

SECTION 1.0

INTRODUCTION

1.0 INTRODUCTION

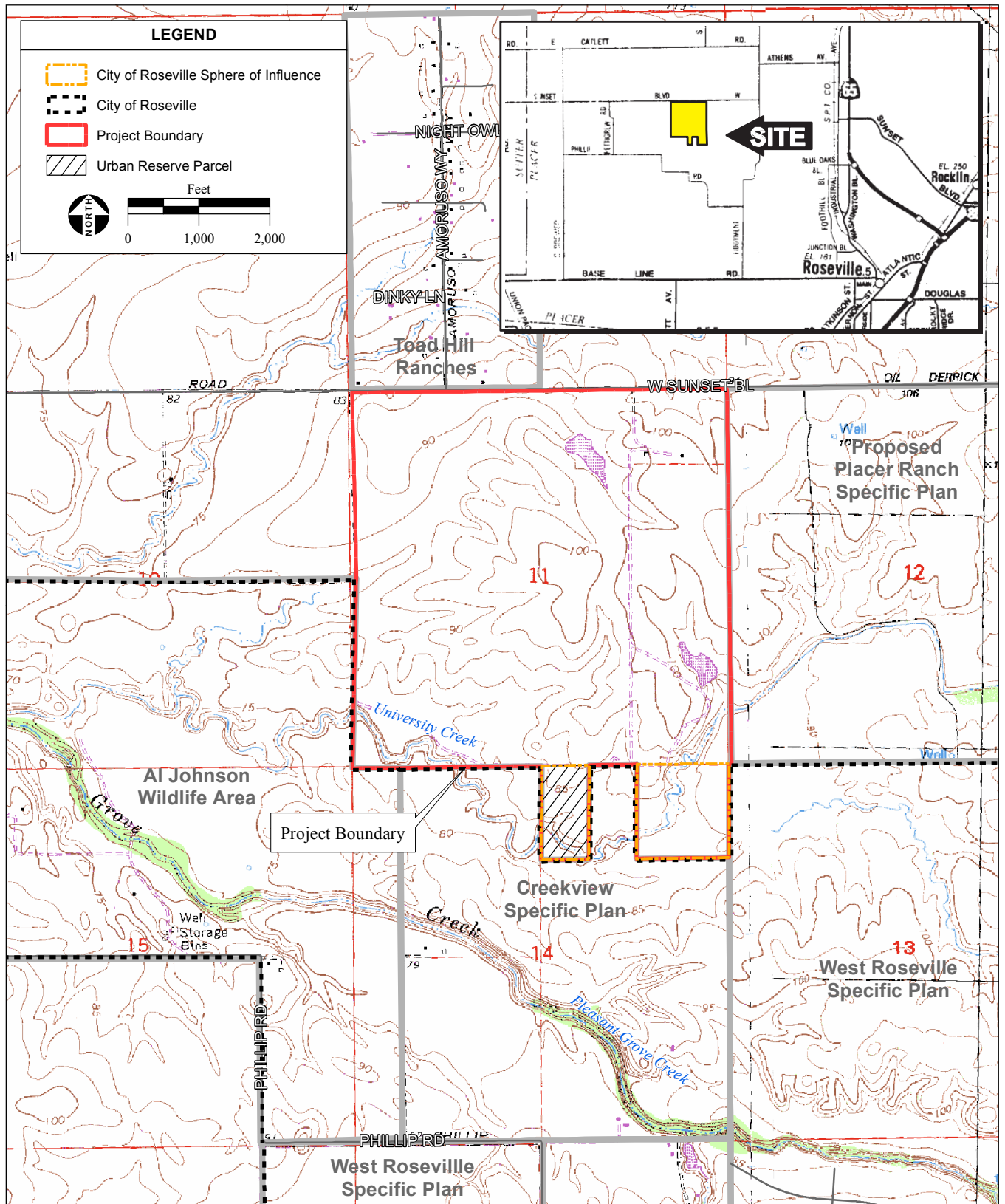
1.1 PROJECT BACKGROUND

This Environmental Impact Report (EIR) examines the potentially significant effects on the environment of the proposed Amoruso Ranch Specific Plan (ARSP or Proposed Project). The following terms are used throughout this EIR to refer to the areas under consideration:

