



2ND ADDENDUM TO CREEKVIEW SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT (SCH #02008032017, ADOPTED ON SEPTEMBER 19, 2012)

Project Title/File Number:	CVSP PCL C-1 TO C-7, C-20 TO C-22, C-40, C-43, C-50, C-52, C-60 & C-80 – Creekview Amendments; File #PL20-0201
Project Location:	The project includes several parcels within the Creekview Specific Plan, which is located approximately 6 miles west of Interstate 80 and State Route 65, 10 miles northeast of the City of Sacramento, 10 miles east of State Route 99, 5 miles west of downtown Roseville, and four miles east of the Sutter County line. The site is on the north side of the future Blue Oaks Boulevard and north of Pleasant Grove Creek.
Project Description:	The project includes a General Plan Amendment and Specific Plan Amendment to the Creekview Specific Plan (CSP) to transfer 36 units from Medium Density Residential parcels C-20 and C-22 to Low Density Residential parcels C-1 through C-4, and to establish modified development standards. No changes will be made to the overall unit count for the CSP. The project will make minor adjustments to the acreages of large lot parcels, which will require minor revisions to the General Plan and Specific Plan land use designations. The project includes a Rezone to adjust the acreages of zoning designations consistent with the acreage adjustments proposed with the map modifications. The CSP Development Agreement will be amended to reflect the change in units, acreages, and affordable housing allocations. Lastly, a Large Lot Tentative Subdivision Map Modification is proposed for Parcels C-1 through C-7, C-20 and C-21, C-50, C-52, C-60 and C-80; a Small Lot Tentative Subdivision Map Modification is proposed for Parcels C-2 through C-4, and C-6 & C-7; and a Small Lot Tentative Subdivision Map is proposed for Parcels C-20 to C-22.
Project Applicant:	Brian Moore, Anthem United Creekview Developments, L.P.
Property Owner:	Brian Moore, Anthem United Creekview Developments, L.P.
Lead Agency Contact:	Kinarik Shallow, Associate Planner; Phone (916) 746-1309

An Addendum to a previously certified environmental impact report (EIR) may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the below analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the adopted EIR adequate to describe the impacts of the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or

attached to the final EIR for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

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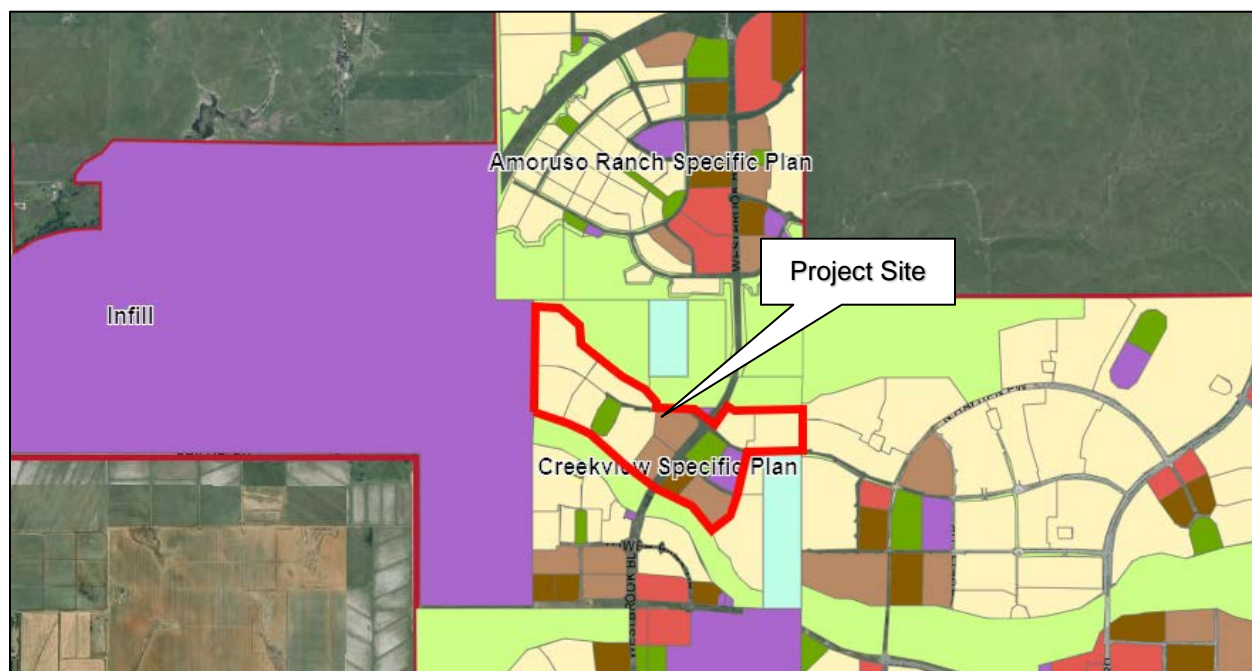
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PROJECT DESCRIPTION

Project Location

The project site is located approximately six miles west of Interstate 80 and State Route 65, 10 miles northeast of the City of Sacramento, 10 miles east of State Route 99, five miles west of downtown Roseville, and four miles east of the Sutter County line. The site is on the north side of the future Blue Oaks Boulevard extension and north of Pleasant Grove Creek (see Figure 1 below).

Figure 1: Project Site



Background

2012 Project

On September 19, 2012 the City Council adopted a resolution certifying the Creekview Specific Plan Final Environmental Impact Report (FEIR) as adequate, complete, and in compliance with CEQA. Findings and a statement of overriding considerations were made for the Significant Impacts identified in the EIR and Mitigation Measures were adopted. The EIR identified Significant and Unavoidable Impacts which could not be reduced, Significant Impacts that could be reduced to Less Than Significant, and Less Than Significant Impacts that would occur as a result of the project. The project included the adoption of the Creekview Specific Plan (CSP) for approximately 501 acres of undeveloped land adjacent to the northwest boundary of the City of Roseville for which annexation was proposed. The Specific Plan included the following mix of land uses:

- 2,011 dwelling units
 - 836 Low Density Residential
 - 655 Medium Density Residential
 - 520 High Density Residential
- 19.3 acres Community Commercial (CC) and Community Commercial/Business Professional (CC/BP)
- 9.6 acres Public/Quasi-Public (Elementary School, Electric Substation, etc.)

- 15.7 acres Neighborhood Parks
- 136.2 acres Open Space

With approval of the CSP, a Development Agreement was negotiated between the landowners and the City that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of then the plan area of a 30 year period.

2016 Project

On March 16, 2016 the City Council approved an amendment to the CSP to transfer residential units between 23 of the Specific Plan large lot parcels and to adjust the acreage of some of those large lot parcels. A Tentative Subdivision Map, Design Review for Residential Subdivision, and Tree Permit were approved. City Council recognized the exempt status of this project under CEQA Section 15182 and acknowledged that none of the conditions requiring a Subsequent, Supplemental, or Addendum to the Creekview EIR existed. The amended Specific Plan resulted in the following land use distribution:

- 2,011 dwelling units
 - 810 Low Density Residential
 - 654 Medium Density Residential
 - 547 High Density Residential
- 19.3 acres Community Commercial and CC/Business Professional
- 9.6 acres Public/Quasi-Public (Elementary School, Electric Substation, etc.)
- 15.7 acres Neighborhood Parks
- 136.2 acres Open Space

2019 Project

On October 23, 2019, the City Council approved a General Plan Amendment and a Specific Plan Amendment to redistribute the land uses and residential units within 501 acres of the CSP. The overall dwelling unit allocation remained unchanged at 2,011 units and 141 units were transferred from Medium Density Residential (MDR) to Low Density Residential (LDR) villages. Acreage in Community Commercial (CC) was decreased by 6.3 acres and Community Commercial/Business Professional (CC/BP) uses were eliminated. In addition, the project included approval of a Rezone consistent with the land use changes and a Development Agreement Amendment to reflect the changes. Lastly, modifications to large lot and small lot subdivision maps were approved. The majority of the changes occurred in the portion of the plan area located to the south of Pleasant Grove Creek. Consistent with CEQA Section 15164, an Addendum to the CSP EIR (SCH #02008032017) was prepared for the project, which determined the project would not have the potential to result in any new impact that was not previously disclosed, and will in general result in reduced impacts compared to the previous analyses. The City Council considered the Addendum prior to taking action on the project. The amended Specific Plan resulted in the following land use distribution:

- 2,011 dwelling units
 - 951 Low Density Residential
 - 513 Medium Density Residential
 - 547 High Density Residential
- 9.2 acres Community Commercial
- 9.6 acres Public/Quasi-Public (Elementary School, Electric Substation, etc.)
- 16.3 acres Neighborhood Parks
- 136.9 acres Open Space

Environmental Setting

The project site is characterized by gently rolling topography and large, open annual grassland areas with valley oak riparian woodland habitat. The site's natural features include Pleasant Grove Creek, which traverses the southern portion of the site in a westerly direction, to the western edge of the project site. Seasonal wetlands, including vernal pools and seasonal drainages, are scattered throughout the site.

Approximately 500 trees are located along the Pleasant Grove corridor along the southern portion of the Project Area, with a few scattered trees near the northeastern portion of the site. Most of the trees along Pleasant Grove Creek are cottonwoods, oaks and willows.

The land south of the creek is generally flat grassland areas. North of the creek the topography includes more rolling hills. Land north of the creek has been used for cattle grazing and agricultural enterprises. Most of the land located south of the creek has been idle since 1989. The site elevation ranges from approximately 75 to 95 feet above mean sea level.

