

## 3.0 AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

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### 3.0.1 INTRODUCTION

This section presents an analysis of each resource topic identified through preliminary environmental analysis and the public scoping process as likely to be affected by the Proposed Action or any of the alternatives to the Proposed Action. Each section describes the affected environment as it relates to that specific resource topic; the direct and indirect effects that could result from implementation of the Proposed Action or an alternative; and mitigation measures that would avoid, reduce, or compensate for significant effects of the Proposed Action or an alternative. The subsections below summarize the approach to the impact analysis, including key assumptions and data used in the analysis, to assist the reader in better understanding the analyses contained in this Draft Environmental Impact Statement (Draft EIS).

### 3.0.2 SCOPE OF THE EIS

In accordance with the National Environmental Policy Act (NEPA), this Draft EIS provides an evaluation of potential effects on the human environment, which includes an analysis of the natural and physical environment and the relationship of people with that environment (40 CFR § 1508.14). Council on Environmental Quality (CEQ) regulations (40 CFR § 1508.27) provide guidance as to the requirement to evaluate impacts in an EIS and identify the need to evaluate a Proposed Action's effects on the following: public health and safety; historical and cultural resources; parklands; prime farmlands; wetlands; wild and scenic rivers; ecologically critical areas; and Endangered or Threatened species or their habitat.

Based on the input received during the EIS scoping process, as described in **Chapter 1.0, Introduction and Statement of Purposed and Need**, this Draft EIS addresses the following resource topics or categories of effects in detail:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Climate Change
- Cultural Resources
- Environmental Justice, Population and Housing
- Geology, Soils, and Minerals
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Traffic and Transportation
- Utilities and Service Systems

These topics address all of the resource topics identified in the CEQ regulations with the exception of parklands and wild and scenic rivers. No parkland or wild and scenic rivers are present within the area of effect of the Proposed Action or the alternatives.

### **3.0.3 SECTION CONTENTS AND DEFINITION OF TERMS**

Each resource topic considered in this section of the Draft EIS is addressed under six primary subsections: Introduction; Affected Environment; Regulatory Framework – Applicable Laws, Regulations, Plans and Policies; Significance Thresholds and Analysis Methodology; Environmental Consequences and Mitigation Measures; Residual Significant Impacts; and Cumulative Impacts. An overview of the information included in these subsections is provided below.

#### **3.0.3.1 Introduction**

The introduction section describes the analyzed topic and the contents of the analysis. It also provides the sources used to characterize the affected environment and evaluate the potential effects of the Proposed Action and alternatives.

#### **3.0.3.2 Affected Environment**

This section describes the existing conditions in the area of the Proposed Action and the alternatives for each resource topic. The section provides a description of the applicable physical setting of the project site and its surroundings (e.g., existing land uses, existing soil conditions, existing traffic conditions). The Westbrook project, is expected to be built out over a period of 15 to 30 years depending on market conditions, with full project build out in 2025 (or later). As such, the Draft EIS presents future 2025 No Westbrook conditions for certain resource topics, such as traffic, to evaluate accurately the effects of the Proposed Action and its alternatives.

#### **3.0.3.3 Regulatory Framework – Applicable Laws, Regulations, Plans, and Policies**

This section presents relevant federal, state, and local laws, regulations, plans, and policies. Only those laws, regulations, and policies that are pertinent to the impact analysis are included.

#### **3.0.3.4 Significance Thresholds and Analysis Methodology**

##### *Significance Thresholds*

For each resource topic included in this section, the Draft EIS identifies criteria used by the U.S. Army Corps of Engineers (USACE) to evaluate the significance of the effects. Although CEQ regulations (40 CFR § 1508.27) provide guidance as to the requirement to evaluate impacts in an EIS, CEQ guidance generally does not specify the criteria to be used to evaluate the significance of the specific effects of the proposed action.

In evaluating the significance of a project's effects, NEPA requires a consideration of both context and intensity (40 CFR § 1508.27). "Context" means that the significance must be analyzed in several contexts, such as the human environment, affected region, affected interests, and the local setting. "Intensity" refers to the severity of the impact. Impacts must be evaluated that may be both beneficial and adverse. Both context and intensity were considered in the evaluation of the environmental impacts of the Proposed Action and alternatives.

### *Analysis Methodology*

This section summarizes the methodology used to evaluate direct, indirect, and cumulative effects. Impacts are evaluated quantitatively where possible and qualitatively where quantification is not feasible. All effects are evaluated relative to the No Action Alternative, which represents conditions that would exist on the project site even if the DA permit were denied by the USACE.