- **ARSP or Proposed Project:** Proposed planning document which covers both the Development Area and Urban Reserve (defined below).
- **Project Site:** Refers to the approximately 694.4-acre area within the boundaries of the ARSP that is also proposed for annexation to the City of Roseville, shown in **Figure 1-1**.
- **Development Area:** Refers to the 625.53 acres within the project site consisting of properties controlled by participating property owners that is proposed for development. This does not include the Urban Reserve or Placer Parkway areas, described below. This portion of the Proposed Project is analyzed in this EIR at a project-specific level.
- **Urban Reserve or Wagner property:** Refers to approximately 20 acres with the project site controlled by non-participating landowners. No specific development is proposed for the Urban Reserve at this time. It is assumed that agricultural/rural residential uses would continue. This portion of the Proposed Project is analyzed in this EIR at a program level.
- **Placer Parkway or Not a Part of this Project (NAPOTS):** Refers to approximately 49 acres within the Development Area that is set aside for the Placer Parkway Regional Transportation Improvement project. This project, although within the overall project site, is a separate project that will be implemented by the South Placer Regional Transportation Authority (SPRTA).
- **Offsite Improvement Areas:** Refers to areas located off-site where project-related improvements would occur that have not been previously analyzed. This includes 17.2 acres in the adjacent City-owned Al Johnson Wildlife Area property (formerly known as the Reason Farms Stormwater Detention Facilities property), not included in the 694.4 acres, on which drainage improvements to serve the Proposed Project will be constructed; the right-of-way of Sunset Boulevard West north and west of the project site; expansion of the Recycled Water Tank located within the Infill Planning Area just west of the West Roseville Specific Plan (WRSP) Area, and the improvements to the Tinker Pump Station and associated pipeline along Tinker Road. As discussed in **Section 2.9**, additional offsite improvement areas have been evaluated in previous California Environmental Quality Act (CEQA) documents.

The Specific Plan for the Proposed Project is provided in **Appendix A**. The Proposed Project consists of the following:

1. Adoption of the proposed ARSP, which would allow for the development of the following uses within the 694.4-acre project site: 2,827 dwelling units consisting of a mix of low-, medium-, and high-density residential (HDR) uses; community commercial uses; public/quasi-public uses; parks and recreation areas; open space; paseos; urban reserve area; and roadways.



SOURCE: "Pleasant Grove, CA" USGS 7.5 Minute Topographic Quadrangle, T11N, R5E, Sections 11 and 14, Mt. Diablo Baseline & Meridian; ESRI Data, 2014; Placer County, 2013; AES, 12/10/2015

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Figure 1-1
Vicinity Map

2. Annexation and sphere of influence amendment of the entire 694.4-acre project site into the City of Roseville.
3. Offsite improvements on 17.2 acres of the adjacent Al Johnson Wildlife Area, within the Sunset Boulevard West right-of-way, the recycled water tank site adjacent to the WRSP Area, and within the Tinker Pump Station and Tinker Road right-of-way.

1.2 PURPOSE AND INTENDED USE OF THE EIR

The City of Roseville has prepared this EIR for the following purposes:

- To satisfy the requirements of the CEQA (Public Resources Code [PRC] Section 21000 *et seq.*), the CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000 *et seq.*), and the City's procedures for implementing CEQA.
- To inform the general public, the local community, responsible, trustee and federal agencies, other interested public agencies, and the City's decision regarding the potential environmental effects resulting from implementation of the Proposed Project, as well as possible measures to mitigate significant effects, and alternatives to the Proposed Project.
- To enable the City to consider environmental consequences when deciding whether to approve the Proposed Project.
- For use by responsible agencies (e.g. Placer County Local Agency Formation Commission [LAFCO]) to issue permits and approvals as required.

In summary, this document is intended to provide decision-makers and the public with information that enables them to intelligently consider the environmental consequences of the Proposed Project. It identifies significant or potentially significant environmental effects ("impacts") and ways in which those impacts can be reduced to less-than-significant levels, whether through implementation of mitigation measures adopted by the lead agency or through the implementation of alternatives to the project. In a practical sense, an EIR functions as a method of fact-finding, allowing an applicant, the public, other public agencies, and agency staff an opportunity to review and evaluate baseline conditions and project impacts through a process of full disclosure.