Pursuant to the approved 2016 CSP, tree removal and grading have commenced for the portion of the project south of Pleasant Grove Creek and for a grading borrow area located north of the creek. Grading operations include construction of the Pleasant Grove Creek bypass channel on the CSP site and off-site on the Al Johnson Wildlife Area (AJWA). Construction is underway for the segment of Westbrook Boulevard north of Blue Oaks Boulevard to Creekview Plaza and the extension of Blue Oaks Boulevard along the project frontage to Westbrook Boulevard.

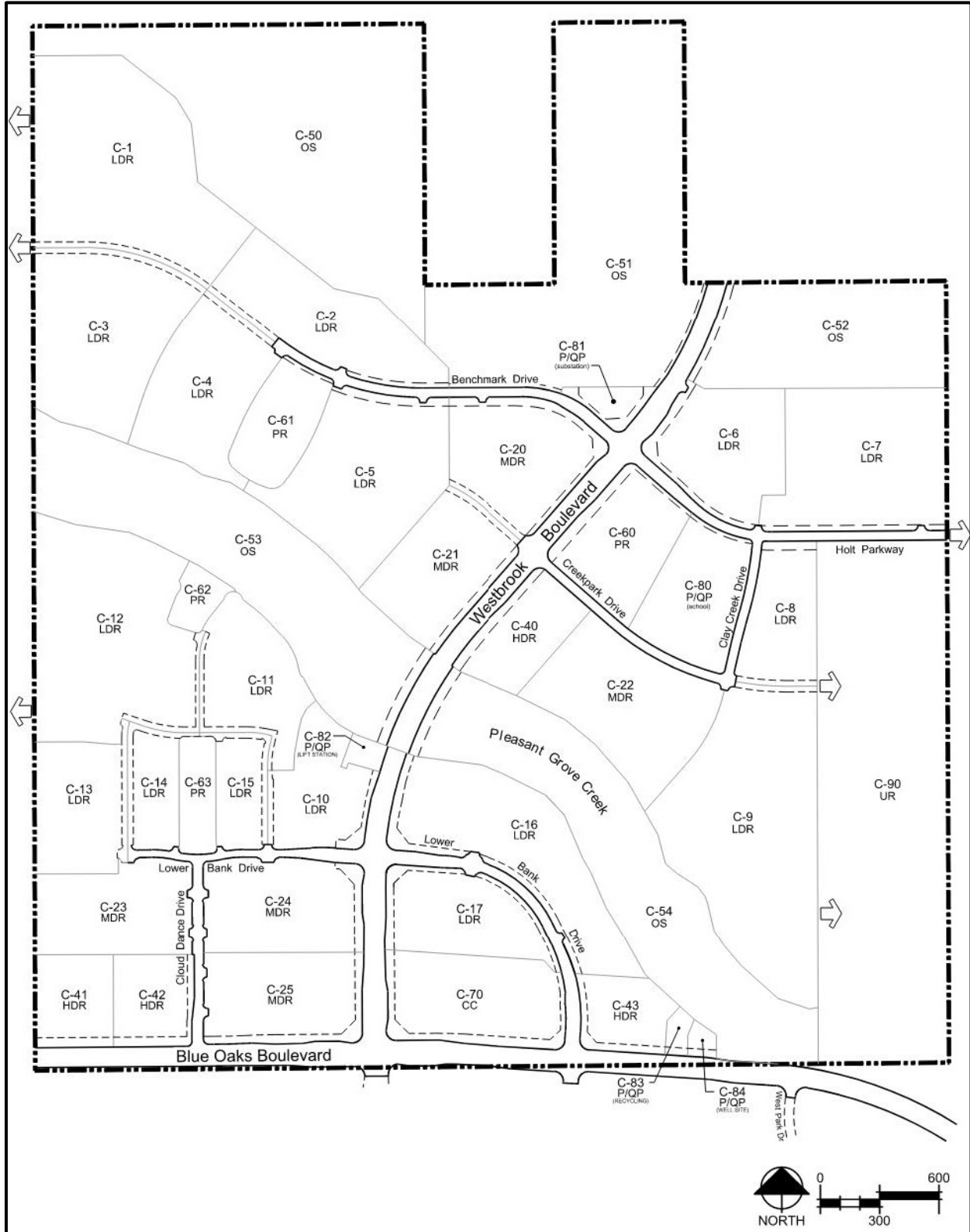
Proposed Project

The applicant is currently requesting an amendment to the 2019 Creekview Specific Plan (CSP) (Creekview Specific Plan Specific Plan Amendment or CSP SPA) to redistribute the residential units within the approved 501-acre site. With the CSP SPA, the overall dwelling unit allocation will remain at 2,011; however, 36 units will be transferred from MDR to LDR villages. No changes are proposed to the number of HDR units. The current affordable housing allocations in the CSP will be transferred from MDR parcels C-20, C-22, and C-25 and HDR parcel C-42 to HDR parcels C-40 and C-43 as low- and very-low-income rental units. A Rezone is included to adjust the acreages of zoning designations consistent with the proposed acreage adjustments; no changes to the zoning designations will be made. The project includes a Large Lot Tentative Subdivision Map Modification and a Small Lot Tentative Subdivision Map Modification to modify some of the large and small lot parcels to reflect anticipated housing types, and a Small Lot Tentative Subdivision Map to create subdivision maps for MDR Parcels C-20, C-21, and C-22. The CSP will be amended to include modified development standards for the Small Lot Residential/Development Standards (RS/DS) zone. Lastly, the Creekview Development Agreement will be amended to reflect the proposed unit transfers, acreage changes, and affordable housing allocations. The proposed land use distribution is summarized below and shown on the Land Use Plan in Figure 2.

- 2,011 dwelling units
 - 987 Low Density Residential
 - 477 Medium Density Residential
 - 547 High Density Residential
- 9.2 acres Community Commercial
- 10.25 acres Public/Quasi-Public (Elementary School, Electric Substation, etc.)
- 15.68 acres Neighborhood Parks
- 136.7 acres Open Space

The majority of the requested changes will occur in the portion the plan area located north of Pleasant Grove Creek. The proposed CSP SPA warrant some minor changes and additions to the EIR; however the changes are not substantial and none of the conditions described in Section 15162 apply.

Figure 2: Proposed Land Use Plan



PURPOSE AND SCOPE OF ADDENDUM

This Addendum has been prepared to identify and assess the anticipated environmental impacts of the above-described project. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project as well as updated technical analyses, prepared by qualified consultants. This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

Where, as here, an EIR addressing an earlier version of the project has been previously prepared and certified, the lead agency considers the relevance of that prior EIR in light of the current modified version of the project and changed circumstances since the time of the preparation of the prior EIR. Pursuant to CEQA Guidelines §15162-15163, if the lead agency determines, based on substantial evidence, that new information of substantial importance, or changes to the project or surrounding circumstances will require major revisions to the previous EIR due either to a new significant effect or a substantial increase in the severity of a previously identified significant effect on the environment, the lead agency is required to prepare a Subsequent EIR or an EIR Supplement to analyze the project at hand. Pursuant to CEQA Guidelines §15164, if the agency finds no basis for requiring the preparation of either a Subsequent EIR or an EIR Supplement, but some changes or additions are necessary, an Addendum shall be prepared.

The Creekview Specific Plan EIR was adopted by City Council on September 19, 2012. The document analyzed the impacts that would occur as a result of annexing the approximately 501-acre site to the City for urban development, adopting the Creekview Specific Plan (CSP), approving General Plan land use designation and text amendment, pre-zoning and the associated large lot map and development agreement. A copy of the CSP EIR is available for review at <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774592>. The EIR is also available for review during normal weekday business hours at the City of Roseville Development Services Department, 311 Vernon Street Roseville, CA.

In accordance with CEQA, it was determined that the CSP would result in significant impacts on the environment and a Final EIR was prepared for the project (SCH 02008032017). A Notice of Completion was filed with the State of California Office of Planning and Research. The FEIR was certified by the City Council on September 19, 2012.

The CSP EIR is used in the evaluation of this project. It should be noted that the CSP EIR included an analysis of a portion of the CSP identified as Urban Reserve. This addendum does not include an analysis of consistency with the Urban Reserve analysis as no changes to that portion of the plan area are proposed.

The City Council adopted a Statement of Overriding Considerations with certification of the EIR for the following significant and unavoidable impacts:

- Potential incompatibility from overflight operations
- Inducement of population growth
- Degradation of the existing visual character
- Light and glare
- Short-term construction emissions
- Long-term operational emissions
- Consistency with plans and policies
- Short-term construction emissions
- Subsurface archaeological, historical, or human remains (potentially significant and unavoidable)
- Construction noise
- Traffic noise

- Impacts on Placer County roadway segments and intersections
- Impacts to Sutter County roadway segments
- Impact to State Highways
- Increased demand at the landfill
- Landfill expansion
- Construction and demolition debris

The EIR identified project-specific mitigation measures for the CSP, which were adopted by the City Council with the CSP. The development footprint of the proposed project remains unchanged from what was analyzed in the EIR. The project consists mainly modifications to the amount and location of the approved land uses and text amendments to reflect those changes. In most cases the mitigation adopted with the CSP remains applicable; however, minor modifications are made to the measures where needed to reflect the revisions to referenced lot numbers.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the categories in terms of any “changed condition” (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A “no” answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals, or will result in a substantial increase in the severity of a previously identified impact.