#### **3.0.3.5 Environmental Consequences and Mitigation Measures**

This section presents the environmental effects from the construction and operation of the Proposed Action or its alternatives. All impacts are numbered (for instance, Impact AES-1 refers to the first impact under **Aesthetics**) and shown in bold type. Mitigation measures are numbered to correspond to the impact. Impacts and mitigation measures are numbered consecutively within each topic.

The following terms, as defined below, are used in this Draft EIS to describe the types of effects that could result from the implementation of the Proposed Action or its alternatives.

- **Direct Effect.** An effect caused by the action that occurs at the same time and place.
- **Indirect Effect.** An effect that is caused by the action and occurs later in time or in a different location than the action, but is still reasonably foreseeable.
- **No Effect.** There would be no effect from implementation of the action.
- **Adverse Effect.** An effect that would negatively affect the environmental resource value or quality as it exists prior to the project. Adverse effects are further qualified as significant or less than significant impacts based on significance thresholds presented under each resource topic.
- **Residual Effect.** The effect remaining after feasible mitigation measures have been implemented to reduce a significant effect.
- **Cumulative Effect.** An effect resulting from the incremental impact of the action when added to the effects from other past, present, and reasonably foreseeable future actions.
- **Beneficial Effect.** An effect resulting from the action that would result in an improvement of the environmental resource value or quality as it exists prior to the project.

#### **3.0.3.6 Residual Significant Impacts**

This section discusses any potentially significant impacts that cannot be fully mitigated and would remain significant even after mitigation.

#### **3.0.3.7 Cumulative Impacts**

NEPA regulations require that cumulative impacts of a proposed action be assessed and disclosed in an EIS. CEQ regulations define a cumulative impact as “the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (federal or non-federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.” (40 CFR § 1508.7)

According to a 1997 CEQ guidance document entitled, “Considering Cumulative Effects Under the National Environmental Policy Act,” cumulative effects must be evaluated along with the direct effects and indirect effects (those that occur later in time or farther removed in distance) of each alternative. The range of alternatives considered must include the No Action Alternative, which can be used as a baseline against which to evaluate cumulative effects. The CEQ guidance also describes the concept of baseline as “[T]he baseline condition of the resource of concern should include a description of how conditions have changed over time and how they are likely to change in the future without the proposed action” (CEQ 1997). The range of actions that must be considered includes not only the project proposal but all connected and similar actions that could contribute to cumulative effects.

This Draft EIS used a six-step approach in developing a cumulative impact analysis. These steps include the following: (1) identify resources to consider in the cumulative impact analysis; (2) define the timeframe for cumulative impact assessment; (3) define study area for each resource; (4) identify other present and reasonably foreseeable future actions that could also affect the resource; (5) assess and report potential cumulative impacts by first describing the current health and historical context for each resource and then identifying the direct and indirect impacts of the Proposed Action that might contribute to a cumulative impact; and (6) assess the need for mitigation.

### ***Identification of Resources to consider in the Cumulative Impact Analysis***

The USACE used NEPA guidance to identify resource topics that would be considered in the cumulative impact analysis (40 CFR 1508.25). From a review of the likely environmental impacts analyzed in **Chapter 3.0, Affected Environment and Environmental Consequences**, the USACE determined that the analysis of cumulative impacts would be limited to the following resource topics: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Hydrology, Noise, and Utilities.

With respect to the remaining topics, the analysis in **Chapter 3.0**, shows that the Proposed Action and its alternatives would either not result in any direct or indirect impacts and therefore would not contribute to a cumulative impact (i.e., there would be no impact related to environmental justice; therefore the Proposed Action would not contribute to a cumulative impact related to environmental justice); or that the nature of the resource is such that impacts do not have the potential to cumulate (i.e., impacts related to geology are site specific and do not cumulate); or that the analysis in **Chapter 3.0** is in essence a cumulative analysis and no further evaluation is required. For example because climate change is global in nature, the analysis in **Section 3.5, Climate Change**, is inherently a cumulative impact assessment. Similarly, the traffic analysis in **Section 3.14, Transportation and Traffic**, evaluates the effects from traffic that would result from growth in regional traffic through 2025 combined with the growth in traffic due to the Proposed Action at buildout. That analysis, therefore, presents the cumulative traffic impacts that were determined to be significant and the Proposed Action’s contribution to the cumulative impacts was found to be substantial. As appropriate, mitigation measures are proposed to address the Proposed Action’s contribution to the cumulative traffic impacts.

### ***Definition of Timeframe for Analysis***

For each resource topic that was carried forth for cumulative impact assessment, the timeframe for cumulative analysis was defined based on the specific characteristics of the resource.