1.3 TYPE OF EIR

This EIR provides a project-level analysis for the proposed Development Area and a program-level analysis of the Urban Reserve property, as further described below.

The CEQA Guidelines define a project EIR as "focusing primarily on the changes in the environment that would result from the development project" (CEQA Guidelines § 15161). As further stated in Section 15161, a project-specific EIR "shall examine all phases of the project including planning, construction, and operation." A project-specific analysis has been prepared for the ARSP Development Area because the proposed Specific Plan and associated studies and reports contain the information necessary to perform such an analysis.

By contrast, a program EIR is defined by CEQA Guidelines Section 15168(a) as follows:

A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

1. Geographically;
2. As logical parts in the chain of contemplated actions;
3. In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or
4. As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in several different ways.

The Development Area and Urban Reserve are geographically related. No specific land use plan for developing the Urban Reserve property is proposed at this time. Therefore, it is assumed that the agricultural and rural residential uses of that property would continue into the foreseeable future. The Urban Reserve land use designation proposed for the parcel would allow the development of one residential unit within the property. This EIR, therefore, contains a dual-level analysis in order to ensure that the effects of developing both the Development Area and the Urban Reserve are not segmented, while recognizing that the two components are at different stages of planning. It is expected that, at the time specific development is proposed within the Urban Reserve (Wagner property), additional approvals would be required, and project-level environmental review would be performed based on specific development proposals.

1.4 INCORPORATION BY REFERENCE

State CEQA Guidelines Section 15150 allows for incorporation by reference of “all or portions of another document which is a matter of public record or is generally available to the public.” Incorporation by reference is used principally as a means of reducing the size of EIRs. This EIR relies, in part, on information previously prepared by the City of Roseville or responsible agencies for areas within the project vicinity or infrastructure improvements necessary to serve the project site.

The documents listed below are incorporated by reference, as source documents for this EIR. Pursuant to CEQA Guidelines Section 15150 (e) and (f), these documents were used primarily to describe the environmental setting, state applicable City plans or policies, provide general background material, or communicate descriptive technical material. These documents are available for public review and inspection during normal business hours (8 a.m. to 5 p.m. Monday through Friday) at the City of Roseville Permit Center, 311 Vernon Street, Roseville, CA 95678, or at the City's website at www.roseville.ca.us.

- Creekview Specific Plan (CSP) Final EIR (April 2011; SCH #2008032017)

The project site is located adjacent to the CSP. The CSP was approved on September 19, 2012 and the area was annexed into the City on April 17, 2013. A Development Agreement between the City and the CSP-applicant was executed on October 3, 2012. The CSP includes 2,011

residential units on 501.3 acres of land; composed of Low Density Residential (LDR), Medium Density Residential (MDR), HDR, commercial, open space and other project components similar to the ARSP. Impacts determined to be significant and unavoidable based on the project-level and cumulative analyses in the CSP Final EIR follow.

Significant and Unavoidable:

- Inducement of substantial population growth
- Increased traffic on City of Roseville roadways
- Increased traffic on State Highways
- Increased traffic on Placer County roadways
- Increased traffic on Sacramento County roadways
- Increased emissions of fugitive dust and PM₁₀ from construction activities
- Increased emissions of ozone precursors during construction (short-term)
- Increased emissions of air pollutants during operation
- Increase in offsite traffic noise
- Alteration of the visual character of the site and vicinity
- New sources of light and glare

Cumulative:

- Loss of open space and grassland
- Contribution to the loss of agricultural land
- Increased traffic
- Increased traffic on City of Roseville roadways
- Increased traffic on State Highways
- Increased traffic on Placer County roadways
- Increased traffic on Sacramento County roadways
- Increased traffic on Sutter county roadways
- Increased emissions of fugitive dust and PM₁₀ from grading and trenching activities
- Increased emissions of ozone precursors during construction (short-term)
- Increased emissions of air pollutants during operation
- Contribution to greenhouse gas emissions/global warming
- Increase in offsite traffic noise
- Alteration of the visual character of the site and vicinity
- Potential disturbance or destruction of subsurface archaeological or historical resources
- New sources of light and glare
- Increased demand for water

This EIR incorporates pertinent information provided in the CSP Final EIR for information that remains up to date and is relevant to the analysis of the Proposed Project. In particular, this EIR relies on the contextual project analysis established in the CSP Final EIR as it applies to the Proposed Project, as well as the analysis of public infrastructure improvements necessary to serve the proposed development, such as extension of Blue Oaks Boulevard, extension of Westbrook Boulevard to serve the site, recycled water storage volume and utility infrastructure that will need to be extended to serve ARSP.

