of the project is provided below. The County will prepare an environmental impact report (EIR) for the project to satisfy the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000 et seq.) and will serve as the lead agency for CEQA compliance. The EIR will analyze the overall Sunset Industrial Area at a program level, and provide a more detailed project-level analysis for the Placer Ranch Specific Plan.

PURPOSE OF THIS NOTICE OF PREPARATION

In accordance with the State CEQA Guidelines (14 California Code of Regulations [CCR] Section 15082), the County has prepared this notice of preparation (NOP) to inform agencies and interested parties that an EIR will be prepared for the above-referenced project. The purpose of an NOP is to provide sufficient information about the proposed project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed (State CEQA Guidelines 14 CCR Section 15082[b]).

The project location, description, and potential environmental effects are summarized below.

PROJECT LOCATION

The Sunset Industrial Area, which includes the Placer Ranch Specific Plan (PRSP) project site, encompasses 8,358 acres located in unincorporated south Placer County (see Exhibit 1). South Placer County is characterized by a mix of urban, suburban, and rural land uses and is influenced by the Sacramento Metropolitan Area. The plan area covers 13.9 square miles between the cities of Rocklin to the east, Roseville to the south, Lincoln to the north, and unincorporated Placer County to the west. The area to the west of the plan area is primarily farmland. Major landforms in the area include the Sierra Nevada to the east and Folsom Lake to the southeast. The plan area is located west of State Route (SR) 65 which connects to Interstate 80 in the south and SR 99 to the north. The plan area is approximately 25 miles from downtown Sacramento.

The proposed PRSP area includes 2,213 acres in the southern portion of the Sunset Area Plan. The southern boundary of the PRSP area is contiguous with the existing Roseville City limits, and the northern boundary is defined, in part, by the existing alignment of Sunset Boulevard west of Fiddyment Road (see Exhibit 2).

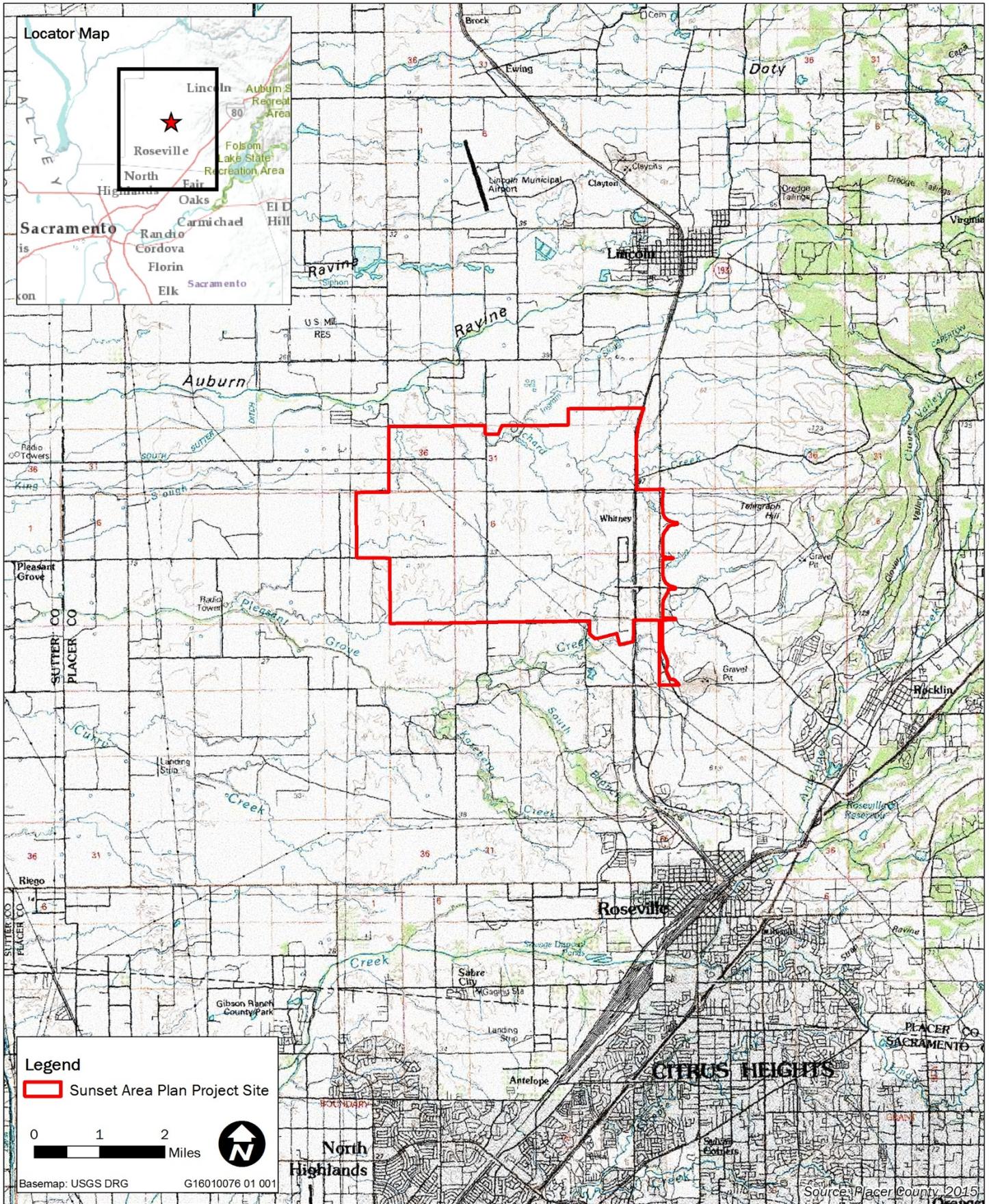


Exhibit 1

Project Site



PROJECT BACKGROUND

Sunset Industrial Area Plan

An area plan is a supplement to a general plan that provides additional policies and programs for a sub region within the general plan planning area. Every county and city in California is required by State law to prepare and maintain a general plan. A general plan serves as the jurisdiction's "constitution" or "blueprint" for future decisions concerning land use and resource conservation. All specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the local jurisdiction's general plan. An area plan addresses many of the same topics as a general plan, but an area plan focuses on a specific area, while the general plan considers the entire city or county. An area plan augments the goals and policies of the general plan for a specific region. Communities use area plans to comprehensively address issues and opportunities associated within distinct areas.