Any new Circumstances Involving New Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the certification or adoption of prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

Any new Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either “yes” or “no” will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental

documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A “yes” response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If “none” is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or has already been implemented.

Mitigation Measures

Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

Conclusions

A discussion of the conclusion relating to the analysis contained in each section.

OTHER CONSIDERATIONS

Since the publication of the CSP EIR, the Office of Planning and Research (OPR) has updated CEQA Guidelines Appendix G (Environmental Checklist Form). These updates address legislative changes to CEQA, clarify language, and update language consistent with case law. None of the changes to the checklist require new analysis related to impacts which were not known or which could not have been known at the time the CSP EIR was prepared. The majority of the checklist changes clarify language, reorganize existing language, or eliminate analysis requirements. For analysis requirements which have been eliminated, this is in response to case law affirming that analysis must focus on impacts caused by the project, not impacts to the project. An example of each of these types of changes is included below:

- Cultural Resources (a): Cause a substantial adverse change in the significance of an historic resource ~~as defined in~~ pursuant to Section 15064.5?

The replacement of “as defined in” with “pursuant to” is a phrasing change which has no impact on required analysis.

- Cultural Resources (c) has been moved to Geology and Soils (f).

Moving the topical section of this analysis requirement (which is related to paleontological resources) from Cultural Resources to Geology and Soils has no impact on required analysis.

- Noise (b): ~~Exposure of persons to or~~ Generation of excessive ground borne vibration of ground borne noise levels?
- The above changes redirect the analysis from considering overall exposure of persons to ground borne vibration, and focus the analysis on any ground borne vibration generated by a project. This same

change is reflected in all other checklist questions related to noise. Therefore, the CSP EIR and this Addendum includes more analysis than is currently required, because it included analysis related to exposing neighboring areas to noise, but also analyzed the effect of noise on the proposed uses; the latter analysis is no longer required.

The updated CEQA Guidelines Appendix G also includes three new sections (Tribal Cultural Resources, Energy, and Wildfire) and includes new and modified requirements as part of the Transportation/Traffic section. Although the Tribal Cultural Resources section is new, the analysis of this impact area was included in the CSP EIR as part of the Cultural Resources section. The new Energy section was formerly included in CEQA Guidelines Appendix F, but has been moved into the Appendix G, so while it is new to the checklist it is not new to the CEQA Guidelines. In regards to Wildfire, the California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility. Therefore, the Wildfire section does not apply because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area.

The changes to the Transportation/Traffic section—which is now called simply Transportation—refocuses the analysis on vehicle miles traveled (VMT). The General Plan Update (GPU) EIR¹ used the Roseville travel forecasting model to estimate VMT for the City. The VMT data was then normalized to residents as a “per capita” rate. As described in the GPU EIR, and consistent with the VMT reductions in OPR’s *Technical Advisory on Evaluating Transportation Impacts in CEQA*, the City has adopted a VMT significance threshold of 12.8 VMT/capita. This threshold represents a 15 percent reduction to baseline per capita VMT. The GPU EIR concluded that buildout of the remaining undeveloped areas of the City, consistent with existing land use designations and existing development agreements, would exceed the City’s adopted threshold resulting in a Significant Impact in both the constrained and unconstrained buildout scenarios; and that mitigation requiring land use changes was not feasible because of existing development agreements in place for the undeveloped areas of the City.

As stated in the GPU EIR and pursuant to the tiering provisions of CEQA, projects that are consistent with the General Plan do not require further VMT analysis. Quantitative analyses are not required if it can be demonstrated that a project would generate VMT which is equivalent to or less than what was assumed in the GPU EIR. The GPU EIR assumed a rate of 2.7 persons per unit when calculating VMT per capita. The proposed project includes a Specific Plan Amendment to allow the transfer of units between several large lot parcels located within the CSP; however, the project will not change the total number of units anticipated for buildout of the CSP or analyzed in the GPU EIR. Therefore, it can be concluded that the project is consistent with GPU EIR analysis as it relates to VMT, and the project does not require further VMT analysis.

Based on the foregoing, none of the modifications to CEQA Guidelines Appendix G require new analysis related to impacts which were not known or which could not have been known at the time the SVSP EIR was prepared. Therefore, an Addendum is the appropriate environmental document to describe the impacts of the proposed project.

¹ General Plan Update EIR: www.roseville.ca.us/GeneralPlan

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	4.14-18	No	No	No	Compliance with the City's General Plan, Community Design Guidelines and the CSP Design Guidelines
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	4.14-18	No	No	No	Compliance with the City's General Plan, Community Design Guidelines and the CSP Design Guidelines
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	4.14-13	No	No	No	None Available
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	4.14-15	No	No	No	MM 4.14-1 Sight Lighting to Minimize Nuisance, MM 4.14-2 Low Glare Materials for New Development, and MM 4.14-3 Avoid Light Spill Over into Pleasant Grove Creek and Open Space Areas

Discussion: The CSP EIR concluded that the conversion of the site to urban uses was a significant and unavoidable impact for which no feasible mitigation was available and that that the change in the level of light and glare from the project would result in a significant and unavoidable impact even with mitigation measures requiring site lighting to minimize nuisance, low-glare materials for new development, and avoidance of light spill over into Pleasant Grove Creek and Open Space Areas. There is no significant change in the proposed project that would change the environmental impact for this section. The project does not introduce development to properties not already planned for development. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to aesthetic resources.

Mitigation Measures: Applicable mitigation measures from the CSP EIR are included below; no new measures are warranted for the project.

MM 4.14-1 ***Site Lighting to Minimize Nuisance (Impact 4.14-2- CSP)***

Light producing uses, such as ball fields, within the CSP Area shall be located and oriented to minimize visual impacts on adjacent residential areas. Lighting shall be shielded and designed to distribute light in the most effective and efficient manner, using the minimum amount of light to achieve the necessary illumination for the use, as defined by suggested lighting standards for competitive play.

MM 4.14-2 *Low-Glare Materials for New Development (Impact 4.14-2- CSP)*

In order to reduce the effects of daytime glare from development of commercial or office uses within the CSP Area, building developers shall make use, when feasible, of low-glare materials.

MM 4.14-3* *Avoid Light Spill Over into Pleasant Grove Creek and Open Space Areas (Impact 4.14-2- CSP)*

Outdoor lighting shall be placed, designed and directed so as to avoid light spillover into the habitat of Pleasant Grove Creek and the Open Space Preserve areas located immediately adjacent to the open space and shown on the Land Use Map as parcels C-1 to C-7, C9 to C-12, C-16, C-20 to C-22, C-40, C-43, C-61, C-62, and C-81 to C-84.

**The 2019 Addendum revised Mitigation Measure MM 4.14-3 to reflect the amended large lot parcel numbers.*

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	4.1-64	No	No	No	MM 4.1-2 Agricultural Conversion Policies
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	4.1-45, 4.1-57	No	No	No	None
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public	No Impact	No	No	No	Not Applicable

Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?					
d) Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact	No	No	No	Not Applicable
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	4.1-64	No	No	No	MM 4.1-2 Agricultural Conversion Policies

Discussion: The CSP EIR concluded that the conversion of 368 acres of grazing and cultivated land to developed uses would result in a significant impact that could be reduced to less than significant with mitigation requiring agricultural compensation and habitat preservation. Items c and d related to timberland and forest land were not part of the CEQA Guidelines when the CSP EIR was prepared and therefore were not discussed explicitly; however, according to the CSP EIR, the project site is characterized as fallow agricultural land and no forestry or timberland resources are present. The proposed project will not result in any changes to the scope of the approved project and the prior conclusions of the CSP EIR remain appropriate. Project impacts remain less than significant.

Mitigation Measures: Applicable mitigation measures from the CSP EIR are included below; no new measures are warranted for the project.

MM 4.1-1 *Agricultural Compensation (Impact 4.1-1 and 4.1-5 CSP)*

One acre of open space shall be preserved within Placer County for each acre of open space impacted within the Specific Plan area. This is to be accomplished through the recordation of conservation easements that result in the formation of preserve lands (each a “mitigation property or “preserve site” and collectively, “mitigation lands” or “preserve lands”). For purposes of mitigation for specific development project, the term "open space" shall include any and all undeveloped land proposed to be preserved by conservation easement or otherwise required by any governmental agency to be preserved for any reason, specifically including all lands preserved for habitat or agricultural mitigation as set forth below and lands in agricultural use. No additional agricultural mitigation is required beyond the 1:1 open space requirement as long as a substantial portion of the mitigation lands acquired, as determined by the Planning Director, are: (1) in agricultural production, (2) undeveloped and have an NRCS soils classification of the same or greater value than lands being affected within the specific plan property at issue, or (3) undeveloped and have the same or higher value CDC categorization as lands being affected within the specific plan property at issue.

In-kind mitigation is not required for agricultural land developed within the Specific Plan area.

