



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, Agency Director

Michael Wells, Coordinator

DATE: June 13, 2011

TO: Interested Parties

SUBJECT: **Notice of Preparation of the Placer Vineyards Specific Plan Property #3 Supplement to the Placer Vineyards Specific Plan Environmental Impact Report (PEIR 20100328)**

REVIEW PERIOD: **June 13, 2011 to July 12, 2011**

Placer County is the lead agency for the preparation of the program-level Placer Vineyards Specific Plan Property #3 Supplement to the Placer Vineyards Specific Plan (PVSP) Environmental Impact Report (EIR) (proposed project) in accordance with the California Environmental Quality Act (CEQA), Section 15082 and 15163. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to make meaningful responses as to the scope and content of the Property #3 Supplement to the PVSP EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

Project Description: The applicant is requesting approval of a Specific Plan Amendment to the PVSP to change the land use designations on the project site (Property #3) (Assessor's Parcel Number [APN] 023-200-037) from 25 acres of Commercial, seven acres of High Density Residential, and 26.5 acres of Medium Density Residential to 46.2 acres of Power Center and 12.3 acres of High Density Residential.

Amendment to the PVSP for the aforementioned land uses would allow for the future development potential of up to 704,365 square feet of retail/commercial uses. Future retail/commercial uses include, but are not limited to, home improvement and large-scale discount centers, furniture stores, computer stores, household goods and groceries, auto sales and services, auto service stations, tire stores, large-scale clothing outlets, and other Power Center uses in accordance with the approved PVSP Land Use designations. The applicant anticipates the future development of the Power Center would include approximately 462,000 square feet of retail/commercial use (including 412,000 square feet of big-box retail and 50,000 square feet of single-story shop buildings), and 2,310 parking spaces. However, the program-level PVSP Property #3 Supplement to the PVSP EIR will analyze the maximum development potential of the proposed land use modifications.

The Specific Plan Amendment to the PVSP would result in the conversion of 153 units of Medium Density Residential on 26.5 acres and 105 units of High Density Residential on seven acres (as identified in the Specific Plan) to 258 units of High Density Residential on 12.3 acres of the property. Therefore, the total number of residential units currently identified for the project site would not be changed as a result of the project. The remaining land use designations on the parcel (26 acres of Open Space, four acres of Religious Facility, four acres of Parks, and eight acres of Major Roads) would remain unchanged. Site-specific development is not proposed as part of the approvals currently being sought for the project and future entitlements to develop on the proposed project site would be required to undergo further environmental review.

Project Location: The proposed project site is located in the east area of the PVSP area at the southeast corner of Watt Avenue and Baseline Road, north of Sacramento and west of Roseville.

For more information regarding the project, please contact Alex Fisch, Associate Planner, (530) 745-3081 or email afisch@placer.ca.gov.

A copy of the 13-page NOP is available for review at the Roseville Library, Placer County Community Development Resource Agency, and County website:
<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EIR/PVSPparcel3.aspx>

Scoping Meeting: The Lead Agency will hold a public Scoping Meeting to receive oral comments on Wednesday, **July 6, 2011** at 10:00 am in the Planning Commission Hearing Room located at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603.

NOP Comment Period: Written comments should be submitted at the earliest possible date, but no later than 5:00 pm on **July 12, 2011** to Maywan Krach, 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.

1.0 PROJECT DESCRIPTION

1.1 Project Location

The proposed project is located in unincorporated Placer County, north of Sacramento and west of Roseville (See Figure 1, Regional Project Location), at the southeast corner of the Watt Avenue and Baseline Road intersection. Interstate 80 and State Route (SR) 99 provide regional access to the project. Baseline Road runs along the northern border of the site and Watt Avenue runs along the western border of the site. Two future roadways – Dyer Lane along the eastern border and A Street along the southern border – would be constructed with implementation of the project. The four roadways would form intersections at each corner of the property and would be signalized. The proposed project site (Property #3) is located within the east area of the Placer Vineyards Specific Plan (PVSP) area (See Figure 2, PVSP Property Map). The PVSP project area contains approximately 5,230 gross acres and encompasses approximately eight square miles of land area, which provides for a mixed-use planned community, including residential, commercial, park and open space, and quasi-public land uses.

1.2 Project Setting

Background

Placer Vineyards Specific Plan

On August 16, 1994, the County adopted the Placer County General Plan and took several related actions, including the adoption of Resolution 94-238 which amended the Dry Creek/West Placer Community Plan to create the “West Placer Specific Plan Area”. The County also established standards for urbanization within the Specific Plan area. The Placer Vineyards Property Owners Group (21 property owners) controlling approximately 4,250 acres of the 5,230 acre Plan Area, initiated the preparation of the first draft Specific Plan in 1996. After a second draft in 2003, the County published a Draft Environmental Impact Report (EIR) for the PVSP in September 2004. After further revisions and recirculated drafts, the Placer County Board of Supervisors approved the PVSP and certified the associated environmental document on July 16, 2007.