The current SIA Plan was adopted by the Placer County Board of Supervisors in 1997. At that time, the County envisioned the area as a job center that would provide regional benefit and create primary-wage earner jobs for residents of local cities and unincorporated areas. The plan recognized that the plan area was large and absorption would likely be slow. However, a key strategic goal was to preserve an area for opportunities that would not be precluded due to residential encroachment. That vision has not yet been realized, with almost 90 percent of the area remaining undeveloped. Generally, development has been variable since the SIA Plan was adopted, resulting in a patchwork pattern of sometimes incongruous uses and buildings. The most recent recession resulted in higher vacancy rates within industrial complexes within the plan area.

There have, however, been some business expansions and new development activity during this time within the plan area. The Thunder Valley Casino Resort, located at the intersection of Athens and Industrial Avenues, is the largest new development activity within the plan area since 1997, having expanded to become a full-service casino with a 297-room hotel, spa, concert, and gaming facility. Additionally, some core industrial uses have started to take hold in the southeast corner of the plan area.

The first step in the planning process for the Sunset Area Plan was the characterization and assessment of existing conditions. This information is documented in the Draft Existing Conditions Report, published in October 2015, which takes an objective, policy-neutral "snapshot" of the plan area's current (2015) trends and conditions. A Market Analysis was completed in July 2015 and provides an overview of the dynamics of the South Placer market and explores the development potential in the plan area from an economic perspective. An Opportunities and Constraints Report, published in January 2016, focused on key issues and opportunities with potential policy implications for development of the plan area. The overall intent of the report was to direct the development of Area Plan goals, policies, and implementation programs.

Placer Ranch Specific Plan

The 2,213-acre PRSP site is located in the southwestern portion of the plan area. Development of this area has been in the planning stages since 2003 when a local developer announced a gift to California State University Sacramento (Sac State) of approximately 300 acres of the PRSP site for a Sac State satellite campus and began pursuing land use entitlements through Placer County. Prior to release of the Draft EIR the applicant withdrew the development application from the County process in 2007.

In 2007, the PRSP applicant instead submitted the project to the City of Roseville for processing. The application was suspended in 2008.

In 2013, Westpark Communities purchased the property and submitted a development application to the City of Roseville. In December 2014, the City of Roseville issued a NOP of a Draft EIR for the PRSP, including a request to amend the City of Roseville's sphere of influence, and annex the site into the City of Roseville. At the end of 2015, the City of Roseville suspended processing the PRSP application at the request of Westpark Communities. In May 2016, the Placer County Board of Supervisors authorized County staff to begin processing the PRSP in conjunction with the Sunset Area Plan Update.

PROJECT DESCRIPTION SUMMARY

Sunset Area Plan – Land Use

Moving away from the heavy industrial uses envisioned in the past, the Sunset Industrial Area, will now be more commonly referred to as the Sunset Area. The proposed Sunset Area Plan Land Use Diagram (see Exhibit 3) shows the proposed layout of land uses within the plan area. Table 1 shows the development capacity for the various land use designations within the plan area, including residential and non-residential densities for PRSP. Following are brief descriptions of the land use designations proposed for the Sunset Area Plan Land Use Diagram. (A description specific to the PRSP is provided after the description of the Sunset Area Plan.)

- ▲ **General Commercial (GC)** identifies a variety of urban commercial areas including shopping districts, service commercial areas, office areas, and neighborhood-serving commercial centers. This designation applies to areas along Sunset Boulevard near SR 65. Typical land uses allowed include: retail stores, restaurants, offices, service commercial uses, hotels and motels, recreation, education, and public assembly uses, medical services, child care facilities, necessary public utility and safety facilities, and similar and compatible uses.
- ▲ **Entertainment Mixed-Use (EMU)** provides for entertainment-oriented uses intended to draw visitors and customers from beyond South Placer County. This includes theme parks or super-regional destination retail, as well as associated shopping, restaurants, recreational facilities, and lodging. This category also allows for medical services, including hospitals and extended care establishments, as well as medical clinics, offices, and laboratories. Provision for workforce housing associated with, and subordinate to the Entertainment Mixed Use District is highly encouraged.
- ▲ **Business Park (BP)** provides for all types of employee-intensive industrial and professional uses including manufacturing, assembly, professional offices, and research and development facilities in a campus-like setting. Land uses that involve outdoor manufacturing or storage, or that emit any appreciable amount of visible gases, particulates, steam, heat, odors, vibrations, glare, dust, or excessive noise are not encouraged to locate within this designation.
- ▲ **Innovation Center (IC)** accommodates a mix of industry clusters, with a mix of small and large operations, in an amenity-rich setting. This includes retail and other services catering to other tenants/users in the areas. The proximity to the Sacramento State satellite campus in the PRSP provides an opportunity for academically-related businesses. Building types would reflect the diversity of users, including office, light industrial/flex, and small-scale retail. High quality, mixed density of housing within close proximity to all amenities, in support and related to the jobs center, is highly encouraged.
- ▲ **Eco-Industrial (EI)** supports integrated industrial and manufacturing uses focused on alternative waste-to-energy technologies, recovery and reuse of solid waste, and solid waste-related research and development, potentially in conjunction with the nearby waste management facilities and universities.
- ▲ **Light Industrial (LI)** provides for assembly, storage and distribution, and research and development activities in industrial parks with light industrial activities. In addition, transitional housing, supportive housing, and emergency shelters would be permitted, but only on publicly-owned land. Typical land uses allowed include: business support services, retail and service commercial uses to support manufacturing and processing activities and their employees, necessary public utility and safety facilities, transitional/supportive/emergency housing on public property, and similar and compatible uses.
- ▲ **Public Facility (PF)** accommodates government-owned facilities and quasi-public facilities in a variety of rural and urban settings. Typical land uses allowed include: government offices, service centers and other institutional facilities, schools, cemeteries, solid and liquid waste facilities, necessary public utility and safety facilities, landfills and other solid waste facilities, and similar and compatible uses.