#### **Timeframe for Analysis - Biological Resources**

As required by NEPA, this Draft EIS considers cumulative effects of the Proposed Action in combination with other past, present and reasonably foreseeable future projects. The Clean Water Act (33 USC §1251 et seq. [1972]) was enacted in 1972. This law gave authority to the USACE to issue permits for the discharge of dredge or fill materials into the Waters of the U.S. As the USACE has been regulating the filling of wetlands since 1972, the timeframe that bounds the cumulative impact analysis in this Draft EIS for wetland and related special-status species impacts is approximately 40 years in the past, (i.e., year 1970).

As noted in **Chapter 2.0, Proposed Action and Alternatives**, the Proposed Action is anticipated to be fully built out in 15 to 30 years (between 2028 and 2043) depending on housing market conditions. Therefore, 30 years in the future would serve as an appropriate timeline for the identification of other reasonably foreseeable future actions to be considered in the cumulative impact analysis. However, other projects in the vicinity such as the Sierra Vista Specific Plan and Placer Vineyards Specific Plan are expected to reach buildout in approximately 40 years or longer. In addition, the draft Placer County Conservation Plan (PCCP) that has been developed by the County for this area is based on long-range growth projections for western Placer County, which go out 50 years into the future. Based on the above, the timeframe used to bound the cumulative analysis is approximately 50 years in the future, (i.e., year 2060).

#### **Timeframe for Analysis - Aesthetics, Agricultural Resources, Air Quality, Cultural Resources, Hydrology, Noise, and Utilities**

The timeframe for evaluation of cumulative impacts of most of the other resources is also development that has occurred in the area around the project site in the past 40 years and future development that is anticipated through 2060. For a few topics such as transportation and traffic where conditions through 2060 cannot be reasonably predicted, the timeframe for cumulative impacts has a horizon year of 2025 which is consistent with the horizon year that the City of Roseville has been using to evaluate the environmental impacts of the cumulative growth in the City.

### ***Definition of Study Area***

For each resource that was carried forth for cumulative impact assessment, the study area was defined based on the nature and characteristics of the resource.

#### **Aesthetics**

The cumulative context for aesthetics is the area immediately surrounding the project site that has been previously developed or is proposed for development. Within this area, the study area is defined to include areas that are visible from major roadways, namely, Market Street.

### **Agricultural Resources**

The study area for cumulative impacts to agricultural resources is defined to be the northern Central Valley, in particular southwestern Placer County, northern Sacramento County, and southeastern Sutter County, which contain a wide range of agricultural uses, from grazing and row crops to orchards, and contain soils that are similar to the project site.