- WRSP Final EIR (January 2004; SCH #2002082057)

The WRSP is a 3,162-acre project located directly to the southeast of ARSP, approved February 4, 2004. This EIR incorporates pertinent information provided in the WRSP Final EIR for information that remains up to date and is relevant to the analysis of the Proposed Project. In particular this EIR incorporates by reference the analysis of public infrastructure improvements that may be necessary to serve the proposed development, including expansion of the Pleasant Grove Wastewater Treatment Plant (PGWWTP) and the Sacramento River Water Reliability Project.

- Sierra Vista Specific Plan (SVSP) Final EIR (May 2010, SCH#2008032115)

The SVSP is a 2,064-acre project located approximately 2.25 miles south of ARSP, approved in May 2010 and amended in June 2012. This EIR incorporates pertinent information provided in the SVSP Final EIR that remains up to date and is relevant to the analysis of the Proposed Project. In particular this EIR incorporates by reference the analysis of public infrastructure improvements that may be necessary to serve the proposed development, including expansion of the recycled water storage tank which is identified as a WRSP offsite improvement.

- Placer Vineyards Specific Plan (PVSP) Supplement to the Final EIR (June 2007, SCH#1999062020)

The PVSP is a 5,230-acre project located approximately 3.75 miles south of ARSP, approved July 16, 2007. In December 2006, the PVSP Final EIR, which includes responses to comments on the Revised Draft EIR, and the Partially Recirculated Revised Draft EIR, were both released for public review. In April of 2007, a Second Partially Recirculated Revised Draft EIR was released for public comment to respond to environmental issues that had arisen since the release of the Final EIR. The new information included a discussion of an additional special status species, presentation of a supplemental water supply analysis, additional traffic analysis, and an analysis of the impact of the project on global climate change. A Supplement to the Final EIR was released for public review on June 22, 2007. These documents are available online here: <http://www.placer.ca.gov/departments/communitydevelopment/planning/pvineyards>. This EIR incorporates pertinent information provided in these documents that remains up to date and is relevant to the analysis of the Proposed Project. In particular this EIR incorporates by reference the analysis of certain water supply sources and associated infrastructure that may be necessary to serve the Proposed Project, including the planned Ophir Water Treatment Plant and Placer County Water Agency (PCWA) water transmission pipelines and the Sacramento River Water Reliability Project.

- City of Roseville Retention Basin Project Final EIR (January 2003; SCH#2002072084)

The City of Roseville Retention Basin Project originally consisted of two detention basins, one located north of Pleasant Grove Creek and the second located south of the creek, within a 1,500-acre site located adjacent to and south of the project site western boundary. The Retention Basin Project is intended to provide retention storage to alleviate potential downstream flooding that

could be caused by entitled project and future projects within the City. As described in **Section 4.13**, the Proposed Project in combination with cumulative development will contribute towards the need for the City to construct the northern basin. This EIR incorporates pertinent information provided in this document that remains up to date and is relevant to the analysis of the Proposed Project. In particular this EIR incorporates by reference the analysis of environmental impacts resulting from construction of the northern basin.

- Placer Parkway Corridor Preservation Tier 1 Environmental Impact Statement (EIS) / Program EIR Final Tier 1 Section 4(f) Evaluation (November 2009; SCH#2003092069)

The Placer Parkway is proposed to be an approximately 15-mile long, high-speed transportation facility, which will connect State Route (SR) 65 in western Placer County to SR 70/99 in south Sutter County. A Tier 1 EIS/EIR was prepared to coordinate the federal (National Environmental Policy Act [NEPA]) and State (CEQA) requirements for the Placer Parkway Corridor Preservation Project. The Tier 1 EIS/EIR evaluated the corridor alternatives so that the Federal Highway Administration (FHWA), the California Department of Transportation (Caltrans), and SPRTA can make an informed decision on selecting and preserving a corridor for the future construction of the Placer Parkway. In November 2009 the Final Tier 1 EIS/EIR, which contains responses to comments received on the 2007 Draft Tier 1 EIS/EIR and the 2009 Partially Revised Draft Tier 1 EIS/EIR, was released. These documents are available online at:

<http://www.pctpa.net/placerparkway/index.htm>. This EIR incorporates pertinent information provided in this document that remains up to date and is relevant to the analysis of the Proposed Project. In particular this EIR incorporates by reference the analysis of environmental impacts resulting from construction of Placer Parkway within the project site.