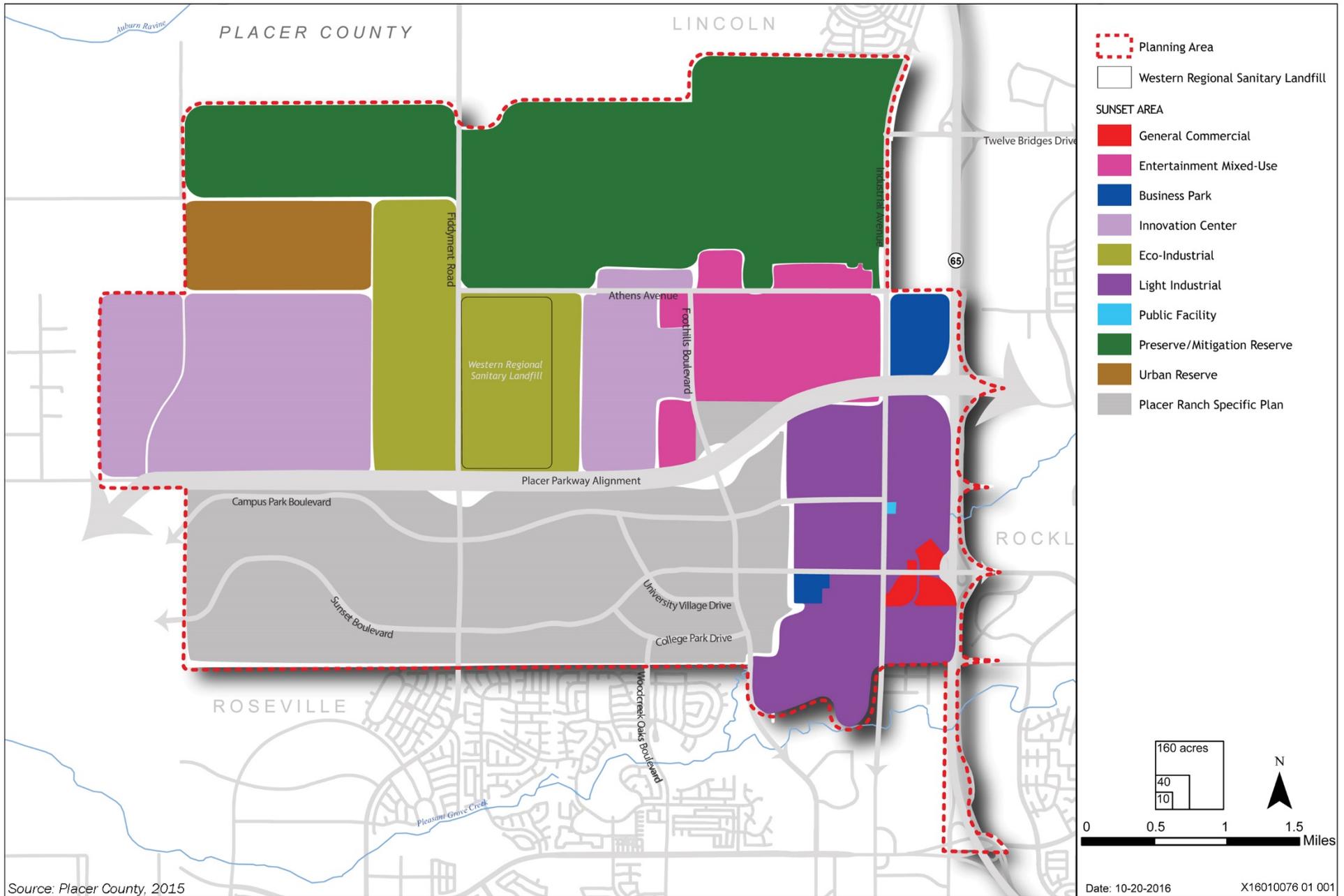


Exhibit 3

Sunset Area Plan Land Use Diagram



Table 1 Sunset Area Plan Land Use Designations and Development Capacity

Land Use Designation	Effective FAR ¹	Acres		Developable Acres ²		Building Square Footage ³		Jobs ⁴	
		Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
General Commercial	0.25	34.2	0.4%	26.8	0.6%	218,760	0.6%	410	0.7%
Entertainment Mixed-Use	0.25	516.8	6.2%	416.5	9.3%	3,401,500	9.3%	6,390	10.4%
Business Park	0.35	141.6	1.7%	81.3	1.8%	929,720	2.4%	1,710	2.8%
Innovation Center	0.35	1,244.7	14.9%	1,234.6	27.6	14,116,570	35.7%	25,970	42.2%
Eco-Industrial	0.40	927.4	11.1%	605.8	13.6%	7,916,360	20.0%	7,280	11.8.0%
Light Industrial	0.35	744.3	8.9%	308.3	6.9%	3,615,440	9.1%	3,300	5.4%
Public Facility		2.3	0.0%						
Preserve/Mitigation Reserve		1,955.4	23.4%						
Urban Reserve		320.4	3.8%						
Placer Ranch Specific Plan (Details Below)	varies	2,213.4	26.5%	1,535.4	34.4%	9,356,803	23.7%	16,465	26.8%
Total		8,357.92	100.0%	4,466.07	100.0%	39,555.153	100.0%	61,525	100.0%
Specific Plan Land Uses									
Residential Uses									
Low Density Residential		407.9	18.4%	407.9 ac	26.6%				
Low Density Residential - Age-Restricted		131.0	5.9%	131.0 ac	8.5%				
Medium Density Residential		132.3	6.0%	132.3 ac	8.6%				
High Density Residential		93.0	4.2%	93.0 ac	6.1%				
Subtotal		764.2	34.5%	764.2 ac	49.8%				
Commercial and Employment Uses									
General Commercial	0.30	25.6	1.2%	25.6 ac	1.7%	334,932.8	3.6%	670	4.1%
Commercial Mixed Use	0.30	48.8	2.2%	48.8 ac	3.2%	637,718.4	6.8%	1,275	7.7%
Campus Park (Mix of Office, GC, R&D, & LI)	0.31	395.5	17.9%	395.5 ac	25.8%	5,384,152.1	57.5%	8,787	53.4%
University (CSU Campus)		301.3	13.6%	301.3 ac	19.6%	3,000,000.0	32.1%	5,733	34.8%
Subtotal		771.2	34.8%	771.2 ac	50.2%	9,356,803.4	100.0%	16,465	100.0%
Open Space and Public Uses									
Public Facilities (Schools)		32.0	1.4%						
Public Facilities (County Facilities)		5.5	0.2%						
Parks and Recreation		72.6	3.3%						
Open Space Preserves		250.9	11.3%						
Subtotal		360.9	16.3%						
Other									
Placer Parkway		158.5	7.2%						
Major Roadways & Landscape Corridors		158.5	7.2%						
Subtotal		317.0	14.3%						
Total		2,213.3	100.0%	1,535.4 ac	100.0%	9,356,803.4	100.0%	16,465	100.0%

¹ Typical build out intensity for each use type expressed as Floor-Area-Ratio.
² Includes vacant and underutilized land.
³ Reflects gross-to-net acreage conversion factor of 75 percent (accounting for public rights-of-way, on-site open space, etc.).
⁴ Assumes 500 square feet per employee for General Commercial, Entertainment Mixed-Use, Business Park, and Innovation Center; assumes 1,000 square feet per employee for Eco-Industrial and Light Industrial; assumes 6 to 8 percent vacancy rates.

- ▲ **Preserve/Mitigation Reserve (P/MR)** covers three existing reserves—Orchard Creek Conservation Bank, Warm Springs Mitigation Bank, and Moore Ranch Conservancy, as well as other land suitable for future reserves and mitigation banks.