### **Air Quality**

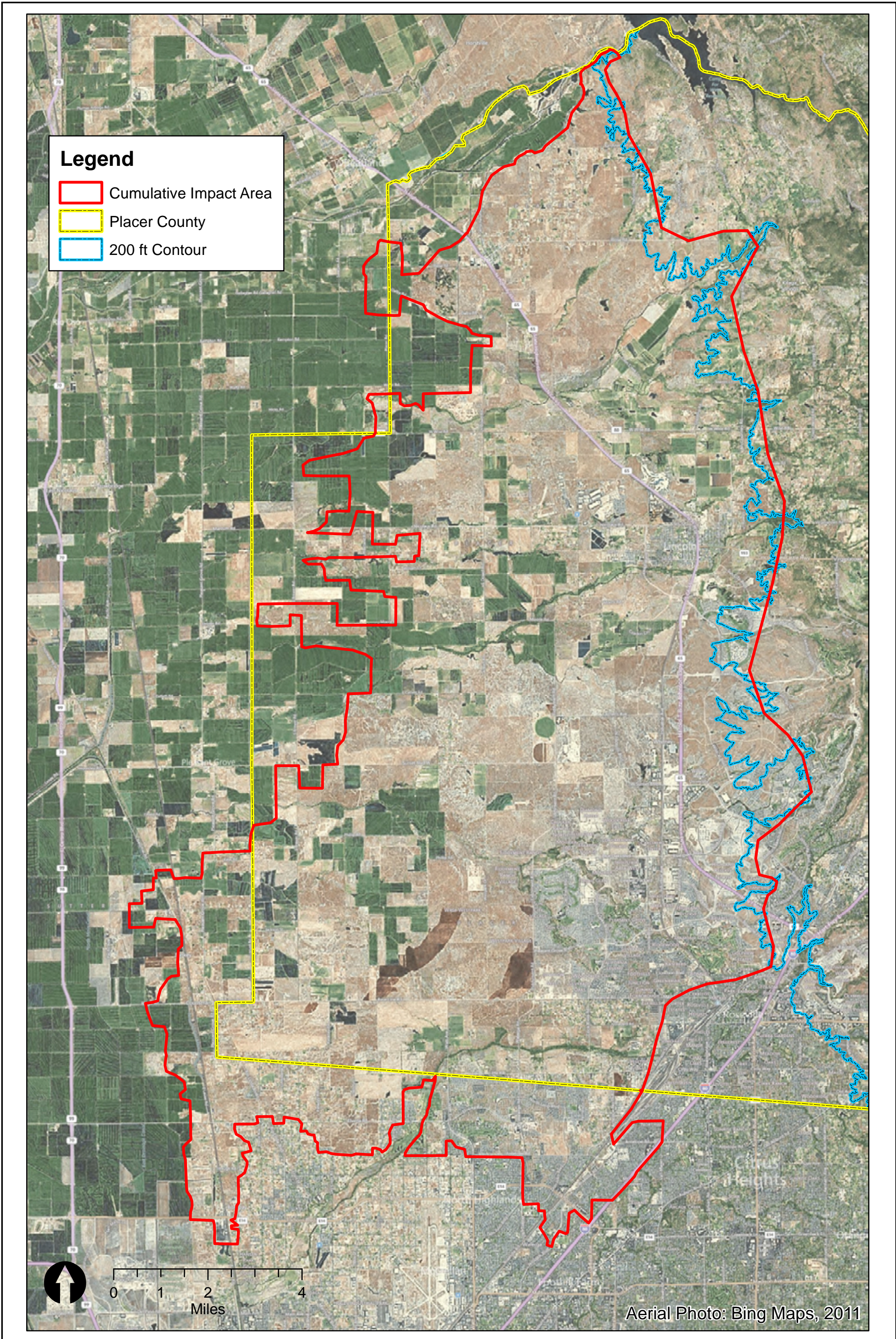
The study area for cumulative air quality impacts is the Sacramento Valley Air Basin, which includes Butte, Colusa, Glenn, Sacramento, Shasta, Sutter, Tehama, Yolo, and Yuba counties, the western urbanized portion of Placer County, and the eastern portion of Solano County.

### **Biological Resources**

Extensive areas of vernal pool habitat occur throughout California. According to the California Department of Fish and Wildlife (CDFW), vernal pools occur in a diverse array of areas in California including the Central Valley and cismontane foothills, lowlands in the Transverse and Coast Ranges, southern coastal mesas and the extreme northeast corner of the state on the Modoc Plateau (CDFG 1998). Within the Central Valley, vernal pool habitat occurs in the transitional zone between the Sierra Nevada foothills and the valley flatlands. The Proposed Action is located in this transitional zone and would contribute to the loss of vernal pool habitat in the Central Valley. However, to provide a more focused analysis of cumulative impacts, the study area for vernal pools and other biological resource impacts was defined to include a subregion of the Central Valley vernal pool area. This subregion, shown in **Figure 3.0-1, Study Area for Cumulative Impacts**, includes all of western Placer County, the northern portion of Sacramento County, and the western portion of Sutter County.

To delineate the boundaries of this study area, the USACE conducted a review of aerial photographs from 1970 of western Placer County and adjoining portions of Sutter and Sacramento counties, which is close to the time when the Clean Water Act was enacted. As vernal pools typically occur in landscapes that are shallowly sloping or nearly level at a broad scale, and typically occur embedded in grasslands, all areas that exhibited these characteristics on the aerial photographs from 1970 were assumed to support vernal pools and were included in the study area by the USACE. Lands that did not support grasslands or showed other landscapes such as agricultural fields or urban development were excluded. This approach was used to define the northern, western, and southern boundary of the study area (see **Figure 3.0-1**). The eastern boundary of the study area was defined based on elevation above sea level. Based on the observed distribution of vernal pools, vernal pools primarily occur at elevations below 200 feet (61 meters). Therefore, a generalized eastern boundary was drawn corresponding roughly to the 200-foot (61-meter) contour. The study area defined in this manner encompasses the Western Placer County core area in the USFWS's Vernal Pool Recovery Plan.





SOURCE: Salix Consulting – 2011

FIGURE 3.0-1

Study Area for Cumulative Impacts



The analysis of cumulative biological resource impacts is focused on this study area and documents the losses of vernal pool habitat that have occurred in this area since 1970 and additional losses that are projected to result from the Proposed Action and other reasonably foreseeable future development through approximately 2060. As the study area is a subregion of the Central Valley vernal pool area, past and present trends of habitat losses in the Central Valley are also briefly described in this chapter to provide the broader context for the cumulative impact.