Only 4,251 acres of the approximately 5,230-acre PVSP area is planned for urban development. The remaining 979 acres are reserved as a Special Planning Area (SPA) and will continue to be used for large lot rural residential development, consistent with current zoning under the PVSP, unless individual landowners apply for zone changes in the future. Full buildout of the PVSP is estimated to occur over a 20- to 30-year time period. The proposed development of the PVSP includes residential, employment, commercial, open space, recreational and public/quasi-public land uses. The 5,230-acre “West Placer Specific Plan Area” includes a total of 14,132 dwelling units. Under the PVSP, 13,721 of the 14,132 allowable dwelling units would be allocated to the 4,251 acres proposed for urban development. The remaining area, the 979-acre SPA, will be allocated 411 dwelling units, including 150 existing dwelling units. The total amount of commercial and office space included in the Plan is 3,215,490 sf.

Figure 1
Regional Project Location

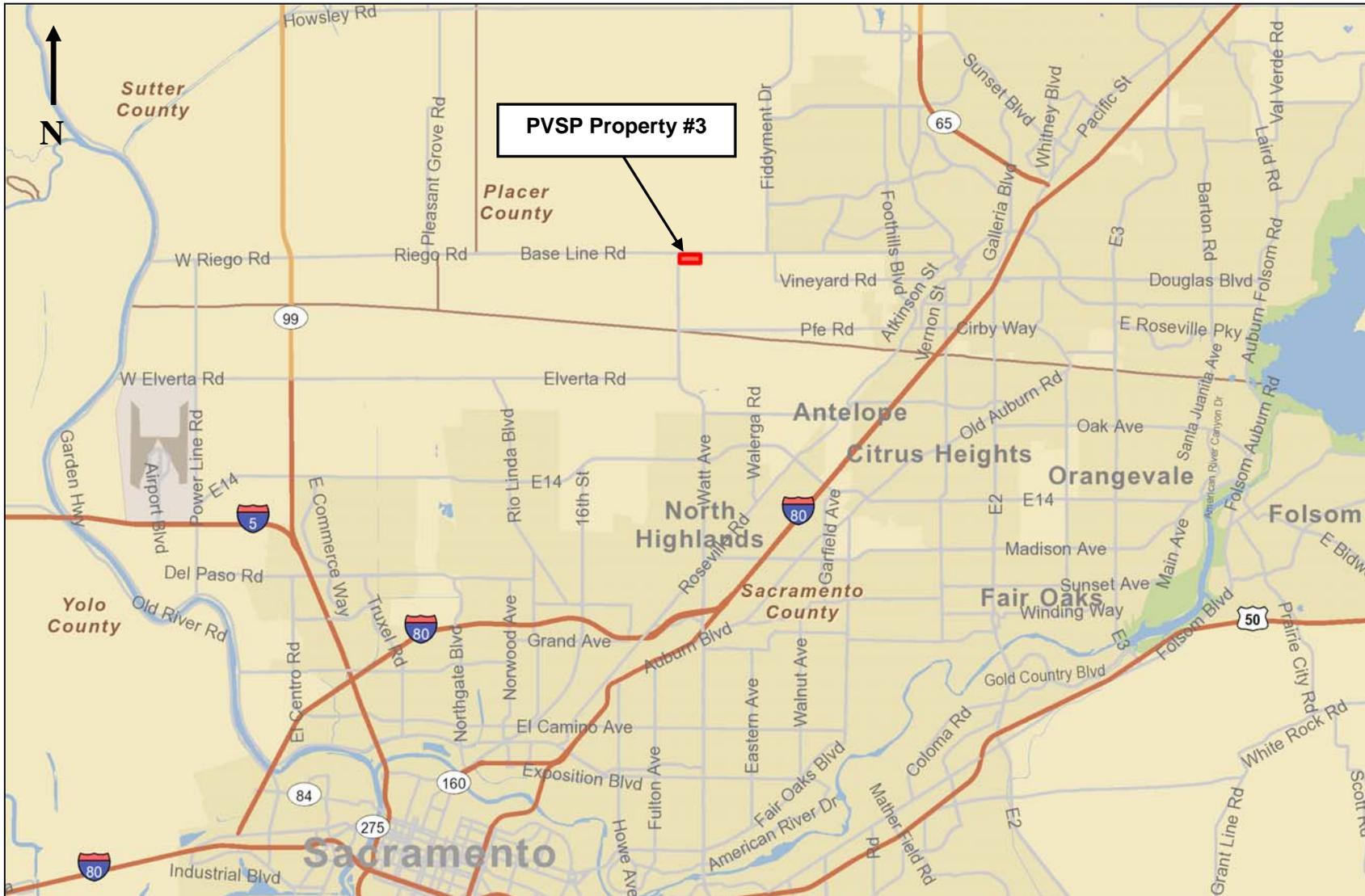
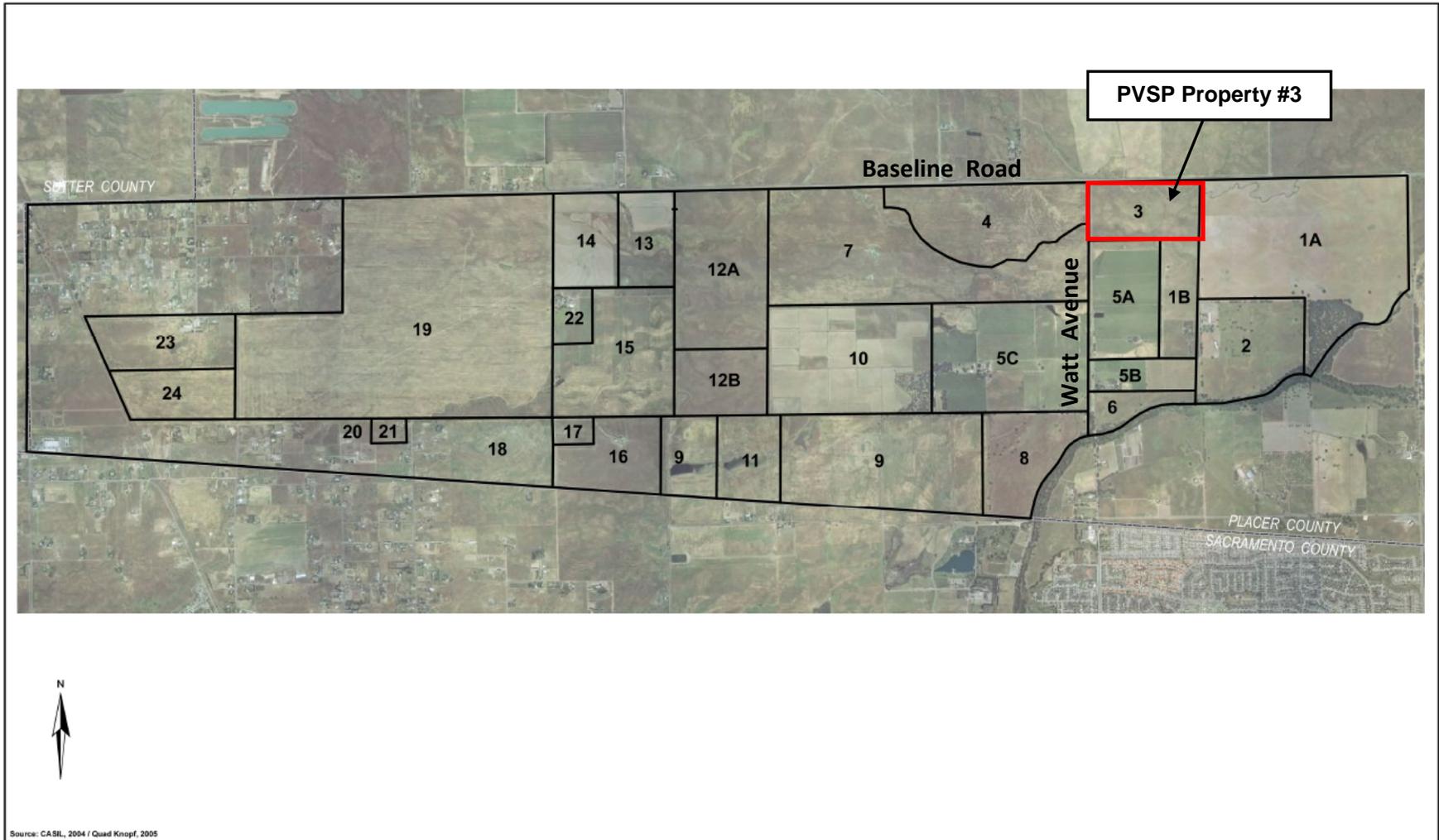


Figure 2
PVSP Property Map



Environmental Documentation

Following the close of the review period for the original Draft EIR for the PVSP in January 2005, the project proponent, the Placer Vineyards Property Owners Group, modified the project in response to concerns raised during circulation of the Draft EIR. In accordance with Public Resources Code Section 21092.1 and CEQA Guidelines Section 15088.5, Placer County decided to prepare the *Revised Draft Environmental Impact Report, Placer Vineyards Specific Plan* (Revised Draft EIR) in response to the new project description.