- Foothill Phase II Water Treatment Plant and Pipeline EIR (June 2005; SCH#2004102002)

The Foothill Phase II Water Treatment Plant and Pipeline Project (now Ophir Water Treatment Plant/Pipeline Project) consists of a new 30 million gallons per day (mgd) water treatment plant to be constructed on a 35 acre site, and associated pipelines. The Final EIR was issued by PCWA in June 2005. This EIR incorporates pertinent information provided in this document that remains up to date and is relevant to the analysis of the Proposed Project. In particular this EIR incorporates by reference the analysis of environmental impacts resulting from construction of the Ophir Water Treatment Plant and associated pipelines.

- Aquifer Storage and Recovery (ASR) Program EIR (March 2012; SCH#2009072018)

The ASR Program was proposed by the City of Roseville to improve water supply reliability, maintain groundwater as a sustainable resource, improve operational flexibility, and meet local and regional conjunctive use program goals and policies. ASR is a process where treated surface water is injected through specially designed groundwater wells into the groundwater aquifer for storage. It is later recovered when needed for municipal use thereby increasing the City's water reliability during peak demand times, or during dry rainfall years. The City finalized and approved the Final EIR for the ASR Program in 2012. This EIR incorporates pertinent information provided in this document that remains up to date and is relevant to the analysis of

the Proposed Project. In particular this EIR incorporates by reference the analysis of environmental impacts resulting from the implementation of the ASR Program.

- Water Forum Agreement (WFA) Final EIR (October 1999; SCH #19950824041)

In January 1999, the Sacramento City-County Office of Metropolitan Water Planning published the Draft EIR for the WFA. The WFA EIR addresses the impacts and mitigation measures that the area stakeholders would need to comply with in order to implement the water supply program outlined in the WFA. The Final EIR for the WFA was certified on November 23, 1999. The findings of that EIR, and the accompanying Water Forum Action Plan, outline a program whereby water delivery could be supplied to area stakeholders through the year 2030, provided that a permanent pumping plant is constructed at Auburn and the Sacramento River Water Reliability Project division facilities are constructed. This EIR incorporates pertinent information provided in this document that remains up to date and is relevant to the analysis of the Proposed Project. In particular this EIR incorporates by reference the analysis of environmental impacts resulting from the implementation of water diversions under the WFA.

- Roseville Regional Wastewater Treatment Service Area Master Plan EIR (May 1996; SCH#199309)

The Regional Wastewater Treatment Service Area Master Plan was prepared by the City to address major wastewater treatment improvements that would serve buildout of the service area based on planning documents adopted by 1996. The new or upgraded facilities proposed in the Master Plan include: 1) wastewater transmission facilities; 2) wastewater treatment and discharge facilities; and 3) reclamation system facilities. As part of its analysis, the EIR analyzed the construction and operation of the PGWWTP up to 29.5 mgd average dry water flow (ADWF) within its 110-acre site (then referred to as 116 acres) under Alternative 2 Site A. This EIR incorporates pertinent information provided in this document that remains up to date and is relevant to the analysis of the Proposed Project. In particular this EIR incorporates by reference the analysis of environmental impacts resulting from operation of the PGWWTP up to 29.5 mgd.

1.5 LEAD, RESPONSIBLE, AND TRUSTEE AGENCIES

As required by CEQA, this EIR defines lead, responsible, and trustee agencies. The City of Roseville is the lead agency for the Proposed Project because it holds principal responsibility for approving the Proposed Project. A responsible agency is a public agency other than the lead agency that has discretionary approval over the Proposed Project. Potential responsible agencies include: LAFCO, the Central Valley Regional Water Quality Control Board (CVRWQCB), the State Water Resources Control Board (SWRCB), County of Placer, and PCWA. A trustee agency is defined as a state agency that has jurisdiction by law over natural resources that are held in trust for the people of the state. The California Department of Fish and Wildlife (CDFW) is a trustee agency with respect to the Proposed Project.