- ▲ **Urban Reserve (UR)** includes land that will be well-suited for urban uses (e.g., Commerce Park, Business Park, innovation centers) with future extension of urban infrastructure and high-capacity transportation access. In the short- and mid-term, however, this area should remain in a reserve designation that will allow for more detailed planning once the market is ready.

Sunset Area Plan - Utilities

Initially, water pipelines would be extended to the site from Placer County Water Agency's (PCWA) existing infrastructure (pumping facilities, storage tank, transmission mains) from an off-site location. The proposed on-site water distribution system would be designed as a looped system following major arterial and collector street alignments for a transmission main grid consisting of 12-inch to 24-inch diameter mains. Connections to proposed pipelines within the PRSP would be constructed, which would connect to existing water transmission lines off-site and south of the PRSP. At full buildout, the on-site potable water infrastructure would include a water storage tank, sized in accordance with PCWA's master planning criteria.

To reduce the demand for potable water, recycled water (tertiary treated) would be provided from the Dry Creek Wastewater Treatment Plant (DCWWTP) and Pleasant Grove Wastewater Treatment Plant (PGWWTP) to the south of the plan area, and/or from the City of Lincoln Wastewater Treatment and Reclamation Facility (LWWTRF) immediately north of the plan area. This recycled water would be used for landscape irrigation, for non-residential and other non-potable public uses, and potentially for process water in some industrial uses.

For wastewater treatment, areas generally located south of Athens Avenue would use the PGWWTP for treatment of effluent. Effluent generated in areas generally north of Athens Avenue could be directed to the LWWTRF for treatment. Wastewater flows would be directed to either treatment plant by a network of pipes installed within street rights-of-way or easements. Sewage would be conveyed by both gravity lines and sewer force mains. The site's topography would require the installation of strategically placed on-site sewer lift stations for the force main sewer pipes.

Development of the plan area would require installation of on-site drainage conveyance facilities, as well as require alteration of site topography in some areas to accommodate the proposed land uses while mitigating drainage impacts. Drainage facilities would be sized to avoid increases in peak water flow rate and/or surface water elevation changes (both upstream and downstream), for up to and including the 100-year storm event. Further, stormwater retention will be provided to assure no impacts due to loss of stormwater storage capacity. Lastly, the PRSP would include on-site construction of stormwater quality treatment facilities.