### **Cultural Resources**

The study area for cumulative impacts on cultural resources is western Placer County because, to the extent that there are any pre-historic and historic resources within the project site, their significance is generally expected to be confined to the local area, and they are generally not expected to have a broader significance to the State of California. Therefore, the cumulative impacts of the Proposed Action on cultural resources are not anticipated to cumulate with impacts of projects outside of western Placer County.

### **Hydrology and Water Quality**

The study area for cumulative effects to surface water hydrology and water quality is Curry Creek watershed within which the Proposed Action would be located. The cumulative context for effects to groundwater is the North American Groundwater Sub-basin.

### **Noise**

The cumulative context for noise depends on whether the source is mobile (traffic related) or stationary source related (factory, generator, etc.). Traffic from the Proposed Action would result in noise both on and outside the project site. At the same time, the project site development would also be subjected to traffic noise associated with the development of other nearby areas. Consequently, the cumulative context for noise is southwestern Placer County.

### **Utilities and Service Systems**

The study area for potential cumulative impacts related to provision of utilities is the service area for each utility district, including the service areas of City of Roseville and the Placer County Water Agency for water supply, the City of Roseville's service area for wastewater, and the service area of the regional landfill for solid waste impacts.

### ***Identification of Other Past, Present and Reasonably Foreseeable Future Actions and Projects***

As noted above, the timeframe selected for most of the resource topics addressed in this cumulative impact assessment is 40 years in the past to approximately 50 years in the future. Two methods were used to analyze the changes in the study area due to historical agricultural practices and land development over the last 40 years. Firstly, the USACE conducted a review of historical aerial photographs to characterize the changes in land use patterns at a landscape scale. Secondly, USACE conducted a review of DA permits issued for projects within the study area between approximately 1990 and 2011 to characterize the changes in the study area with respect to the Waters of the U.S. Furthermore, the conditions that exist in the study area at this time, which are reflective of the effects of past actions, were fully considered in the evaluation of cumulative impacts.



With respect to reasonably foreseeable future projects and actions, the USACE identified these based on a both a list of reasonably foreseeable projects/actions and a summary of growth projections. Because the development of the Proposed Action would occur over a long period of time (estimated between 15 and 30 years from authorization), the projections-based approach was used to identify other foreseeable growth in the study area. In order to provide a more detailed analysis of certain cumulative impacts, the projections were supplemented by a list of reasonably foreseeable projects. The Cities of Roseville, Lincoln, and Placer County were contacted to develop this list. The projects are listed in **Table 3.0-1, Present and Reasonably Foreseeable Actions in the Cumulative Study Area.**

**Table 3.0-1  
Present and Reasonably Foreseeable Actions in the Cumulative Study Area**

Project	Acreage	Residential Units
Fiddymment Road Widening <sup>a</sup>	NA	NA
Amoruso Specific Plan	674	2,785
Creekview Specific Plan <sup>b</sup>	501	2,011
Regional University Specific Plan <sup>c</sup>	1,157.5	1,155
Placer Vineyards Specific Plan <sup>d</sup> Base Plan Scenario	5,230	14,132
Placer Vineyards Specific Plan <sup>d</sup> Blueprint Scenario	5,230	21,634
Riolo Vineyards Specific Plan <sup>e</sup>	525.8	933
Placer Parkway Alternative 5 <sup>f</sup>	NA	NA
Reason Farms Retentions <sup>g</sup>	1,500	NA
Sierra Vista Specific Plan <sup>h</sup>	1,612	6,650
Elverta Specific Plan <sup>i</sup>	423	2,454
Lincoln 270 <sup>j</sup>	270	NA
Sutter Pointe Specific Plan <sup>k</sup>	7,528	16,901
Village 7 Lewis Property <sup>l</sup>	515.9	2,470
Westbrook Project <sup>m</sup>	397	2,029

Note: NA – not applicable

- <sup>a</sup> Department of the Army Permit SPK-2010-00735. August 5, 2011.
- <sup>b</sup> City of Roseville. December 2010. Draft EIR, Creekview Specific Plan.
- <sup>c</sup> Placer County. December 2007. Draft EIR, Regional University Specific Plan. Prepared by PBS&J.
- <sup>d</sup> Impact Sciences. 2013.
- <sup>e</sup> Placer County. January 2008. Draft EIR, Riolo Vineyards Specific Plan. Prepared by URS.
- <sup>f</sup> Placer County. June 2007. Draft EIR, Placer Parkway. Prepared by URS. (note: Alternative 5 was determined to be the preferred alternative)
- <sup>g</sup> City of Roseville. 16 October 2002. Draft EIR for the City of Roseville Retention Basin Project. Prepared by URS.
- <sup>h</sup> Impact Sciences. 2012.
- <sup>i</sup> U.S. Army Corps of Engineers. December 2012. Elverta Specific Plan Draft EIS. (note: Alternative A was determined to be the preferred alternative)
- <sup>j</sup> Department of Army Permit for Lincoln 270
- <sup>k</sup> Measure M Group. 10 September 2007. Wetland Delineation for Sutter Pointe Specific Plan. Prepared by ECORP.
- <sup>l</sup> City of Lincoln. June 2009. Draft EIR Village 7 Specific Plan Project. Prepared by PBS&J.
- <sup>m</sup> DA permit application for Westbrook Specific Plan