MM 4.1-2	<p><i>Agricultural Conversion Policies (Impact 4.1-5 Urban Reserve)</i></p> <p>Specific Plans and/or other development proposals for the Urban Reserve shall be developed to minimize loss of grassland and agricultural conversion. Measures should include policies to preserve like areas of open space/agricultural land that can provide preservation of grassland in perpetuity.</p>
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III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	4.4-43	No	No	No	WMM 4.4-4 Project Measures to Reduce Operational Emissions; MM 4.4-1 Dust and Construction Control Measures
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	4.4-28, 4.4-32, 4.4-36	No	No	No	MM 4.4-1 Dust and Construction Control Measures; 4.4-2 A-H Short-term Construction Related Impacts WMM 4.4-4 Project Measures to Reduce Operational Emissions; WMM 4.4-6 Operational Emissions Policies
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	4.4-28, 4.4-32, 4.4-36	No	No	No	WMM 4.4-4 Project Measures to Reduce Operational Emissions; WMM 4.4-6 Operational Emissions Policies

d) Expose sensitive receptors to substantial pollutant concentrations?	4.4-38	No	No	No	WMM 4.4-7 (a) Risk Assessment and Site Specific Measures; MM 4.4-3 Screening Health Risks
e) Create objectionable odors affecting a substantial number of people?	4.4-42	No	No	No	None

Discussion: The CSP EIR concluded that standard dust control and other construction measures would be sufficient to avoid particulate matter and ozone precursor construction impacts, but that reactive organic gases would remain significant. Construction activity associated with the proposed project remains consistent with the scale of activity and resulting scope of impacts anticipated in the CSP EIR. For operational impacts, the proposed project changes the balance of land uses in the area, but not in a manner that would increase emissions. The impacts of the project fall within the scope of the impacts and mitigation already established in the CSP EIR.

Mitigation Measures: Applicable mitigation measures from the CSP EIR are included below; no new measures are warranted for the project.

MM 4.4-1 *Dust and Construction Control Measures (Impact 4.4-1 CSP)*

In accordance with the Placer County Air Pollution Control District (PCAPCD), the applicant shall comply with all applicable rules and regulations as listed above (e.g., Rule 202, 218 and 228). In addition, prior to the approval of a discretionary permit, the applicant(s) shall implement the following measures unless superseded by state or other more stringent standards:

The following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts. In addition, dust control measures are required to be implemented by all projects in accordance with the City of Roseville Grading Ordinance, and the PCAPCD Fugitive Dust Rule 228.

- Applicant shall submit to PCAPCD a Construction Emission / Dust Control Plan within 30 days prior to groundbreaking. If the PCAPCD does not respond within 20 days, the plan shall be considered approved. The plan must address the minimum requirements found in section 300 and 400 of District Rule 228, Fugitive Dust (www.placer.ca.gov/airpollution/airpolut.htm). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference.
- The Construction Emission/Dust Control Plan shall include a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower (HP) or greater) that will be used an aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall the prime contractor shall contact the APCD prior to the new equipment being utilized. The project representative shall provide PCAPCD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 HP) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NO_x reduction and 45% particulate reduction compared to the most recent ARB fleet average. PCAPCD shall be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products,

alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure ([http://www.airquality.org/ceqa/Construction Mitigation Calculator.xls](http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls)).

The following measures are also included to reduce construction-related ROG, NOx, PM10 and PM2.5 emissions:

- All construction equipment shall be maintained in good operating condition. Contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specifications. Maintenance records shall be available at the construction site for verification. This measure will reduce combustion emissions of all criteria air pollutants.
- Prior to the issuance of any grading permits, all applicants shall submit construction plans denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction will be used, or that their use was investigated and found to be infeasible for the project. Low emission equipment is defined as meeting the California Air Resources Board's Tier III standards. Contractors shall also conform to any construction measures imposed by the PCAPCD as well as City Planning Staff. This measure will primarily reduce ROG, NOx, PM10, and PM2.5 exhaust emissions.
- Paints and coating shall be applied either by hand or by high volume, low-pressure spray. This measure will reduce evaporative ROG emissions.
- All construction shall comply with the following measures to reduce fugitive dust related emissions of PM10 and PM2.5:
- Maintain a minimum 24-inch freeboard on soil haul trucks or cover payloads using tarps or other suitable means.
 - Suspend grading operations during high winds (greater than 15 mph).
 - Sweep streets as necessary if silt is carried off-site to adjacent public thoroughfares or occurs as a result of hauling.
 - Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices.
 - Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods.
 - Phase grading into smaller areas to prevent the susceptibility of larger areas to erosion over extended periods of time.
 - Pave or apply gravel to any on-site haul roads.
 - Reestablish ground cover on the construction site through seeding and water.
 - Clean earth moving construction equipment with water or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with National Pollutant Discharge Elimination System Best Management Practices and the Roseville Grading Ordinance. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be on-site, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site.
 - Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturers' specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
 - Minimize diesel idling time to a maximum of five minutes.

- Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible.
- An applicant representative, ARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely (i.e., once per week) evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size, regardless of how many acres are to be disturbed daily.
- Construction equipment exhaust emissions shall not exceed the PCAPCD Visible Emissions Rule 202. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours.

The following measures will be required:

1. Include the following standard note on the Improvement/Grading Plan: *If required by the Public Works Department, the contractor shall hold a pre-construction meeting prior to grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors.*
2. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment.
3. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits.
4. Prior to building permit approval, in accordance with District Rule 225, only U.S. EPA Phase II certified wood burning devices shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance. (Rule 225)
5. Wood burning or Pellet appliances shall not be permitted in multi-family developments. Only natural gas or propane fired fireplace appliances are permitted. These appliances shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application. (Rule 225 / section 302.2)
6. Prior to the issuance of a Building Permit, the applicant shall show that all flat roofs with parapets shall include a white or silver cap sheet to reduce energy demands.
7. Diesel trucks shall be prohibited from idling more than five minutes. Prior to the issuance of a Building Permit, the applicant shall show that all truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors. Diesel Trucks idling for more than five minutes shall be required to connect to the 110/208 volt power to run any auxiliary equipment. 2'x3' signage which indicates "Diesel engine Idling Limited to a Maximum of 5 Minutes" shall be shown on the building elevations and shall be submitted to the Placer County APCD prior to the issuance of Building Permits for the project.
8. Prior to approval of Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities on a weekly basis, using standards as defined in California Code of Regulations, Title 13, Sections 2180 – 2194. An Environmental Coordinator, hired by the prime contractor or

property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours. (California Code of Regulations, Title 13, Sections 2180 – 2194)

The project shall comply with all applicable Placer County Air Pollution Control District rules and regulations, and shall obtain applicable permits and/or clearances from the District prior to the start of construction.

- The contractor shall use CARB ultra-low sulfur diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. (California Standards for Motor Vehicle Diesel Fuel, title 13, article 4.8, chapter 9, California Code of Regulations).
- Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Rule 501)
- Pursuant to the Placer County Air Pollution Control District Rule 501, General Permit Requirements, the proposed project may need a permit from the District prior to construction. In general, any engine greater than 50 brake horsepower or any boiler with heat greater than 1,000,000 Btu per hour shall require a permit issued by the District. (Rule 501)
- All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit. (California Portable Equipment Registration Program, Section 2452).
- The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators if feasible.
- During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less. (Rule 228 / section 401.2)

WMM 4.4-4 *Project Measures to Reduce Operational Emissions (Impact 4.4-2 and 4.4-6 CSP and Urban Reserve)*

Following receipt of an application for a Tentative Maps (excluding the large lot subdivision map), Design Review Permit, conditional use permits and/or all discretionary permits, as found to be in compliance with the 30% reduction analysis applicable for individual projects with the Specific Plan, the City will forward an early consultation notice to the Placer County Air Pollution Control District (PCAPD). Where the PCAPD provides comments on a specific development proposal, the City shall consult with PCAPD and the developer to incorporate measures recommended by the PCAPD and agreed to by the City into the project. Where the PCAPD does not provide comment on a specific development proposal, the City shall incorporate measures that reduce vehicle emissions and operation emissions from the proposed development. This measure will be implemented through project design, conditions of approval, noticing and disclosure statements, or through the City's plan check and inspection processes. This process is intended to ensure that best available and practical approaches are used to reduce operational emissions in specific tentative map and

design review permit applications. The following is a listing of measures that shall be implemented for the purpose of reducing vehicle and operational emissions.

- Provide tree plantings that meet or exceed the requirements of the City's Community Design Guidelines to provide shading of buildings and parking lots.
- Landscape with native drought-resistant plants (ground covers, shrubs and trees) with particular consideration of plantings that are not reliant on gas-powered landscape maintenance equipment.
- Require all flat roofs on non-residential structures to have a white or silver cap sheet to reduce energy demand.
- Provide conductive/inductive electric vehicle charging station and signage prohibiting parking for non-electric vehicles within designated spaces within non-residential developments.
- Provide vanpool parking only spaces and preferential parking for carpools to accommodate carpools and vanpools in employment areas (e.g. community commercial, business-professional uses)
- All truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two-dock doors. Signs shall be posted stating "Diesel trucks are prohibited from idling more than five minutes and trucks requiring auxiliary power shall connect to the 110/208-vot outlets to run auxiliary equipment".
- Design streets to maximize pedestrian access to transit stops.
- Require site design to maximize access to transit lines, to accommodate bus travel, and to provide lighted shelters at transit access points.
- Develop the plan consistent with the higher residential densities (within approved residential density ranges of zone) provided around the village nodes and transit corridors.
- Include photovoltaic systems in project design and/or participate in Roseville Electric incentive programs for energy-efficient development where feasible.

Measures for Residential Units:

- Require electrical outlets be installed on the exterior walls of both the front and back of residences to promote the use of electric landscape maintenance equipment.