Solid waste collection is provided by Recology Auburn Placer, providing both residential and commercial services, as well as debris box services. All material collected by Recology is transported to the West Placer Waste Management (WPWMA) facility located at 3033 Fiddymont Road, Roseville. The WPWMA facilities encompass approximately 320 acres, and include a materials recovery facility, composting facility and the Western Regional Sanitary Landfill.

Sunset Area Plan - Off-Site Improvements

Implementation of the Sunset Area Plan would require off-site improvements to connect roadways, infrastructure and dry utilities, and to construct drainage improvements. The following is a preliminary list of off-site improvements required for the Sunset Area Plan.

- ▲ **Roadway Improvements**
 - Sunset Boulevard West
 - Foothills Boulevard (South of the project boundary)
 - Campus Park Boulevard/Cincinnati Avenue Extension
 - Fiddymont Road North of the project boundary

- ▲ Infrastructure
 - Placer Parkway Water Line
 - Fiddymment Road and Foothills Boulevard Sanitary Sewer Lines south
 - Fiddymment Road Sanitary Sewer Line north to LWWTRF
 - Foothills Boulevard Water Line
 - Westbrook Water Line Extension
 - Westbrook Recycled Water Line Extension
 - Stormwater retention facility at a facility to be determined.

- ▲ Infrastructure Connections within Existing Rights-of-Way and/or Easements
 - Grove Hill Way – water line, sewer line
 - Fiddymment Road – water line
 - Woodcreek Oaks Boulevard –water line, sewer line, recycled water line
 - Foothills Boulevard – water line
 - Nichols Drive – water line, sewer line
 - Sunset Boulevard – water line
 - Cincinnati Avenue – water line
 - Duluth Avenue – water line, sewer line

Placer Ranch Specific Plan

The proposed Placer Ranch Specific Plan (PRSP) land use map (see Exhibit 4) includes residential, commercial and employment, parks and recreation, and public facilities uses. The acreages, number of units, and development capacity for each use type is shown in Table 1 above. The land use designations proposed for the PRSP include the following:

Residential

The PRSP would include 5,287 residential dwelling units on 764.2 acres. Densities range from one to 30 units per acre, as shown in Table 2 below. The proposed PRSP would allow for development of a variety of attached and detached housing types, which are intended to accommodate various household characteristics, preferences, and income levels. PRSP includes the following residential development types (proposed residential densities are provided in Table 2):

Table 2 PRSP Residential Units by Density				
Residential Type	Residential Density per Acre	Acres	Units	Percentage of Total Residential Units
Low Density Residential (LDR)	1-7 units/acre	407.9 ac	2,039 du	35.0%
Low Density Residential – Age-Restricted (LDR-A)	1-7 units/acre	131.0 ac	720 du	12.4%
Medium Density Residential (MDR)	6-13 units/acre	132.3 ac	1,057 du	18.1%
High Density Residential (HDR) ¹	12-30 units/acre	93.0 ac	2,011 du	34.5%
<i>Total</i>		764.2 ac	5,827 du	100%

1 Includes 150 density bonus units that can be used on any MDR, HDR, or CMU parcel within the University Town Center district.

- ▲ **Low Density Residential (LDR):** generally located in the southern and western portions of the Plan Area.

- ▲ **Low-Density Residential – Age Restricted (LDR-A):** includes 720 age-restricted units (for residents 55 years and older) in the southwest quadrant of the Placer Ranch Specific Plan project site.

- ▲ **Medium Density Residential (MDR):** located in proximity to commercial areas, near employment uses and the university, and along public transportation routes.



Source: MacKay & Somp, 2016

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Exhibit 4

Placer Ranch Specific Plan Land Use Diagram



- ▲ **High Density Residential (HDR):** generally located in proximity to commercial areas, near employment uses and the university, and averages a density of 20 units per acre, which could be slightly increased within the University Town Center (UTC) district where the 150 density bonus units may be allocated to any MDR, HDR, or Commercial Mixed Use (CMU) parcel.

Consistent with the Affordable Housing Goals and Policies in the Placer County General Plan, 10 percent of the housing units would be made affordable to middle-, low-, and very-low income households.

Commercial and Employment Uses

Commercial and employment uses account for nearly 35 percent (771.2 acres) of the acreage of the PRSP and include over 9 million square feet of commercial, commercial mixed use, campus park, and university-related uses.

- ▲ **General Commercial (GC)** provides for a broad range of retail goods and services, which can accommodate large-scale commercial centers, conventional neighborhood shopping centers, and mixed use commercial/office developments.
- ▲ **Commercial Mixed Use (CMU)** allows for a mix of non-residential uses, with flexibility to incorporate high-density residential units. This is envisioned to include a mixture of retail, service, restaurant, office, medical, entertainment, hotel, or similar uses. In addition, CMU parcels may incorporate a residential component as an ancillary use to a commercial/office project, and units may be transferred to CMU sites from the pool of 150 density bonus units or from other HDR parcels in the PRSP.
- ▲ **Campus Park (CP)** provides for a variety of use types including professional office, research and development, commercial, and light industrial. The CP designation allows for multi-level office flex-space buildings that could accommodate office uses, technology-oriented uses, and manufacturing/assembly uses in a business park setting.
- ▲ **University (UZ)** is intended specifically for the development of a public university on a 301.3-acre site in the center of the PRSP. This site would be designated for a Sac State satellite campus co-located with a transfer facility for Sierra College. At full build out, the satellite campus of Sac State is planned for a four-year university sized to serve 30,000 full-time equivalent students (5,000 of which would be associated with Sierra College) and 4,000 to 5,000 faculty and staff. The university site includes approximately 58 acres of internal open space areas to accommodate natural features (tributaries to Pleasant Grove Creek, wetland features) and to create natural amenities on the campus.