The analysis of cumulative impacts was completed based on the Placer County General Plan, the proposed PCCP, the City of Roseville General Plan, City of Lincoln General Plan, and the growth projections prepared by the Sacramento Area Council of Governments (SACOG). Each of these plans/projections used in developing the cumulative impact analysis is discussed below.

**Present and Reasonably Foreseeable Future Actions under the Placer County General Plan**

The Placer County General Plan, adopted by the Board of Supervisors in 1994, consists of two types of documents: the Countywide General Plan and a set of more detailed community plans covering specific areas of the unincorporated County. The Countywide General Plan provides an overall framework for development of the County and protection of natural and cultural resources. The goals and policies contained in the Countywide General Plan are applicable throughout the County, except to the extent that County authority is preempted by cities within their corporate limits. Community plans, adopted in the same manner as the Countywide General Plan, provide a more detailed focus on specific geographic areas within the unincorporated County. The goals and policies contained in the community plans supplement and elaborate upon, but do not supersede, the goals and policies of the Countywide General Plan.

The County has recently approved several large development and infrastructure projects in the vicinity of the Proposed Action. These include:<sup>1</sup>

- Placer Vineyards Specific Plan area, which is a County-approved mixed-use project on approximately 5,000 acres (2,000 hectares) with approximately 14,000 residential units and 6 million square feet of non-residential development.
- Riolo Vineyards Specific Plan site, which is a 500-acre (202-hectare) residential community subdivision that has been approved by the County.
- The Regional University and Community Specific Plan project is an approximately 1,100-acre (445-hectare) site, located approximately 1.5 mile (2.4 kilometers) north of Baseline Road. It includes a 600-acre (242-hectare) area designated for a private university campus, and other areas designated for residential and commercial uses.
- The Placer Parkway Corridor selection has been completed by Placer County. The proposal is to eventually construct an approximate 15-mile (24.1 kilometers) long, high-speed transportation facility, which will connect State Route (SR) 65 in western Placer County to SR 70/99 in south Sutter County. The selected corridor passes through the central portion of the study area.
- An expansion of the Western Regional Sanitary Landfill, operated by the Western Placer Waste Management Authority.

**Present and Reasonably Foreseeable Future Actions under the City of Roseville General Plan**

The City of Roseville General Plan, adopted by the City Council in 2010, serves as a long-term policy guide and vision for the physical, economic, and environmental growth of the City. Land designated and

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<sup>1</sup> Placer County has not yet initiated a planning process to develop the Curry Creek Community Plan but may in the future. This Community Plan would be for the area west of the project site.

zoned for residential development within the existing City of Roseville City limits is fully entitled for future development, and according to development projections is anticipated to be built out by 2025.

The City has previously approved or is processing several development and infrastructure projects in the vicinity of the Proposed Action. These include the following:

- West Roseville Specific Plan area, to the north of Pleasant Grove Boulevard, is currently under development.
- Creekview Specific Plan is a proposed specific plan for the development of an approximately 500-acre (202.3 hectares) site located immediately west and north of the City's existing boundary. The Specific Plan includes 2,011 residential units and additional area designated for open space, parks, and commercial development. This project has been approved by the City but is awaiting annexation. An application for a DA permit is on file with the USACE for this project.
- Amoruso Ranch Specific Plan is a proposed specific plan for the development of an approximately 674-acre (272-hectare) site located on the south side of West Sunset Boulevard about 1.5 miles (2.4 kilometers) west of Fiddymment Road. The proposed land use plan includes 2,785 residential units and two commercial parcels, a school site, parks, and a public facilities site.
- Placer Ranch Specific Plan includes 6,796 acres (2,750 hectares) in unincorporated Placer County. Originally proposed in the County, a development application was submitted to the City of Roseville in 2007. The project has been on hold since early 2008. While inactive at this time, it is likely that some development will occur on this site in the future.
- Sierra Vista Specific Plan is a City-approved Specific Plan (SP) project which would develop a large scale, master-planned mixed-use community with approximately 6,650 residential units on an approximately 1,600-acre (332 hectare) site in the northwestern portion of Roseville. Applications for DA permits have been filed with the USACE for this project.
- Fiddymment Road will be widened between Baseline Road and Pleasant Grove Boulevard by adding two additional lanes along the western side of the existing roadway. This project was approved by the City of Roseville and a DA permit was issued by the USACE to authorize 0.44 acre (0.2 hectare) of fill associated with the roadway widening project. The project is expected to be completed in early 2013.
- Reason Farms is a 1,700-acre (688-hectare) area located northwest of the City boundary and west of the Creekview Specific Plan area. This area is currently maintained as open space by the City and the City plans to develop flood control projects on the site.