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- Require installation of a gas outlet in the rear of residential buildings for use of outdoor cooking appliances, such as gas burning barbeques.
 - Require installation of low nitrogen oxide (NOx) hot water heaters (beyond District Rule 246 requirements)
 - Provide notice to homebuyers of incentive and rebate programs available through Roseville Electric or other providers that encourage the purchase of electric landscape maintenance equipment.
 - Prior to approval of Tentative Maps: provide notice to homebuyers through CC&Rs or other mechanisms to inform them that only gas fireplaces would be permitted.

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	4.8-48, 4.8-51, 4.8-53, 4.8-56, 4.8-57, 4.8-68, 4.8-70, 4.8-71, 4.8-72, 4.8-73	No	No	No	MM 4.8-1 (a) No Net Loss of Wetlands; MM 4.8-1 (b) Wetland Avoidance/Mitigation Plan; MM 4.8-4 Onsite and Offsite Preservation of Grassland Habitat MM 4.8-7 Off-site Surveys; MM 4.8-1 (a) Ensure No Net Loss of Wetlands; MM 4.8-1 (b) Wetland Avoidance/Mitigation Plan; MM 4.8-2 Relocate Western Spadefoots; MM 4.8-3 Avoid Nesting Sites; MM 4.8-4 Off-site and On-site Preservation of Grassland Habitat; MM 4.8-5 Wildlife Movement Protection Policies; MM 4.8-6 Habitat Restoration/Onsite Preservation
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	4.8-61, 4.8-66	No	No	No	MM 4.8-4 On-site and Off-site Preservation of Grassland Habitat MM 4.8-5 Wildlife Movement Protection Policies; MM 4.14-3 Avoid Light Spillover
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	4.8-42,	No	No	No	MM 4.8-1 (a) Ensure No Net Loss of Wetlands; MM 4.8-1 (b) Wetland Avoidance/Mitigation Plan

<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<p>4.8-62</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>MM 4.8-5 Wildlife Movement Protection Policies; MM 4.14-3 Avoid Light-Spillover</p>
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<p>4.8-65, 4.8-74</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>None Tree Preservation Ordinance</p>
<p>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p>	<p>4.8-75</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>None</p>

Discussion: The CSP EIR identified significant impacts to biological resources due to the conversion of a substantial amount of undeveloped land to urban uses. Mitigation measures were adopted to reduce impacts to wetlands, vernal pool crustaceans, and their habitat, special status plants, western spadefoot, Swainson's hawk, burrowing owl, and other protected raptors nesting and foraging habitat, grassland habitat, resident and migratory wildlife species, riparian habitat to less-than-significant levels. Given the proposed project does not expand the limits of the development footprint or the project's physical impact boundary, no additional analysis is required. The mitigation measures adopted with certification of the CSP EIR remain applicable and no additional impacts will occur. Impacts remain less than significant upon compliance with the applicable mitigation measures.

Mitigation Measures: Applicable mitigation measures from the CSP EIR are included below; no new measures are warranted for the project.

MM 4.8-1 (a)

Ensure No Net Loss of Wetlands

The City shall not issue a grading permit for the CSP project unless a Clean Water Act Section 404 permit is first obtained from the USACE [or an equivalent approval for waters of the state is obtained from the RWQCB] The Clean Water Act Section 404 permit process (including Section 7 Consultation under FESA) is the standard method for developing mitigation for projects that affect wetlands and vernal pool species such as special-status plants, vernal pool crustaceans, and western spadefoots. Through this process, project applicants will be required to obtain the necessary permits and approvals to implement their proposed project while remaining in compliance with the Clean Water Act and FESA. If a 404 permit is not obtained, the City shall not issue a grading permit for the CSP project. The obligation to obtain the 404 permit will ensure no net loss to federally protected wetlands. Even after obtaining such a permit, however, the applicants must demonstrate to the City's Planning Director that they have also achieved no net loss of wetlands. Mitigation shall consist of a combination of the preservation of on-site vernal pool habitat and the acquisition of off-site property with existing vernal pool habitat for preservation.

Mitigation shall include off-site creation and/or restoration of vernal pool habitat, and/or participation in a mitigation credit program from a wetlands mitigation bank approved by the USACE and USFWS. These banks charge fees in exchange for credits that are based upon the mitigation obligation of the applicant. If the applicant chooses to buy mitigation credits, the applicant shall pay fees that shall be used to restore, create, enhance, and/or preserve wetlands at an established mitigation bank. The credits shall be in direct proportion to the wetland impacts resulting from the project. The project applicants have identified appropriate off-site mitigation in the form of preservation and restoration, as shown in Figure 4.8-3. This restoration mitigation, coupled with on-site creation, will be a component of the required compensation for the project.

All wetland restoration and creation shall be conducted in a manner consistent with applicable USACE and USFWS mitigation guidelines and policies.

Additionally, mitigation shall include off-site creation and/or restoration of vernal pool habitat, and/or participation in a mitigation credit program from a wetlands mitigation bank approved by the Corps and USFWS. These banks charge fees in exchange for credits that are based upon the mitigation obligation of the applicant. The fee is used for wetlands that have been restored, created, enhanced, and/or preserved at an established mitigation bank. The credits shall be in direct proportion to the wetland impacts resulting from the project. The project applicants have identified appropriate off-site mitigation as shown in Figure 4.8-3. This restoration coupled with on-site creation will be a component of the required compensation for the project.

All wetland restoration and creation shall be conducted in a manner consistent with applicable Corps of Engineers and USFWS mitigation guidelines and policies.

MM 4.8-1 (b)***Wetland Avoidance/Mitigation Plan (Impact 4.8-1, 4.8-2, 4.8-3 and 4.8-11- CSP)***

For any wetlands to be restored or created outside of an approved mitigation bank, Applicant shall submit a Wetland Mitigation Plan to mitigate for impacts to wetlands that describes the specific method(s) to be implemented to mitigate any on- or off-site project related impacts. This detailed Wetland Mitigation Plan shall be prepared in accordance with applicable USACE and USFWS policies and regulations, and the City of Roseville Grading and Erosion Control Ordinance. A copy of the 404 permit, the biological opinion, and the Wetland Mitigation Plan shall be provided to the City at the time of specific entitlements (grading permit, tentative map, etc), and the Wetland Mitigation Plan shall ensure the following to the satisfaction of the City:

- Describe the location of the proposed wetland mitigation site(s), including a detailed map showing the acreage, distribution, and type of wetlands to be restored/created to ensure no net loss in wetland habitat acreage, values and functions. The compensation wetlands shall be designed, at a minimum, to meet or exceed the functions of the existing wetlands to be impacted.
- Include a monitoring plan to assess whether the compensation wetlands are functioning as intended. Specific performance standards for hydrologic, floral, and faunal parameters shall be proposed to determine success of the created wetlands. The monitoring plan shall specify the corrective measures/ modifications to be implemented in the event that monitoring indicates that the performance standards are not being met.
- Include a long-term maintenance plan for the wetland preservation/mitigation areas describing the measures to be implemented to assure that they are maintained as wetland habitat in perpetuity.
- Require that fencing be installed around all existing wetlands that are within fifty feet of any haul route, spoil zone, stockpile zone, creation zone, or other construction area. The fencing shall be of high visibility material. Fencing shall

be placed no closer than 10-feet to the delineated, verified perimeter of wetlands. This fencing shall be maintained until all adjacent construction activities are completed.

- A qualified biological resources monitor, approved by the City, shall be on the site(s) at all times when working in the open space corridor or other sensitive areas to ensure compliance with identified mitigation for the duration of all the proposed activities. The biological resources monitor shall submit bi-annual compliance reports to City monitor for review for a period of five years after completion of construction or until all performance standards have been satisfied.
- The wetland mitigation site(s) shall be surveyed by a qualified biologist, no more than 30 days prior to the start of construction, for the presence of raptor and federal and state listed bird nesting sites, unless it is determined that construction will occur outside of the breeding season for all species likely to occur on site or observed present. If active nesting sites are observed, all state and federal guidelines pertaining to active nesting sites shall be strictly adhered to in consultation with a qualified biologist.
- Applicant shall grant full access to the wetland mitigation site(s) to the City for the monitoring of construction activities and mitigation compliance. Access shall be granted during all construction activities and the City monitor may issue stop work orders if mitigation non-compliance is identified.
- Applicant shall specify measures for reuse or disposal of excavated material that is suitable for use in the project area. The plan should minimize the elapsed time between excavation and reuse and provide adequate stockpile coverage and protection from wind and water erosion during the entire storage period. If excavated material is unsuitable for reuse at the project area, the plan shall include specific information regarding the eventual reuse or disposal site, transportation method(s), disposal reuse management, and schedule.
- The Wetland Avoidance Mitigation Plan shall include a spill prevention and response plan to the satisfaction of the City.
- All disturbed areas shall be re-vegetated by the following methods: hydro seeding, drill seeding, or spreading of upland seed bearing soil. The method of re-vegetation shall be approved by a qualified wetland specialist and the City.
- The applicant shall apply non-toxic soil stabilizers according to manufacturer's specifications to all inactive construction areas. Non-toxic binders shall be applied to exposed areas after cut and fill operations and hydro seeded areas. The wetland mitigation site shall be watered as directed by the City of Roseville Public Works Department. The frequency shall be based on the type of operation, and soil and wind exposure.