Parks and Open Space

The PRSP would provide approximately 72.6 acres of active parkland in several sites for the development of individual parks, paseos, and greenbelts.

- ▲ **Open Space (OS)** includes 250.9 acres of permanent open space associated with existing, on-site natural features (Pleasant Grove Creek tributaries, wetland features). The open space parcels would be preserved in perpetuity with a conservation easement. Prior to any development activity, a Long-Term Management Plan (LTMP) would be prepared to describe the management practices and requirements for the open space preserves as well as permitted uses and maintenance obligations. Within the OS parcels, it is anticipated that several uses could occur, including creation of fire/fuel modification zones, mowing activities, grading and construction activities, pedestrian and bikeway paths, storm drainage features, utility crossings, and other uses as permitted via the LTMP.

Public Facilities

A 10.6-acre elementary school site and 21.3-acre middle school site are proposed in the residential neighborhoods west of Fiddymont Road, which are within the Roseville City School District.

Other public facilities anticipated within the PRSP include potable water storage, groundwater wells (to provide backup supply), recycled water storage, sewer lift stations, and an electric substation.

Right-of-Way

The PRSP includes 317.0 acres of right-of-way for major roadways and landscape corridors. Major roadways within the PRSP would include Sunset Boulevard, Campus Park Boulevard, Placer Parkway, Fiddymont Road, Woodcreek Oaks Boulevard, and Foothills Boulevard.

Potential Environmental Impacts

The EIR will describe the direct and indirect environmental impacts of the proposed project. At this time, it is anticipated that the EIR will address potential impacts associated with the proposed project in the following issue areas:

- ▲ Aesthetics
- ▲ Agricultural Resources
- ▲ Air Quality and Odors
- ▲ Biological Resources
- ▲ Cultural Resources
- ▲ Geology, Soils, and Minerals
- ▲ Greenhouse Gas Emissions and Climate Change
- ▲ Hazards and Hazardous Materials
- ▲ Hydrology and Water Quality
- ▲ Land Use and Planning
- ▲ Noise
- ▲ Population and Housing
- ▲ Public Services
- ▲ Transportation/Traffic
- ▲ Utilities and Energy
- ▲ Other CEQA Sections, including alternatives, growth-inducing impacts, and cumulative impacts.

Aesthetics

The project area is located within a relatively flat area at the base of the Sierra Nevada foothills. The Sierra Nevada are distantly visible. Thunder Valley Casino Resort and the Western Regional Sanitary Landfill (WRSL) are the two most prominent visual features within the plan area. The 17-story hotel and casino structure is visible throughout much of the plan area and can also be seen from residential developments to the north. A power transmission line transects the plan area northwest to southeast, and the large transmission line towers are visible from most of the site. Although some portions of the plan area are characterized by open agricultural land and are of higher quality, many views are dominated by the casino, the landfill, or other urban land uses. Development of the proposed project would change the existing visual character within the project area.

Agricultural Resources

Most of the plan area is currently used either for open space or agriculture. Open space is in the form of conserved lands, agricultural land, and vacant lands. A substantial amount of the plan area (approximately 70 percent) is currently identified as Important Farmland by the Farmland Mapping and Monitoring Program (FMMP). The plan area includes 720 acres of farmland currently under Williamson Act contract. Implementation of the proposed project would result in conversion of existing agricultural resources within the project area to non-agricultural uses and new residences would be located in an area dominated by agricultural uses, which could result in land use incompatibilities.

Air Quality

During construction of the proposed project, criteria air pollutant emissions would be temporarily and intermittently generated. Operation of the proposed project would result in air pollutant emissions from project-generated motor vehicle trips and stationary sources. Construction- and operations-related emissions could adversely affect sensitive receptors in the vicinity. Existing land uses within the plan area, including the landfill, as well as proposed future land uses, could emit odors that could affect existing and proposed sensitive receptors.

Biological Resources

Approximately 1,000 acres (12 percent) of the plan area are preserved as permanent open space in three existing conservation reserves in the northern portion of the plan area: the Orchard Creek Conservation

Bank, Warm Springs Mitigation Bank, and Moore Ranch Conservancy mitigation sites. Additionally, a large portion of the plan area (approximately 1,300 acres) adjacent to these existing reserves is identified and being considered in the Placer County Conservation Plan (PCCP) as a possible reserve acquisition area.

Given the proximity to riparian creek corridors, special-status plant or wildlife species could potentially occur in the project area. Implementation of the proposed project could result in disturbance or take of special-status species or disturbance or removal of suitable habitat for these species or interference with wildlife movements.

Aquatic features identified in the project area include vernal pools, riverine/riparian areas, marshes, and ponds. The project could potentially remove, fill, or hydrologically interrupt wetlands identified in the project area and could potentially affect jurisdictional waters.

Placer County's Tree Preservation Ordinance (Placer County Code, Article 12.20) is applicable to all native, landmark trees, riparian zone trees, and certain commercial firewood operations. In accordance with the Tree Preservation Ordinance, a discretionary project shall evaluate the potential impacts to all protected trees sized 6-inches diameter at breast height or larger as part of the development review process. Implementation of the project could result in removal of trees protected under the tree ordinance.

Placer County is currently working on the PCCP, which would streamline the permitting process by allowing Placer County and the City of Lincoln to extend state and federal permit coverage to public and private projects. The proposed PCCP is a Habitat Conservation Plan (HCP) under the Federal Endangered Species Act and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. As proposed, the PCCP would include the County Aquatic Resources Program (CARP) permit coverage for covered activities under the Program related to the Federal Clean Water Act and the State's Porter-Cologne Water Quality Act. The EIR will discuss the status of the PCCP and the project's compliance with anticipated policies.