The Revised Draft EIR, dated March 2006, was prepared to disclose, analyze, and provide mitigation measures for all potentially significant environmental effects associated with adoption and implementation of the PVSP. As required under CEQA, the Revised Draft EIR was published and circulated for review and comment by responsible and trustee agencies and interested members of the public. In response to comments received during the Revised Draft EIR review period and changes to certain assumptions in the cumulative traffic analysis, in July 2006 Placer County decided to prepare a partial recirculation for a portion of the Revised Draft EIR. According to CEQA Guidelines, Section 15088.5, subd. (c), "if the revision is limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified". Placer County also elected to make available for public review the proposed Placer Vineyards Public Facilities Draft Financing Plans for both the Project as proposed (14,132 dwelling units) ("the Base Plan") and for the Blueprint Alternative (21,631 dwelling units).

In accordance with Public Resources Code Section 21092.1 and CEQA Guidelines Section 15088.5, in March 2007, Placer County undertook a second partial recirculation of the Revised Draft EIR in response to comments received on the *Placer Vineyards Specific Plan Final Environmental Impact Report* (Final EIR) and other changed circumstances. The County then prepared a *Supplement to the Placer Vineyards Specific Plan Final Environmental Impact Report* (Supplement to the Final EIR) to respond to comments received during the 45-day review period (April 2, 2007 through May 16, 2007) on the additional and/or revised information contained in the *Second Partially Recirculated Revised Draft Environmental Impact Report* (Second Partially Recirculated Revised Draft EIR).

For purposes of CEQA Guidelines Section 15132, the EIR for the PVSP includes the Revised Draft EIR published March 2006 along with its various appendices and referenced documentation, the Partially Recirculated Revised Draft EIR published August 2006 along with its appendices and referenced documentation, the Second Partially Recirculated Revised Draft EIR published March 2007 along with its appendices and referenced documentation, the Final EIR document published October 2006, and the Supplement to the Final EIR along with its appendices and referenced documentation. These documents together constitute the PVSP EIR and include all of the information required by Section 15132.

Site Characteristics

The PVSP area is generally flat with elevations ranging from 35 feet above sea level at the western edge to 115 feet at the eastern edge. Property #3 (APN 023-200-037) consists of 100.5 gross acres, 62.5 of which are developable. In the existing PVSP, Property #3 is planned for 25 acres of Commercial, seven acres of High Density Residential (HDR), 26.5 acres of Medium Density Residential (MDR), four acres of Religious Facility, and eight acres of Major Roads. The remaining property acreage (26 acres of Open Space and four acres of Parks) provides on-site mitigation for wetlands and protected species. Currently, the PVSP area, including Property #3 is undeveloped and comprised of open land used for grazing (See Figure 3, Project Location). Trees are not located on the project site. A portion of Curry Creek runs along the northern border of Property #3, which is to be retained and avoided with development and preserved within the Open Space land use designation.

In addition, a drainage swale that provides seasonal drainage currently exists on the southern portion of the property; however, it should be noted that the applicant is currently working with the U.S. Army Corps of Engineers (USACE) and regulatory agencies to relocate the drainage swale to the southern edge of the property.

Figure 3
Project Location



The PVSP reflects the proposed relocation of the drainage swale, required setbacks, and drainage attenuation areas to along the southern border of the project site, which would be preserved within an Open Space land use designation.

Surrounding Land Uses

Similar to the proposed project site, the majority of the surrounding area is currently undeveloped and composed of open land used for grazing. The property to the east of the site currently has a farm and a residence on-site and the property to the west of the site has a dry farm (a farm without irrigation) on-site. The properties to the south, east, and west are within the PVSP area and the property to the north is within the City of Roseville Sphere of Influence (SOI) and the Sierra Vista Specific Plan. The surrounding PVSP land use designations include the following: MDR and Low Density Residential (LDR) to the south of the project site; Open Space and LDR to the east; and Power Center and Open Space to the west. The land use designations to the north of the project site are Community Commercial and Open Space.