CEQA also requires coordination with federal agencies, such as the United States Fish and Wildlife Service (USFWS), the United States Army Corps of Engineers (USACE), and the United States

Environmental Protection Agency (EPA) which are interested in the outcome of the City's planning process, as each of them will be involved in federal permitting necessary for the project site to develop. These federal agencies will be responsible for satisfying NEPA – the federal counterpart to CEQA – in connection with the regulatory approvals they will be called upon to make with respect to the ARSP.

1.6 SCOPE OF THE EIR

In accordance with CEQA Guidelines Section 15063, the scope of this EIR includes analysis of environmental issues identified as potentially significant in the Initial Study (IS); Notice of Preparation (NOP); comments on the NOP; and scoping discussions among local, state, and federal agencies, the public, consulting staff, and the City of Roseville. The IS and the NOP and comment letters received during the NOP review period are included in **Appendices B** and **C** of this EIR, respectively. The scoping process identified potential impacts in the following issue areas associated with the construction and/or operation of the project.

- Aesthetics;
- Agricultural Resources;
- Air Quality;
- Climate Change and Greenhouse Gas Emissions;
- Biological Resource impacts to habitat and sensitive species;
- Cultural Resources, including archaeological and paleontological resources;
- Energy;
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Noise;
- Population and Housing;
- Public Services;
- Recreation;
- Transportation and Traffic;
- Utilities and Service Systems;
- Growth Inducement; and
- Cumulative Impacts.

This EIR evaluates the direct, indirect, and cumulative impacts resulting from planning, construction, and operation of the Proposed Project using the most current information available and in accordance with the provisions set forth in the CEQA Guidelines. In addition, the EIR recommends potentially feasible mitigation measures, where possible, and project alternatives that would reduce or eliminate any significant environmental effects of the project.

The Alternatives section of the EIR (**Section 6.0**) was prepared in accordance with Section 15126.6 of the CEQA Guidelines. The alternatives analyzed in this EIR in addition to the Proposed Project are:

Alternative 1: No Project/No Build Alternative. The purpose of this alternative is to allow decision-makers to compare the impacts of approving the Proposed Project with the impacts of not approving the Proposed Project. Under this alternative, the existing land use designations would remain in effect and no development would occur.

Alternative 2: Reduced Density, Similar Development Footprint Alternative. This alternative assumes similar open space avoidance as the Proposed Project, but residential development densities would be reduced by approximately 20 percent (504 units less), for a lower total of 2,323 residential units. This alternative was developed to reduce impacts associated with the number of residential units and population within the project site, including but not limited to, vehicle trips and associated emissions and noise.

Alternative 3: Compact Development Footprint Alternative. This alternative assumes slightly more residential units as the Proposed Project but at a greater density with more open space preserved. This alternative would have approximately 2,936 residential units (109 units more) and 205 acres of open space (approximately 60 acres more or an increase of 40 percent). This alternative was developed to reduce impacts associated with the conversion of open space land to urban uses, including but not limited to, potential impacts associated with biological resources, agricultural resources, and stormwater runoff.

Alternative 4: Minimum Wetland Impact Alternative. This alternative assumes that impacts to wetlands would be minimized by reducing the project development footprint. This alternative would provide approximately 1,980 residential units (847 units less) and 278.6 acres of open space (approximately 133 acres more or an increase of 90 percent).

The Alternatives analysis identifies the “environmentally superior” alternative as required by CEQA.

In preparing this EIR, pertinent City policies and guidelines, existing EIRs, and background documents prepared by the City were all evaluated for their applicability to the Proposed Project. A complete list of references is provided in **Section 9.0** of this EIR.

1.7 EIR ADEQUACY

The level of detail contained throughout this EIR is consistent with Section 15151 of the CEQA Guidelines, which states as follows:

An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of the environmental consequences. An evaluation of the environmental effects of a Proposed Project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.

1.8 ENVIRONMENTAL REVIEW PROCESS

This EIR has been prepared to meet all of the substantive and procedural requirements of CEQA. As the lead agency, the City of Roseville has primary responsibility for conducting the environmental review and approving or denying the Proposed Project.