Cultural Resources

The plan area includes known and prehistoric and historic resources. Also, watercourses exist on the site, which could increase potential for unknown archaeological resources. Given the occurrence of known resources and the potential for previously unknown resources to be discovered during project implementation, the EIR will provide a complete analysis of potential impacts to cultural resources.

Geology, Soils, and Minerals

The Foothills Fault System is the nearest major zone of faulting to the plan area. This system is located to the east along the western flank of the Sierra Nevada. The plan area is within Seismic Zone 3 (a moderate risk zone) of the Uniform Building Code (UBC). The plan area has a very low potential of slope instability due to the lack of relief (slopes are generally less than 9 percent) across the area and the distance from active and potentially active faults. The predominant soils all have a moderate susceptibility to erosion. The erosion potential of the soils on or at the near surface is considered to be low due in part to the presence of higher clay content soils and generally low relief across the plan area. Due to the existence of clayey soils, the EIR will evaluate the potential for risk from expansive soils.

The California Geological Survey (CGS) has mapped mineral and mineral aggregate resources in Placer County. The MZ-4 designation occurs throughout the plan area. The MZ-4 designation is defined as "areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources." No mineral extraction operations exist in the plan area.

Greenhouse Gases and Climate Change

Greenhouse gas (GHG) emissions generated by the proposed project during construction would predominantly be in the form of carbon dioxide (CO₂). Emissions would be associated with mobile-source exhaust from construction worker commute trips, truck haul trips, and equipment used in the project area (e.g., excavators, graders, helicopters). Operation of the proposed project would also result in GHG emissions from area sources including stationary equipment such as operating internal combustion engine powered

generators. Operations-related GHG emissions also include mobile sources, such as employee- and resident-related vehicle trips, as well as emissions associated with increased energy demand.

Hazards and Hazardous Materials

Past land uses include agricultural and industrial uses, which may have resulted in undocumented contamination of soil and groundwater within the plan area. Several facilities within the plan area use fuel and hazardous materials and generate wastes. These facilities are governed by material use, waste generation, and risk management policies/procedures. Some sites within the plan area boundary are further regulated as chemical release sites.

Proposed industrial uses may involve use of hazardous materials, and the existing rail may transport hazardous materials. The EIR will evaluate potential land use conflicts associated with development of proposed residential uses within the vicinity of industrial uses and the heavy rail facility.

Placer County communities are becoming more susceptible to wildfire risk as a result of past fire suppression efforts coupled with increases in population. The plan area lies within a wildland urban interface (WUI) boundary; fires in WUI areas can result in loss of property and structures.

Hydrology and Water Quality

The plan area is crossed by several intermittent drainage-ways and one permanent stream. Flooding occurs in areas adjacent to local creeks during periods of heavy rainfall. As development of proposed land uses converts open agricultural areas to industrial and commercial development within the plan area, and as more impervious surfaces are constructed, the potential for storm flows to increase over time could also increase flooding potential within the plan area and areas downstream. Additionally, development of the Sunset Area Plan will reduce natural stormwater storage capacity. Detention and retention will be provided to minimize increases in peak and volumetric stormwater flows. Retention may be provided at a facility to be determined. The environmental impacts of providing the necessary retention at off-site locations will be analyzed in the EIR.

Project-related construction activities could result in soil erosion, siltation, or flooding. Specifically, construction activities such as grading could result in disturbance of soils and sediments that could be carried into surrounding water bodies during storm events. Further, accidental discharges of construction-related fuels, oils, hydraulic fluid, and other hazardous substances could contaminate stormwater flows or increase siltation in nearby water bodies, resulting in a reduction in stormwater quality on or downstream of the project area. New impervious surfaces that would be constructed as part of the project could increase the volume of runoff coming from the project area or alter the drainage pattern of the project area sufficiently to result in increased erosion or siltation. Runoff could contain oils, grease, fuel, sediments, brake dust, and other potential water pollutants. During storm events, these pollutants could be carried to downstream receiving waters.

Land Use and Planning

The current SIA Plan was adopted by the Board of Supervisors in 1997. The proposed update would provide a new vision for development of the area, one that is intended to be more harmonious with surrounding existing and future development. Existing uses within the plan area include industrial, commercial, and rural residential. The plan area is also the site of the Western Regional Sanitary Landfill (WRSL) a regional landfill. Implementation of the project would include development of industrial and residential land uses. The EIR will evaluate potential land use incompatibilities.

Noise

Existing noise sources within the plan area include vehicle traffic noise from State Route 65 (SR 65) and other roadways, trains utilizing the Union Pacific Railroad (UPRR) lines, airplanes using the Lincoln Regional Airport, and existing industrial uses within the plan area. Construction-related noise sources associated with project implementation would include both mobile and stationary equipment. Construction would also generate truck trips associated with the delivery of supplies and hauling away of excess fill and construction

debris. The project's long-term operations could result in the exposure of people to additional long-term operational noise levels, and additional noise may exceed the applicable County noise standards.

Population and Housing

The plan area is mostly vacant land with a few rural residences in the northwest corner of the plan area. Implementation of the project would add a substantial number of new homes, which would lead to population growth in the area. Consistent with the Affordable Housing Goals and Policies in the Placer County General Plan, 10 percent of the housing units would be made affordable to middle, low, and very low income households.