#### **Reasonably Foreseeable Future Actions under the City of Lincoln General Plan**

The City of Lincoln General Plan, adopted by the City Council in 2008, provides the City with a consistent framework for land use and resource decision making. The General Plan's diagrams, goals, policies, and implementation measures form the basis for City zoning, subdivisions, specific plans, and City projects. The General Plan's Land Use Diagram would allow for up to an additional 34,010 housing units, or an additional population of approximately 101,000 persons at buildout in the year 2050.

The City has approved the following two development projects within the study area.

- The Lincoln 270 Project would develop 117.7 acres of a 270-acre parcel of land with 47.9 acres of commercial space, 37.8 acres of light industrial, and 32 acres for medical care facilities. The



approximately 120 remaining acres are non-developable and would be reserved as wildlife habitat, wetlands, and vernal pools. The City has approved the Lincoln 270 project, which is in the study area and an application for a DA permit is on file with the USACE for this project.

- The Village 7 Specific Plan Project would develop 703 acres of unincorporated land, southwest of the City of Lincoln. The land would be annexed into the City of Lincoln. The project would consist of four planning areas: the Lewis property, which consists of 526 acres, the Aitken Ranch II property which consists of 121 acres, the Scheiber property which consists of 26 acres, and the Remainder Area which consists of 40 acres. The project would develop a maximum of 3,285 residential units and a centrally located Village Center.

### **Reasonably Foreseeable Future Actions under the County of Sacramento General Plan**

The County of Sacramento adopted the County of Sacramento 2030 General Plan in November 2011. The County of Sacramento 2030 General Plan provides for between 103,500 and 150,000 new housing units in Sacramento County. According to the plan, the portion of Sacramento County to the south of the Placer County boundary is generally designated for agricultural residential, low-density residential, and agricultural cropland land uses.

Sacramento County approved the Elverta Specific Plan, which encompasses 1,744 acres (796 hectares) of land. The specific plan provides a set of policies and programs primarily for development of 4,950 residences, including urban residential and, agricultural-residential uses. The plan also includes a commercial site, parks, and open space areas. The Elverta Specific Plan was adopted by the Board of Supervisors in August 2007. The project has not been implemented at this time.

### **Reasonably Foreseeable Future Actions under the Sutter County General Plan**

The Sutter County Board of Supervisors approved a comprehensive update of the Sutter County General Plan in April 2011. According to the approved land use diagram, the area immediately west of the Placer County boundary is designated for agricultural uses.

At this time, one major land development project has been approved by Sutter County for the portion of the County within the cumulative study area. Sutter Pointe Specific Plan, which encompasses approximately 7,528 acres (3,046 hectares) of land in southern Sutter County, envisions establishment of a new city for about 43,000 residents. The project proposes a diverse mix of land uses, including employment centers, many different housing types, retail shopping villages, recreation amenities, schools, community services, supporting on-and off-site infrastructure, roadway improvements, open space, and various public uses including a town center. The Sutter Pointe Specific Plan was approved by the Board of Supervisors on June 30, 2009.

### **Sacramento Area Council of Governments**

The Sacramento Area Council of Governments (SACOG) is a regional organization that provides a variety of planning functions over its six-county region (Sacramento, Yolo, Placer, Sutter, Yuba, and El Dorado counties). SACOG's primary functions are to provide transportation planning and funding for the region and to study and support resolution of regional issues. SACOG conducted several local community workshops to help determine how the Sacramento region should grow through the year 2050.

The result of these efforts was the SACOG Blueprint, a transportation and land use analysis suggesting how cities and counties should grow based on a set of smart growth principles that include transportation choices, mixed-use development, compact development, housing choices and diversity, use of existing assets, quality design and natural resources conservation.