- To reduce air emissions, idling time for all construction vehicles shall be limited to a maximum of 10 minutes. Additionally, the City may curtail construction during high ambient pollutant concentrations, including but not limited to, ceasing construction during peak-hour vehicular traffic on adjacent or nearby roadways. Additionally, all land clearing, grading, earth moving or excavation activities shall be suspended when winds exceed 15 mph.
- The applicants shall ensure that all inactive storage/stock piles are adequately covered, and that all trucks hauling dirt, sand, soil, or other loose materials also are adequately covered or maintain at least two feet of freeboard (i.e., minimum vertical distance between the top of the load and top of the trailer) in accordance with the requirements of the California Vehicle Code (CVC) section 23114.

MM 4.8-2***Relocate Western Spadefoots (Impact 4.8-4 and 4.8-11- CSP)***

The location of pools that are occupied by western spadefoot shall be determined through surveys conducted during the appropriate season (generally February), by a qualified biologist. Those pools that are found to support western spadefoot shall be avoided if feasible. If avoidance is not feasible, then the CDFW shall be consulted for its recommendation with respect to an adult or larval or egg masses capture and relocation plan. Although there is no set protocol for this type of activity, the capture and relocation of reptile and amphibian species from areas that will be destroyed to areas of unoccupied suitable habitat is a fairly standard part of both USFWS and CDFW procedures and recommendations for mitigating impacts. When done in combination with habitat restoration and preservation, the procedure is known to be successful in preserving displaced populations. These measures would mandate that, where habitat avoidance is infeasible, western spadefoots displaced from pools that are destroyed during construction shall be relocated to protected areas of suitable habitat.

MM 4.8-3***Avoid Nesting Sites (Impact 4.8-6 and 4.8-11 CSP)***

To ensure that fully protected bird and raptor species are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures:

Raptors

- a) When feasible, all tree removal shall occur between August 30th and February 15th to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area.
- b) For Swainson's hawk, if avoidance of tree removal outside the breeding season is not feasible, and a nest is present, the applicants would be required to obtain a 2081 permit from CDFW to mitigate for potential "take" under CESA. If no nesting is occurring, a take permit would not be required.

- c) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 15th and August 30th, all trees and potential burrowing owl habitat within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or burrows by a qualified biologist no more than 30-days prior to disturbance. If active raptor nests or burrows are found, and the site is within 350-feet of potential construction activity, a highly visible temporary fence shall be erected around the tree or burrow(s) at a distance of up to 350-feet, depending on the species, from the edge of the canopy to prevent construction disturbance and intrusions on the nest area.
- d) Preconstruction and non-breeding season exclusion measures shall be developed in consultation with CDFW, and shall preclude burrowing owl occupation of the portions of the project site subject to disturbance such as grading. Burrowing owls may be passively excluded from burrows in construction areas by placing one-way doors in the burrows according to CDFW protocol. The one-way doors must be in place for a minimum of three days. All burrows that may be occupied by burrowing owls regardless of whether they exhibit signs of occupation must be cleared with the one way doors. Burrows that have been cleared through the use of the one-way doors shall then be closed or backfilled to prevent owls from entering the burrow.
- e) No construction vehicles shall be permitted within restricted areas (i.e., raptor protection zones) unless directly related to the management or protection of the legally protected species.
- f) If a legally protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th or until the adults and young of the year are no longer dependent on the nest site as determined by a qualified biologist.

Black Rails and Tri-colored Blackbirds

Prior to earth moving that would disturb marsh habitat, a qualified biologist shall conduct surveys to determine whether the California black rail or Tri-colored blackbird is present. If either of these species is found, all earth moving within 250 feet shall stop and measures, including establishing nest protection buffers along both sides of Pleasant Grove Creek during the nesting season (generally February 1 through August 31st) shall be implemented.

Rookeries

No heron rookeries are present within the plan area. Prior to earthmoving that would disturb marsh habitat or tree removal of the eucalyptus grove, pre-construction surveys should be conducted to verify that no rookeries have been established. If rookeries are present all earth moving within 250-feet shall stop, during the breeding season.

Swainson’s Hawk

- a) CDFW recommends that projects that result in the loss of potential foraging habitat for Swainson’s hawk (which includes grasslands) within 10-miles of an active nest site provide mitigation for that loss. To the extent feasible, strategies for preserving on-site grasslands as raptor and migratory bird foraging habitat will be addressed in the Operations and Maintenance Plan prepared pursuant to the Section 404 Permit. Some of these strategies could include; but are not necessarily limited to, grazing for grassland management, monitoring for biological values, and adaptive management. Mitigation for Swainson’s hawk foraging habitat would concurrently mitigate for loss of habitat for a number of other wildlife species in the region such as burrowing owl, red-tailed hawk, white-tailed kite, northern harrier, Ferruginous hawk, and logger-head shrike among others.

Based on information obtained through consultation with CDFW and otherwise, a Swainson’s Hawk Grassland Habitat Mitigation Plan shall be developed to mitigate for the loss of grassland foraging habitat, consistent with the ratios set forth in Table 4.8-5. Areas within Placer County including the This would reduce the impacts to Swainson’s Hawk to a **less than significant** level.

**TABLE 4.8-5 (of CSP EIR)
SWAINSON’S HAWK MITIGATION RATIOS
(IN ACRES)**

Distance from Nest (miles)	Potential On-site Foraging Habitat Impacted	Mitigation Ratio	Mitigation Acres	Total Net Foraging Habitat Required	On-site Space Preservation	Open
0-1	368	1:1	368	368	136	

Long-billed Curlew, Burrowing Owls

Mitigation for the Swainson’s hawk would ensure that adequate grassland is preserved at ratios identified in Table 4.8-5. For foraging within one mile of an active nest, mitigation would be 1:1. Greater than a mile would be at an amount of .75:1. This would set aside adequate grassland that would reduce impacts from loss of grasslands to these species to a **less than significant** level.

MM 4.8-5

Wildlife Movement Protection Policies (Impact 4.8-8, 4.8-10 and 4.8-11-CSP and 4.8-10 Urban Reserve)

To protect the long term habitat of the stream channels and the WAPA corridor and their potential use by wildlife as movement corridors, the project applicants shall ensure that movement corridors are not obstructed. Through compliance with Section 1600 of the CDFW Code, the applicant(s) will enter into a Streambed Alteration Agreement prior to conducting any construction activities within a stream corridor, which sets forth mitigation measures that the applicant must implement. These measures shall include, but not be limited to; the use of either bridges or culverts that are large enough that wildlife have enough space to pass through road crossings without having to travel over the road surface, the implementation of bank stabilization measures, and/or restoration and re-vegetation of stream corridor habitat that has been damaged due to the project's construction. Furthermore, the recreational trails shall be lined by post and rail fence and signage would be used to direct trail users to stay within the designated trail corridor. The trails would be closed after dark and no exterior lighting would be used.

MM 4.8-6***Habitat Restoration/Onsite Preservation (Impact 4.8-11-CSP)***

Wetlands will be preserved within and along the preserved open space corridors (as shown in Figure 2-7, Project Description). As indicated there are opportunities to create an additional acre of wetlands onsite. The wetlands shall be constructed during the dry season when surface water generally is not present. Design features shall be implemented in order to avoid ponding conditions during the late spring and summer to minimize mosquito breeding. Other design features specified in the hydrology report (Appendix O) shall be implemented to ensure channel stability and reduce potential for siltation and intensive maintenance obligations.

To protect the long term viability of the channel improvements, the following policies shall be implemented:

- a) The project applicants shall provide permanent post and cable fencing and/or a landscape barrier to discourage access to the riparian habitat by humans or pets. The fencing and/or landscape barrier shall be placed at the boundary of the open space and developed area. The proposed recreation trails shall be on the project side of the fence/landscape barrier. The posts shall be constructed of wood or other natural materials and shall allow for the viewing of habitat while discouraging access.
- b) Interpretive signs shall be posted along the border of the area to educate the public and route access away from sensitive areas. These information signs will be posted at intervals of not less than ¼ mile or as deemed appropriate by the City of Roseville Parks and Recreation Director. The signs shall provide information on the objectives of the creek and habitat protection and benefits of the project for storm detention and water quality. Signs should also include information regarding the importance of restricting access by household pets.

MM 4.8-7***Off-site Surveys (Impact 4.8-11- CSP)***

Prior to construction of any off-site infrastructure, a qualified biologist shall perform detailed, and if necessary, focused biological surveys of any undisturbed areas that would be affected by infrastructure development. Because infrastructure

for the proposed project would be located in road right-of-way, or undeveloped land similar to the project site, the biological resources that would be expected to occur would not differ substantially from those identified in this EIR. If it is determined that wetland resources or sensitive species would be impacted MM 4.8-1 (a) and (b) and MM 4.8-2 shall be implemented, as appropriate to the resource. If it is determined that active nests exist within the off-site improvement location, MM 4.8-3 shall be implemented as appropriate to the species. MM 4.8-4 shall be implemented to address grassland impacts. If it is determined the off-site improvement is located within or adjacent to a wildlife movement corridor, MM 4.8-5 shall be implemented.