1.3 Project Elements

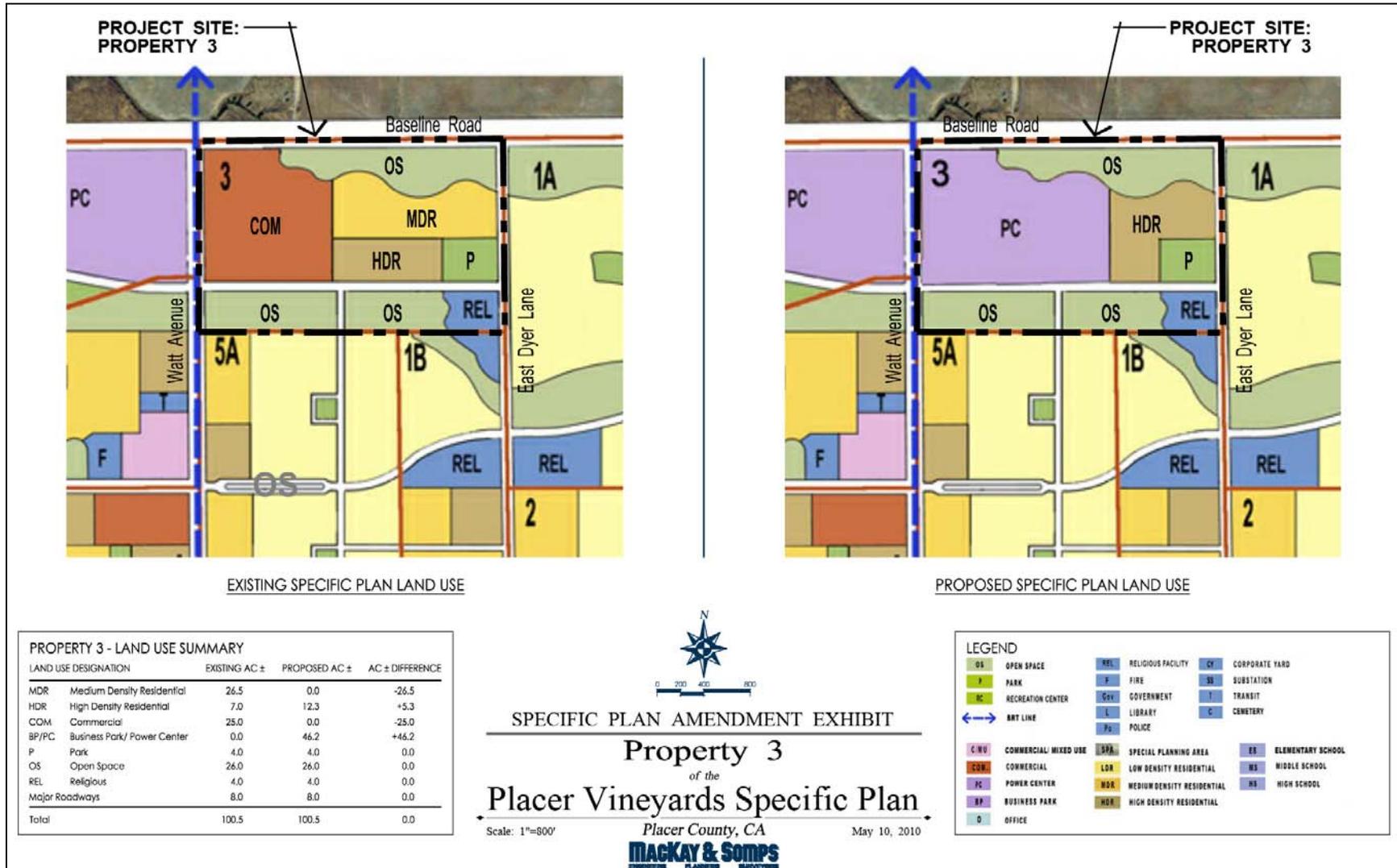
The proposed project consists of a Specific Plan Amendment to the PVSP to change the land use designations of 58.5 acres of the 62.5 developable acres on Property #3 from 25 acres of Commercial, seven acres of HDR, and 26.5 acres of MDR to 46.2 acres of Power Center and 12.3 acres of HDR (See Figure 4, Property #3 PVSP Amendment, for a comparison of existing versus proposed land uses).

Amendment to the PVSP for the aforementioned land uses would allow for the future development potential of up to 704,365 square feet of retail/commercial uses. Future retail/commercial uses include, but are not limited to, home improvement and large-scale discount centers, furniture stores, computer stores, household goods and groceries, auto sales and services, auto service stations, tire stores, large-scale clothing outlets, and other Power Center uses in accordance with the approved PVSP Land Use designations. The applicant anticipates the future development of the Power Center would include approximately 462,000 square feet of retail/commercial use (including 412,000 square feet of big-box retail and 50,000 square feet of single-story shop buildings), and 2,310 parking spaces. However, the program-level PVSP Property #3 Supplement to the PVSP EIR will analyze the maximum development potential of the proposed land use modifications.

The Specific Plan Amendment to the PVSP would result in the conversion of 258 units of MDR and HDR to 258 units of HDR on 12.3 acres of the property. Therefore, the total number of residential units currently identified for the project site would not be changed as a result of the project. The remaining land use designations on the parcel (26 acres of Open Space, four acres of Religious Facility, four acres of Parks, and eight acres of Major Roads) would remain unchanged. Table 1, below, presents a comparison of the existing PVSP Property #3 land uses as compared to the proposed land uses.