As a first step in complying with the procedural requirements of CEQA, the City examined whether or not any aspect of the Proposed Project, either individually or cumulatively, may cause a significant effect on the environment. For the Proposed Project, it was determined that the Proposed Project may have significant impacts and that an EIR would be prepared to analyze the impacts.

An NOP was issued for the Proposed Project on October 30, 2013. During the 30-day scoping period, which ended on December 2, 2013, the City held a public scoping meeting on November 18th at the Roseville Civic Center. The City received 10 comment letters during the scoping period. The NOP and scoping comment letters are provided in **Appendix C**. Since the release of the NOP, minor modifications have been made to the land use plan and are presented in this EIR. Specifically, the number of residential units was reduced by 213 units, open space areas increased by 10.2 acres, park acreage was reduced by approximately 2.5 acres, and the school site increased by 2.5 acres. The areas proposed for residential development remain similar to the land use plan published with the NOP.

During the preparation of the EIR, agencies, organizations, and persons who the City believed might have an interest in the Proposed Project were specifically contacted. Information, data, and observations from these contacts are included in the EIR. Agencies or interested persons—including those who did not respond during the public review period for the NOP—will have an opportunity to provide input during the 45-day public review period for the Draft EIR, as well as at public hearings on the Proposed Project.

Additionally, according to PRC Section 21081.6 (a)(1), for projects in which significant impacts will be lessened or avoided by mitigation measures, the lead agency must prepare a mitigation monitoring program (MMP), to be adopted at the same time the lead agency decision-making body makes its Findings. The purpose of the MMP is to ensure compliance with required mitigation during implementation of the Proposed Project.

There are instances in which significant impacts may not be mitigated to a less-than-significant level. When this occurs, impacts are considered significant and unavoidable. If a public agency approves a project that has significant and unavoidable impacts, the agency shall state in writing the specific reasons for approving the project based on the EIR and any other information in the public record. This portion of the CEQA findings is the “Statement of Overriding Considerations” and is used to explain the specific reasons why the benefits of a Proposed Project outweigh and make acceptable its significant environmental effects. That statement is prepared, if required, after the Final EIR has been completed, yet before action to approve the Proposed Project has been taken.

1.9 DOCUMENT ORGANIZATION

This EIR has been designed for easy use and reference. To help the reader locate information of particular interest, a brief summary of the contents of each section of the EIR is provided. This report includes eight principal parts:

- **Introduction (Section 1.0)** - Provides a brief project background and description of the EIR, including its purpose, intended use, type, scope, and standards for adequacy; and identification of lead, responsible, trustee and federal agencies; a description of the environmental review process; and a summary of how the document is organized.
- **Project Description (Section 2.0)** - Includes a description of the project site; a statement of project objectives; a general description of the project's technical and environmental characteristics, including proposed plans for development of the area; and required governmental approvals.
- **Executive Summary (Section 3.0)** - Presents an overview of the results and conclusions of the EIR. This section identifies project impacts for the ARSP, program-level impacts for the Urban Reserve area, and feasible mitigation measures to lessen or avoid the significant impacts of the Proposed Project. It also identifies the level of significance of impacts both before and after the implementation of mitigation measures.
- **Environmental Analysis (Section 4.0)** - Includes a topic-by-topic analysis of baseline environmental conditions and impacts that would or could result from expansion of the City's boundaries and implementation of the ARSP. It also identifies potentially feasible mitigation measures that, if adopted, would reduce the level of significance of environmental impacts. The results of field visits, data collection, and review, and Resource Agency early consultation are included in the analysis.
- **CEQA Considerations (Section 5.0)** - Includes a discussion of certain specific issues that CEQA requires: significant unavoidable adverse impacts, irreversible environmental changes, growth inducement, and summary cumulative impacts discussed in **Section 4.0**.
- **Alternatives (Section 6.0)** - Includes an assessment of alternative methods for accomplishing most of the basic objectives of the Proposed Project while avoiding or substantially lessening at least one significant impact of the Proposed Project. This assessment provides information for decision makers to make a reasoned choice among potentially feasible alternatives based on comparing the impacts of the alternatives to the impacts of the Proposed Project, and identifies the environmentally superior alternative.
- **Planning Considerations (Section 7.0)** - Provides an analysis of consistency with applicable plans, policies and agreements.
- **Appendices** - Contains various reference documents and reports providing support and documentation of the analysis performed in the EIR.