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	4.9-16, 4.9-19	No	No	No	MM 4.9-3 Conduct Appropriate Off-site Studies
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	4.9-19	No	No	No	MM 4.9-1 Cease Work Consult with Qualified Archaeologist; MM 4.9-3 Conduct Appropriate Off-site Studies
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	4.9-17, 4.9-19	No	No	No	MM 4.9-2 Cease Work and Consult with Qualified Paleontologist; MM 4.9-3 Conduct Appropriate Off-site Studies
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	4.9-14	No	No	No	MM 4.9-1 Cease Work Consult with Qualified Archaeologist

Discussion: The project site, as well as the adjacent Al Johnson Wildlife Area (AJWA) site, were surveyed for cultural resources by Peak & Associates in 2006 and 2010. No evidence of cultural resources were identified on or off the site. Though no known resources were found on the site the CSP EIR concluded that the potential to damage subsurface resources during grading, excavation, and construction was potentially significant but that this impact could be mitigated to less than significant. Additionally, mitigation was adopted to require surveys for off-site cultural resources prior to construction of off-site infrastructure. Because the proposed project does not expand the limits of the development footprint or the project's physical impact boundary, no additional analysis is required. The mitigation measures adopted with certification of the CSP EIR remain applicable and no additional impacts will occur. Impacts remain potentially significant and unavoidable.

Mitigation Measures: Applicable mitigation measures from the CSP EIR are included below; no new measures are warranted for the project.

MM 4.9-1: Cease Work and Consult with Qualified Archaeologist (Impacts 4.9-1 and 4.9-4 – CSP)

Should any cultural resources, such as structural features, any amount of bone or shell, artifacts, human remains, or architectural remains, be encountered during any subsurface development activities, work shall be suspended within 100-

feet of the find. The City of Roseville Planning and Public Works Staff shall be immediately notified. At that time, the City of Roseville shall coordinate any necessary investigation of the site with qualified archaeologists as needed, to assess the resource (i.e., whether it is an “historical resource” or a “unique archaeological resource”) and provide proper management recommendations should potential impacts to the resources be found to be significant. Possible management recommendations for important resources could include resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with the archaeologists, to be avoided or minimize significant effects to the cultural resources. In addition, pursuant to Section 5097.98 or the California Public Resources Code, and Section 7050.5 of the California Health and Safety Code, in the event of the discovery of human remains, the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

MM 4.9-2

Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented (Impacts 4.9.3 and 4.9.4- CSP)

Should any evidence of paleontological resources (e.g., fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance, if feasible in light of project design or layout, or data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff in consultation with the paleontologist for the protection of the paleontological resources.

MM 4.9-3

Conduct Appropriate Off-Site Studies (Impact 4.9-4 – CSP)

Prior to undertaking construction of off-site infrastructure, the City shall determine whether or not cultural resource surveys have been undertaken for any areas to be disturbed during construction. If surveys were conducted, the City shall document that any identified resources were treated as recommended in the studies. If no studies or surveys were conducted, the City shall ensure that a qualified archaeologist conducts the appropriate level of study. If resources are found, recommendations, including the possible management recommendations listed in MM 4.9-1 and MM4.9-2, shall be implemented to ensure that the resources are avoided, protected and/or recorded, as determined to be feasible and appropriate by City staff.

VI. Energy

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	4.12.5	No	No	No	None
b) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?	4.12.5	No	No	No	None

Discussion: The CSP EIR concluded that development and implementation of the CSP would add land uses that would increase the demand for electrical services. However, Roseville Electric determined there were no constraints to providing a reliable energy source to serve the development proposed in the CSP area. Electricity in the area is provided by Roseville Electric and natural gas is provided by Pacific Gas & Electric (PG&E). Impacts 4.12-5.1 and 4.12-5-2 in the CSP EIR evaluated the potential for development of the CSP to increase demands for electricity and natural gas and found these impacts to be less than significant with no mitigation required.

The project would facilitate the development of residential subdivisions within the CSP. The project would consume energy both during project construction and during project operation. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or which would be wasteful.

The completed project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the use. In accordance with California Energy Code Title 24, the project would be required to meet the Building Energy Efficiency Standards. This includes standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances, to name a few. The project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the project. The project was distributed to both PG&E and Roseville Electric for comments, and was found to conform to the standards of both providers; energy supplies are available to serve the project.

The proposed project will not result in inefficient, wasteful, or unnecessary consumption of energy, nor would it conflict with or obstruct State or local plans for renewable energy or energy efficiency. Based on the reasons listed in this section, there would be no new significant impacts not

previously identified in the CSP EIR. Therefore, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred” relative to energy impacts.

Mitigation Measures: No mitigation measures are required for this Project.

VII. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:		No	No	No	
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	4.7-23	No	No	No	None
ii) Strong seismic ground shaking?	4.7-23	No	No	No	None
iii) Seismic-related ground failure, including liquefaction?	4.7-23	No	No	No	None
iv) Landslides?	4.7-23	No	No	No	None
b) Result in substantial soil erosion or the loss of topsoil?	4.7-19; 4.7-22	No	No	No	None
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	4.7-21	No	No	No	

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	4.7-21	No	No	No	None
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	4.7-2	No	No	No	None
<p>Discussion: The project is not expected to expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides. The project site is located in Roseville, which is in Placer County. The California Department of Mines and Geology classifies the South Placer area as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction.</p> <p>The CSP EIR determined that impacts related to the loss of soil, soil erosion from grading, expansive soils, and seismic activity were less than significant and no mitigation was required. No change to the proposed development footprint will occur as a result of the proposed CSP SPA and no additional impacts to the geology or soils in the plan area will occur as a result of this project. Impacts remain less than significant.</p> <p>Mitigation Measures: None required for this project.</p>					

VIII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	4.5-33	No	No	No	MM 4.5-1 Air Quality Measures and MM 4.5-2 Additional Measures to Reduce GHG Emissions
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	4.5-37	No	No	No	None

Discussion: The CSP EIR concluded that impacts related to the project's emissions of greenhouse gases were significant and unavoidable and mitigation measures were adopted to reduce the project's greenhouse gas emissions and resultant impacts. An air quality analysis was prepared for the 2019 CSP SPA that demonstrated the project would result in a reduction of greenhouse gas emissions when compared to the 2016 CSP. Construction activity associated with the proposed project remains consistent with the scale of activity and resulting scope of impacts anticipated in the CSP EIR and prior 2019 Addendum. For operational impacts, the proposed project changes the balance of land uses in the area, but not in a manner that would increase emissions. Greenhouse gas emissions, from both the construction and operational phases, will result in impacts consistent with those analyzed in the CSP EIR and 2019 Addendum. The mitigation measures adopted with certification of the CSP EIR remain applicable and no additional impacts will occur.

Mitigation Measures: Applicable mitigation measures from the CSP EIR are included below; no new measures are warranted for the project.

MM 4.5-1 ***Air Quality Measures (Impact 4.5-1 CSP and Urban Reserve)***

Implement Mitigation Measure 4.4-1. Implementation of the Air Quality Mitigation Measure 4.4-1, listed in Section 4.4 *Air Quality*, would reduce operational and construction-related emissions of criteria air pollutants and precursors, and would also act to reduce GHG emissions associated with project construction and operation. Mitigation Measure 4.4-1 is relevant to Impact 4.5-1 because both criteria air pollutant and GHG emissions are frequently associated with combustion byproducts.

MM 4.5-2 ***Additional Measures to Reduce GHG Emissions (Impact 4.5-1- CSP and Urban Reserve)***

Development within the CSP area as a whole shall demonstrate that GHG emissions from project construction and operation will be reduced by 30% from business-as-usual emissions levels projected for 2025. Reductions in GHG emissions from the base-case "business-as-usual" scenario² shall be calculated and applied to specific development within the CSP in accordance with the handbook *Quantifying Greenhouse Gas Mitigation Measures* (CAPCOA, August 2010, or as may be subsequently revised or updated.) ("CAPCOA Handbook"). GHG emissions reduction credit shall be given both for Specific Plan-wide mitigation measures and project design features that reduce GHG emissions, as well as for additional specific measures implemented for each increment or phase of development within the Specific Plan in order to achieve the full 30% reduction.

² The CAPCOA Handbook defines the "business as usual" scenario to mean "the normal course of business or activities for an entity or project before the imposition of greenhouse gas emission reduction requirements or incentives."

IX. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	4.10-22	No	No	No	None
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	4.10-30	No	No	No	None
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within on-quarter mile of an existing or proposed school?	4.10-26	No	No	No	None
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	4.10-28	No	No	No	MM 4.10-1 Identify and Remediate Soil Contamination
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	4.10-1	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	4.10-1	No	No	No	None

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	4.10-25	No	No	No	None
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	4.10-25	No	No	No	None

Discussion: The CSP EIR concluded that compliance with the City’s existing General Plan policies, Stormwater Management program, Household Hazardous Waste program, as well as Roseville Fire Department Standards and federal and State laws and regulations would ensure that impacts related to hazards and exposure to hazardous materials were less than significant and no mitigation was required. Mitigation requiring remediation of existing soil contamination was required to ensure the potentially significant impacts due to exposure to contaminated soil were less than significant. The mitigation measures adopted with certification of the CSP EIR remain applicable and no additional impacts will occur. Impacts remain less than significant.

Mitigation Measures: Applicable mitigation measures from the CSP EIR are included below; no new measures are warranted for the project.

MM 4.10-1 *Identify and Remediate Soil Contamination (Impact 4.10-4-soil contamination, tank or well sites, lead based paint and/or asbestos-CSP)*

Prior to site development in the CSP, recommended testing and remediation by the applicant, if needed, shall occur. Groundwater wells shall be properly closed.