Land Use Designation	Existing PVSP Acreage	Proposed PVSP Acreage
Commercial	25	0
MDR	26.5	0
HDR	7	12.3
Power Center	0	46.2
Open Space	26	26
Parks	4	4
Religious Facility	4	4
Major Roads	8	8
TOTAL	100.5	100.5

Figure 4
Property #3 PVSP Amendment



2.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The Property #3 Supplement to the PVSP EIR document shall serve as a program-level supplement to the PVSP EIR to provide analysis of the anticipated environmental effects of the proposed Property #3 project for the limited topics where previously identified impacts may change as a result. The primary environmental issues of concern for the Property #3 project are anticipated to be Air Quality, Greenhouse Gas Emissions, Land Use and Planning, Noise, Traffic, and Utilities and Service Systems. The Supplement to the PVSP EIR will include the necessary CEQA baseline analysis (i.e., impacts of the proposed project relative to the physical conditions of the project site at the time the Notice of Preparation [NOP] is released) as well as a comparative analysis of the potential change in impacts associated with the proposed Property #3 project versus the currently approved PVSP. The proposed project will incorporate by reference the Placer County General Plan and EIR, the PVSP EIR, as well as any other information pertinent to the project area (including the County's Land Development Manual, Grading Ordinance, Subdivision Ordinance, and the Storm Water Management Manual). The following paragraphs discuss the anticipated analyses that will be included in the Property #3 Supplement to the PVSP EIR.

Air Quality. The Air Quality chapter for the Property #3 Supplement to the PVSP EIR will summarize the regional air quality setting, including climate and topography, existing ambient air quality, regulatory setting, and presence of any sensitive receptors near the project or roads providing access to the project site. The air quality analysis for the proposed project will be performed utilizing the UBERMIS 2007 Version 9.2.4 software package. The traffic data provided in the traffic study will be used to obtain vehicle trip generation 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, NO_x, and PM₁₀). It should be noted that given the program-level entitlements being applied for at this time, the construction emission analysis will have limited specificity given the speculative development timelines that it will be based upon. The significance of air quality impacts will be determined in comparison to Placer County Air Pollution Control District (PCAPCD)-recommended 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. Greenhouse gas emissions will be addressed in the Cumulative Impacts chapter (See the *Cumulative Impacts Chapter* section, below).

Land Use and Planning. The Land Use and Planning chapter will evaluate the consistency of the proposed project with the County of Placer's adopted plans, such as the County's General Plan, the Dry Creek/West Placer Community Plan, the Placer Vineyards Specific Plan, and the County Zoning Ordinance. In addition, the chapter will evaluate the project's consistency with the policies within these plans as they relate to protecting the environment. Raney will also review other appropriate documents to address consistency issues as related to CEQA issues, such as protecting natural resources. The Land Use & Planning chapter will further assess the compatibility of the proposed project with the surrounding land uses, both existing and proposed. The chapter will identify land use impacts and will discuss any inconsistencies or incompatibilities with adopted plans and policies created by the approval of the proposed project. The consistency analysis will be clearly presented in table format, wherein relevant County policies will be listed alongside corresponding discussions as to whether or not the project is consistent with each policy. The impacts will be measured against the thresholds of significance and appropriate mitigation measures and monitoring strategies will be identified which are consistent with the policies of Placer County.

It should be noted that a separate Fiscal Impact Analysis will examine the fiscal implications of the project proposal on the remainder of the Placer Vineyards Specific Plan. The analysis will examine potential fiscal impacts to the Placer Vineyards Town Center, as well as project impacts to the balance of large-scale retail uses throughout the Placer Vineyards Specific Plan. The Fiscal Impact Analysis will examine these issues at a plan area level and will also analyze the cumulative build-out conditions, which may include examination of regional market characteristics resulting from the build-out of other approved specific plan proposals in the region such as the Sierra Vista Specific Plan, the West Roseville Specific Plan, the Regional University Specific Plan, and the Sutter Point Specific Plan. The Fiscal Impact

Analysis will consider relevant economic datum necessary to develop a comprehensive analysis of the project proposal.

Following completion of the Fiscal Impact Analysis, the County will determine if any of the findings of the Fiscal Impact Analysis would result in physical impacts to the Placer Vineyards Specific Plan, such as urban blight. If it is determined that any such impacts could occur, relevant analyses will be incorporated into the Property #3 Supplement to the PVSP EIR.

Noise. The Noise chapter for the Property #3 Supplement to the PVSP EIR will include an analysis of the existing setting, identification of thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. The chapter will be based on a project-specific noise report prepared by a technical consultant. The report will measure and evaluate existing noise levels on the project site, including background noise levels. Based upon data provided by the traffic consultant, the Federal Highway Administration (FHWA RD-77-108) traffic noise prediction model will be used to determine existing, existing plus project (currently approved land uses), existing plus proposed project (proposed land uses), and future traffic noise levels due to proposed project. Based upon the intended uses of the site, the report will include an analysis of noise levels due to on-site activities, and the potential affects at surrounding land uses. Mitigation measures will be proposed where required, and the resulting noise levels will be identified. The report will comply with the requirements of the Placer County General Plan Noise Element and CEQA.