Public Services

Development under the proposed project would bring new residents and other urban land uses to the plan area. New residents and other urban uses would create a need for additional fire and police services, schools, and parks. The EIR will estimate the population that would be generated by the project, and will evaluate the impacts related to providing adequate public services.

Transportation and Circulation

Project construction would result in construction worker commute trips and haul truck trips (for delivery and transport of materials and equipment) to and from the project area, resulting in increased traffic levels on local roadways.

SR 65 is located adjacent to the eastern edge of the plan area. Implementation of the project would develop additional roadways within the plan area. This includes construction of new bridges and improvements to existing roadways and bridges. The planned Placer Parkway would bisect the plan area from west to east, connecting to SR 65. New traffic generated by implementation of the project would include new residents, new employees and patrons of new industrial and commercial areas, and new truck trips related to industrial deliveries. Impacts of the project from both short-term and long-term traffic will be evaluated in the EIR.

Utilities and Energy

New residential, commercial, and industrial uses would generate demand for potable water, recycled water, wastewater collection and treatment, solid waste hauling and disposal, and energy. Demand for these utilities is tied to population and building area of non-residential development. The EIR will include calculations of the estimated demand for these utilities, as well as analysis of the impacts of providing these utilities.

Cumulative Impacts

Implementation of the proposed project could potentially result in significant impacts to the above resource areas. When taken together with the effects of past projects, other current projects, and probable future projects, the project's contribution to the overall cumulative effect of all these activities could be considerable.

ALTERNATIVES TO BE EVALUATED IN THE EIR

In accordance with the State CEQA Guidelines (14 CCR Section 15126.6), the EIR will describe a range of reasonable alternatives to the proposed project that are capable of meeting most of the projects' objectives, and that would avoid or substantially lessen any of the significant effects of the project. The EIR will also identify any alternatives that were considered but rejected by the lead agency as infeasible and briefly explain the reasons why. The EIR will provide an analysis of the No-Project Alternative and will also identify the environmentally superior alternative.

POTENTIAL PERMITS AND APPROVALS REQUESTED

The project requires the following actions and approvals from Placer County:

- ▲ Certification of the Environmental Impact Report (EIR) for the Sunset Area Plan and Placer Ranch Specific Plan, and adoption of the Mitigation Monitoring and Reporting Plan;
- ▲ Adoption of the Sunset Area Plan designating PRSP as Specific Plan;
- ▲ Adoption of new zoning for the Sunset Area Plan.
- ▲ Rezone from Industrial (INP-DC and INP-DC-FH), Commercial (C2-UP-DC) and Farm (F-B-X-160-DR-SP, F-B-X-80, F-B-X-80-SP) to SPL-PRSP;
- ▲ Adoption of the PRSP, Development Standards, and Design Guidelines;
- ▲ Large Lot Tentative Subdivision Map for the PRSP to divide existing parcels totaling 2,213.3 acres into multiple parcels;
- ▲ Small Lot Tentative Subdivision Map(s) for the PRSP;
- ▲ Development Agreement between the County of Placer and Placer Ranch, Inc.

In addition, the project may require permit approvals from Responsible Agencies. The following is a list of approvals/permits necessary from other agencies to implement the proposed PRSP project:

- ▲ Approval of National Environmental Policy Act (NEPA) document (United States Army Corps of Engineers);
- ▲ Section 404 Individual Permit (United States Army Corps of Engineers);
- ▲ Section 401 Water Quality Certification (Regional Water Quality Control Board – Central Valley Region);
- ▲ Section 7 Consultation (United States Fish and Wildlife Service and National Marine Fisheries Service);
- ▲ Master Reclamation Permit for Recycled Water (State Water Resources Control Board);
- ▲ Section 402 National Pollutant Discharge Elimination System Permit Approval (Regional Water Quality Control Board – Central Valley Region);
- ▲ Streambed Alteration Agreement (California Department of Fish and Wildlife); and
- ▲ Amendment of the Wastewater Service Area boundaries.

DOCUMENTS AVAILABLE FOR PUBLIC REVIEW

The NOP is available for public review at the following locations:

Placer County Community Development Resources Agency
3091 County Center Drive, Suite #190
Auburn, CA 95603

The NOP is also available for public review on Placer County's website:

<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EIR.aspx>.

PROVIDING COMMENTS

Agencies and interested parties may provide the County with written comments on topics to be addressed in the EIR for the project. Because of time limits mandated by State law, comments should be provided no later than 5:00 p.m. on **December 16, 2016**. Please send all comments to:

Placer County, Community Development Resources Agency
3091 County Center Drive, Suite 190
Auburn, CA 95603
Attention: Shirlee Herrington, Environmental Coordination Services
Telephone: (530) 745-3132 Fax: (530) 745-3080
Email: cdraecs@placer.ca.gov

Agencies that will need to use the EIR when considering permits or other approvals for the proposed project should provide the name of a contact person. Comments provided by email should include "Sunset Area Plan/Placer Ranch Specific Plan NOP Scoping Comment" in the subject line, and the name and physical address of the commenter in the body of the email.

All comments on environmental issues received during the public comment period will be considered and addressed in the Draft EIR, which is anticipated to be available for public review in summer 2017.

PUBLIC SCOPING MEETINGS

Two public scoping meetings will be held by the County to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The meeting times and location are as follows:

November 29, 2016
First meeting from 3:00-5:00 p.m. and second meeting from 6:00-8:00 p.m.
Western Placer Waste Management Authority Materials Recovery Facility
3033 Fiddymont Road, Roseville, CA 95747

The meeting space is accessible to persons with disabilities. Individuals needing special assistive devices will be accommodated to the County's best ability. For more information, please contact Shirlee Herrington (at the contact information above) at least 48 hours before the meeting.