In December 2004, the SACOG Board of Directors adopted the Preferred Blueprint Scenario (SACOG Blueprint), a vision for the growth of the six-county region that promotes compact, mixed-use development and more transit choices as an alternative to low-density development. The project site, which includes the Proposed Action and on-site alternatives, is designated in the SACOG Blueprint for single-family small lot residential and high-density mixed residential uses in the near term. The Off-Site Alternative is designated for low-density mixed-use commercial centers and attached residential uses.

Under the SACOG Blueprint, most of the area in Sacramento County to the south of the Proposed Action site is designated for single-family residential use and some medium-density residential and mixed residential uses. Areas in the southeastern portion of Sutter County are designated for industrial and medium-density mixed residential uses. North of this, the area along the Placer–Sutter County boundary is mostly designated for agricultural uses.

In April 2012, SACOG adopted the 2035 Metropolitan Transportation Plan (MTP)/Sustainable Communities Strategy (SCS) as required by Senate Bill 375. SB 375 requires the formation of a SCS to reach greenhouse gas target emissions by reducing vehicle miles. The MTP/SCS 2035 is a long-range transportation plan and sustainable communities strategy that will serve existing and projected residents and workers within the Sacramento region through the year 2035. The Preferred Blueprint Scenario was used as the starting point in the development of the SCS. The MTP/SCS 2035 accommodates another 871,000 residents, 362,000 new jobs, and 303,000 new homes with a transportation investment strategy of \$35 billion. The SCS includes land use maps identifying areas that SACOG considered appropriate for development and those not appropriate for development. The land use vision embodied in the SCS is consistent with the SACOG Blueprint.

### **Proposed Placer County Conservation Plan**

The Placer County Conservation Plan (PCCP) is a proposed regional partnership between local jurisdictions (the County of Placer, South Placer Regional Transportation Authority (SPRTA), Placer County Water Agency (PCWA), Placer County Resource Conservation District, and the City of Lincoln) and state and federal agencies (Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service, the National Marine Fisheries Service, USACE, the U.S. Environmental Protection Agency (USEPA) and the California Regional Water Quality Control Board). The draft PCCP has not been adopted by any jurisdiction as of the publication of this Draft EIS.

The purpose of the draft PCCP is to protect and enhance ecological diversity and function in the greater portion of western Placer County, while allowing appropriate and compatible growth in accordance with applicable laws. To this end, the draft PCCP describes how to avoid, minimize, and mitigate impacts on Endangered and Threatened species, thereby addressing the permitting requirements under the Federal and State Endangered Species Acts relevant to these species for activities conducted in the plan area by

the permittees, including Placer County, the City of Lincoln, SPRTA, and PCWA. These covered activities include urban growth and a variety of road, water, and other needed infrastructure construction and maintenance activities. The draft PCCP also describes the responsibilities associated with operating and maintaining the new habitat reserves that will be created to mitigate anticipated impacts resulting from growth and development activities. The area proposed for permit coverage under the draft PCCP covers approximately 212,000 acres (86,000 hectares) in the City of Lincoln and unincorporated Placer County. The draft PCCP analyzes land use patterns and forecasts the extent and location of urban, suburban, and rural growth and seeks to reconcile potential future growth with the conservation strategy.

### **3.0.3.8 Evaluation of Potential Cumulative Impacts and Mitigation Measures**

For each resource that was carried forth for cumulative impact assessment, the current health and historical context of the resource is described based on the best available information. The information was drawn from **Chapter 3.0**, of this Draft EIS, supplemented with additional data as necessary.

For each resource that was carried forth for cumulative impact assessment, potential cumulative impacts were evaluated either qualitatively or based on quantitative information where available. For each cumulative impact, the Proposed Action's contribution to the cumulative impact was evaluated to determine whether the contribution would be significant.

As appropriate, mitigation measures were identified to be implemented by either the Applicant or the USACE, or both.

### **3.0.4 TOPICS WITH LESS THAN SIGNIFICANT OR NO IMPACTS FROM THE PROPOSED ACTION AND ALTERNATIVES**

Implementation of the Proposed Action or its alternatives would not result in any direct impacts to parks and recreational facilities as none are present in the area of effect of the Proposed Action or alternatives. Furthermore, Proposed Action and all of the alternatives would include land that would be developed with neighborhood parks and open space to serve the population associated with the Proposed Action or alternatives. In addition, the developer(s) of residential units would pay neighborhood and Citywide park fees at issuance of a building permit. Because adequate parkland would be provided and park fees would be paid, there would be an **indirect beneficial effect** related to parks and recreation.

As noted earlier, there are no wild and scenic rivers in the area of effect of the Proposed Action or alternatives. Therefore, there would be no direct effects on wild and scenic rivers.