Transportation and Circulation. The Transportation and Circulation chapter will be based on a traffic study prepared by a technical consultant. The report will include an analysis of the traffic operations in the project area for the following six scenarios:

- 1) Existing Conditions
- 2) Existing with Buildout of Property # 3 as approved
- 3) Existing with Buildout of Property as proposed (amendment)
- 4) Cumulative with Buildout of Placer Vineyards (minus Property#3)
- 5) Cumulative with Buildout of Placer Vineyards as approved
- 6) Cumulative with Buildout of Placer Vineyards with proposed revision (amendment)

Existing Conditions

For the existing conditions analysis, the following 17 intersections will be analyzed:

- Placer County
 - Baseline Road/Locust Road
 - Baseline Road/Watt Avenue
 - Baseline Road/Walerga Road/Fiddymment Road
 - Baseline Road/Junction Boulevard
 - Baseline Road/Cook-Riolo Road/Woodcreek Oaks Blvd
 - PFE Road/Watt Avenue
 - PFE Road/Walerga Road
 - PFE Road/Cook Riolo Road
- Sacramento County
 - Elverta Road/Watt Avenue
 - Elverta Road/Walerga Avenue
 - Antelope Road/Watt Avenue
 - Antelope Road/Walerga Road
- City of Roseville
 - Baseline Road/Foothills Boulevard
 - Fiddymment Road/Pleasant Grove Boulevard

- Sutter County
 - Baseline Road/Pleasant Grove Road (North)
 - Baseline Road/Pleasant Grove Road (South)
- Caltrans
 - Baseline Road/State Route 70-99

The AM and PM peak hour operations will be evaluated at these intersections using Circular 212 planning methods consistent with analysis used for the PVSP DEIR.

Traffic volumes and operations will also be evaluated for the following four (4) roadway segments:

- Baseline Road – Pleasant Grove Road to Foothill Boulevard
- PFE Road – Watt Avenue to Cook Riolo Road
- Watt Avenue – Baseline Road to Elkhorn Boulevard
- Walerga Road – Baseline Road to Elkhorn Boulevard

Existing Plus Project (Scenarios 2 and 3)

For this scenario, the daily and peak hour trip generation will be estimated and the 2007-2008 Placer Travel Demand model will be used to distribute and assign project trips to the roadway system. For the existing plus project conditions analyses, 19 intersections will be analyzed. This includes the above-listed 17 study intersections plus the following:

- Placer County
 - Baseline Road/Dyer Lane
 - A Street/Watt Avenue

Traffic volumes and operations will also be evaluated for the following additional roadway segments:

- Dyer Lane - Baseline Road to A Street
- A Street - Watt Avenue to Dyer Lane

Cumulative Conditions (Scenarios 4-6)

For the cumulative scenarios, the daily and peak hour trip generation will be estimated and the 2025 Placer Travel Demand model with full build-out of the Placer Vineyards Specific Plan project will be used to distribute and assign project trips to the roadway system.

For the cumulative conditions analysis, 30 intersections will be analyzed. The following intersections will be evaluated in addition to those identified for the Existing Plus Project scenario:

- Placer County
 - Baseline Road/16th Street
 - Baseline Road/14th Street
 - Baseline Road/12th Street
 - Baseline Road/9th Street
 - A Street/Dyer Lane
 - Town Center/Watt Avenue
 - Town Center/Dyer Lane
 - Town Center/Walerga Road
 - Dyer Lane/Watt Avenue
- City of Roseville
 - Watt Avenue/Road B
 - Dyer Lane/Road B

Traffic volumes and operations for the previously mentioned roadway segments will also be evaluated as well as the following:

- Dyer Lane – A Street to Watt Avenue
- A Street – 12th Street to Watt Avenue
- Town Center – Watt Avenue to Walerga Road

The proposed change in land use and trip generation is small compared to the overall Placer Vineyards Project phase 1 that was used to prepare Roseville's CIP. Based on previous discussions with the City of Roseville, if the trip generation for the project (Property #3) is close to that used for their CIP, the City will not request that a separate analysis using their travel model assumptions and that evaluates all of the City's signalized intersections. Therefore, several nearby intersections within Roseville will be included under the cumulative conditions.

Other Traffic-Related Analyses

Alternative Modes of Transportation

In addition to evaluating study intersections and roadway segments, the traffic study will evaluate existing transit, bicycle, and pedestrian systems in the project area, and determine whether any improvements are needed to serve the proposed project.

Mitigation Measures

Significance criteria for traffic operations and non-automobile facilities/services will be identified in the report. The significance criteria will be based on similar project traffic impact study guidelines, the Placer County General Plan, and the PVSP EIR and adjacent jurisdictions, as needed. Comparing the analysis results to the selected significance criteria will identify traffic impacts. For adverse impacts, mitigation measures will be identified setting forth the necessary specific action, phasing, responsibility for implementation, and expected level of significance after mitigation.

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 drainage systems. Engineering reports were prepared for water, sewer, recycled water, and drainage as part of the Placer Vineyards Specific Plan effort. Given the proposed change in land uses for Property #3, it will be necessary to verify the change in demand associated with the new land uses and whether the previously planned infrastructure improvements are adequate to serve the Property #3 project. In order to make this determination, the following pertinent data/analysis will be included in the Property #3 Supplement to the PVSP EIR:

- Sewer Demand Calculations and Analysis in the form of an update of or an amendment to the previously approved Placer Vineyards Specific Plan Sewer Master Plan (dated 1/2006) to determine if any changes are needed to sewer improvements identified in the Placer Vineyards Specific Plan as a result of the proposed land use changes for Property #3.
- Water Demand Calculations and Analysis to determine if any changes are needed to water improvements identified in the Placer Vineyards Specific Plan as a result of the proposed land use changes for Property #3.
- Recycled Water Demand Calculations and Analysis to determine if any changes are needed to recycled water improvements identified in the Placer Vineyards Specific Plan as a result of the proposed land use changes for Property #3.
- Drainage Demand Calculations and Analysis in the form of an update of or an amendment to the previously approved preliminary Master Project Drainage Study (dated 1/2006) to determine if the resultant hydrology associated with eventual buildout of the proposed land uses is similar to the hydrology anticipated for the project site in the Placer Vineyards Specific Plan drainage analysis. If the hydrology is determined to be different, the analysis will determine whether any changes

are needed to drainage improvements identified in the Placer Vineyards Specific Plan as a result of the proposed land use changes for Property #3.

The sewer, recycled water, water, and drainage flows from the proposed land use change will be compared (in a table format) to the approved project/land use flows along with a comparison of the new infrastructure requirements resulting from the proposed land use change to the previously approved infrastructure requirements. The master utility reports will be updated or amended to reflect the current proposed revision to Land Use and will include any necessary changes to the required infrastructure, such as increased pipe sizes, increased detention basin sizes, or open space/floodplain limits, etc. If existing facilities would be impacted, mitigation measures will be identified to ensure that the project's demand for water, sewer, and/or drainage service can be adequately accommodated.

Cumulative Impacts. The Cumulative Impacts chapter will evaluate potentially significant and unavoidable, significant irreversible, growth-inducing, and cumulative impacts. For the cumulative impact section of this chapter, cumulative impact discussions in accordance with CEQA Guidelines Section 15130 will be prepared for each technical issue area evaluated at a program-level in the above-identified chapters.

Included in the cumulative impacts analysis for the proposed project, will be a discussion of global climate change. The analysis will include a quantitative estimate of operational carbon dioxide emissions from both stationary and mobile sources. Mobile source emissions from passenger cars and light trucks will be based on estimated vehicle miles traveled, as derived from the Traffic Impact Analysis, and as quantified through the URBEMIS 2007 Version 9.2.4 modeling. Construction emissions from the proposed project will also be discussed qualitatively in this analysis. Raney will analyze the proposed project programmatically for conformity with the Attorney General's greenhouse gas emissions reduction measures. Conclusions regarding the proposed project's contribution to global climate change effects will be based on the project's conformity with, and its potential to impede successful implementation of the goals of AB 32, as well as direction from PCAPCD.

Alternatives. The Property #3 Supplement to the PVSP EIR will include an Alternatives section. The Alternatives chapter of the Draft EIR will evaluate at a minimum three alternatives, including the No Project Alternative. Other alternatives shall be identified in response to any significant impacts. Consideration will be given to potential off-site locations consistent with CEQA Guidelines, Section 15126.6(f)(2). If it is determined that an off-site alternative is not feasible, the Property #3 Supplement to the PVSP EIR shall include a discussion describing why this conclusion was reached. 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 comparison of the impacts. This will include quantitative analysis for specific issue areas (traffic, noise, air quality) for each alternative and the inclusion of conceptual site plans for each alternative as well as a table that will compare the features and the impacts of each alternative.

3.0 PROJECT APPROVALS

Approvals Issued by Placer County

The Property #3 Supplement to the PVSP EIR project would require Placer County approval of an amendment to the PVSP to change the existing land use designations on the site as described above in this NOP.

Approvals Issued by Other Agencies

Because the project applicant is only seeking approval of a program-level entitlement to change the existing PVSP Property #3 land use designations, permits or approvals are not required by other agencies.