If evidence of soil contamination, septic tanks, or other underground storage tanks are encountered in the CSP area, work shall cease until the area can be tested, and, if necessary, contaminated materials shall be removed and properly disposed or remediated, and regulatory site closure obtained. Remediation activities could include removal of contaminated soil, and/or treatment. The City shall ensure that any necessary investigation and/or remediation activities are coordinated with the Roseville Fire Department, Placer County Division of Environmental Health, and if needed, other appropriate federal, state and local agencies. Once a site is remediated to the satisfaction of the appropriate regulatory agency, construction can continue.

X. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	4.13-35	No	No	No	MM 4.13-1 Implementation of Construction Activity Stormwater Protection Standards
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	4.12.1-74, 4.12.1-78;	No	No	No	None
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	4.13-20, 4.13-22	No	No	No	None
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	4.13-20, 4.13-22	No	No	No	None
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	4.13-28	No	No	No	WMM 4.12-2 Pay Fair Share of Roseville Regional Stormwater Retention Facility Improvements

f) Otherwise substantially degrade water quality?	4.13-35	No	No	No	MM 4.13-1 Implementation of Construction Activity Stormwater Protection Standards
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	4.13-30	No	No	No	None
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	4.13-30	No	No	No	None
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	4.13-4	No	No	No	None
j) Inundation by seiche, tsunami, or mudflow?	4.13-20	No	No	No	None

Discussion: The CSP EIR concluded that significant impacts due to alteration of the stormwater runoff pattern into Pleasant Grove Creek and increased stormwater runoff volume could be reduced to less than significant with the implementation of mitigation measures requiring a fair share payment toward the region’s planned stormwater retention facility improvements; and that significant impacts related to construction erosion and runoff could be reduced to less than significant with mitigation requiring construction activity stormwater protection standards. Significant impacts to surface water quality from urban stormwater runoff could be reduced to less than significant with mitigation requiring compliance with the National Pollutant Discharge Elimination System (NPDES) and implementation of Stormwater Management measures.

A technical memorandum to the CSP Drainage and Stormwater Master Plan was prepared to evaluate the 2109 CSP SPA project. The technical memorandum evaluated the differences between the approved CSP (2016) and the CSP SPA and analyzed the effects of the proposed land use changes on planned drainage and stormwater facilities within the watershed. The associated 2019 CSP Addendum concluded the proposed conversion of commercial and business professional land uses to single-family uses on the south side of Pleasant Grove Creek would reduce the overall amount of pervious surfaces in this portion of the plan area resulting in reduced runoff from the site. The planned drainage and stormwater improvements were sufficient to accommodate the land use changes proposed with the 2019 CSP SPA project. The stormwater facilities as approved in the CSP Drainage and Stormwater Master plan were found to remain sufficient.

The proposed project would offset increases in peak flow, no development would occur within the 100-year floodplain area, and consistency with existing City regulations would ensure that all homes would be elevated at least two feet above the 100-year water surface elevation. With regard to storm water quality, the EIR notes that there are existing programs, regulations, and permits in place to ensure that the project would not have significant effects related to water pollution from construction or operation, though a mitigation measure is included to require compliance with this regulations. The project is in an area of relatively flat topography and is not near any large water bodies or dams/levees, so would not be subject to losses due to dam/levee failure, seiche, tsunami, or mudflow. The project falls within the development footprint of the CSP, and does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate.

Mitigation Measures: Applicable mitigation measures from the CSP EIR are included below; no new measures are warranted for the project.

MM 4.13-1 *Implementation of Construction Activity Stormwater Protection Standards (Impact 4.13-5- CSP and Urban Reserve)*

Prior to the issuance of a City grading permit and the commencement of construction activities, compliance with the State’s General Construction permit, the City of Roseville’s Construction Standards and the City’s Stormwater BMP Guidance Manual shall be met. This compliance shall include the creation of a Storm Water Pollution Prevention Plan (SWPPP) that will identify the site, the location of sensitive habitats or watercourses, drainage areas, discharge locations, soil disturbance areas, and the locations of all runoff, erosion control, and sediment control Best Management Practices (BMPs). Ongoing monitoring shall be conducted, and adjustments to the SWPPP shall be implemented when needed to address changes in the field as construction activities evolve.

MM 4.13-2 *Stormwater Management Development Standards (Impact 4.13-6 – CSP and Urban Reserve)*

At the tentative map or site development stage, development shall be conditioned to include source control and treatment control measures, including but not limited to LID strategies and BMP treatment as required by the City's then current design standards and the City's then current General Phase II Water Quality Permit issued by the State. The measures shall include, but are not limited to, the measures identified above and in Table IV.B.2 *Applicable LID Measures by Development Type*, found in the *Creekview Drainage and Stormwater Master Plan* found in O of this report.

XI. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	4.1-45	No	No	No	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	4.1-45, 4.1-52, 4.1-62; 4.6-36	No	No	No	None
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	4.1-66	No	No	No	None

Discussion: The approved (2016) CSP includes a mix of residential, commercial, office, open space, park and public/quasi-public uses designed to incorporate elements that are consistent with SACOG Blueprint Objectives such as compact development, a variety of housing and transportation choices, and substantial natural resource conservation. Given the plan area has been designed consistent with the SACOG Blueprint, would be internally compatible, does not conflict with the alignment of Placer Parkway, and is consistent with the City's General Plan, the CSP EIR determined that impacts related to conflicts with land use and conservation plans were less than significant.

The land use changes approved with the 2019 CSP SPA project reoriented the land uses planned south of Pleasant Grove Creek while leaving the land uses north of the creek unchanged. The LDR units within the plan area were increased by moving 141 units from MDR parcels to LDR parcels; however the overall unit amount remained unchanged at 2,011. To accommodate the additional LDR units, additional LDR acreage was added south of the creek by reducing the Community Commercial (CC) acreage from 15.5 to 9.2 acres and 3.8 acres of Community Commercial/Business Professional (CC/BP) land use were eliminated. The 2019 Addendum concluded consistency with the CSP Design Guidelines and the Community Design Guidelines would result in less than significant impacts. The proposed project involves the same use types within the same development footprint, and therefore the conclusions of the CSP EIR and prior Addendum remain applicable to the proposed project.

The proposed project area has been planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The project involves frontage improvements including new driveways, sidewalks, and pedestrian connections. As such, the project will not physically divide an established community.

As described above, changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the CSP EIR, result in a new significant impact or significant impacts that are substantially more severe than significant impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

Mitigation Measures: None required for this project.

XII. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	4.7-11	No	No	No	None
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	4.7-11	No	No	No	None
<p>Discussion: The CSP EIR indicated that there were no significant mineral resources in the area. Therefore, the project is not considered to have any impacts on mineral resources. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that “none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred” relative to mineral resources.</p> <p>Mitigation Measures: None required for this project.</p>					

XIII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	4.6-17; 4.6-21; 4.6-3; 4.6-25; 4.6-26; 4.6-28; 4.6-31; 4.6-33	No	No	No	MM 4.6-1 Construction Noise Reduction; MM 4.6-2 Commercial Noise Controls; MM 4.6-3: Traffic Noise Attenuation; MM 4.6-3 Traffic Noise Attenuation;
b) Generation of excessive ground borne vibration of ground borne noise levels?	4.6-17	No	No	No	MM 4.6-1 Construction Noise Reduction
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	4.6-17	No	No	No	None

Discussion: The CSP EIR determined that short-term impacts from noise generated during construction of infrastructure projects within the CSP area were significant and unavoidable even after mitigation measures were applied. Because the proposed project does not expand the limits of the development footprint or the project's physical impact boundary, no additional analysis is required. The mitigation measures adopted with the CSP EIR remain applicable and no additional impacts will occur. Remaining impacts related to construction noise impacts remain significant and unavoidable. The EIR determined that impacts from new noise generating uses introduced as a result of the approved CSP, such as commercial uses, would result in a significant impact that could be reduced to less than significant with mitigation. The mitigation measures adopted with certification of the CSP EIR will apply to noise generating uses within the CSP SPA and no new impacts that were not previously disclosed will occur. Impacts remain less than significant.

The CSP EIR also analyzed noise impacts related to placing residential uses within proximity to noise generating uses such as roadways and the Roseville Energy Park (REP). Though the previous document analyzed the effects of transportation noise and noise from the Roseville Energy Park (REP) on the proposed residential uses, the CEQA checklist items related to noise impacts have been updated and that analysis is no longer required. No additional analyses of the impact from existing and future noise sources on residential properties is required. Though not required as part of the CEQA analysis, this issue will be addressed in staff's evaluation of the requested planning entitlements.

Mitigation Measures: Applicable mitigation measures from the CSP EIR are included below; no new measures are warranted for the project.

MM 4.6-1: ***Construction Noise Reduction (Impact 4.6-1-CSP and Urban Reserve)***

MM 4.6-1(a): Construction activities shall comply with the requirements of the City of Roseville Noise Ordinance.

MM4.6-1(b): Locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all in-take and exhaust ports on power construction equipment.

MM 4.6-1(c): Designate a construction disturbance coordinator and conspicuously post the Coordinator's contact information around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances, and will be responsible for determining the cause of the complaint, and implementing any feasible measures to be taken to alleviate the problem.

MM 4.6-1(d): Well drilling shall occur prior to construction of the adjacent subdivision, to the extent feasible. If construction timing for the wells occurs after subdivision construction, then measures to reduce noise shall include; hanging flexible sound control curtains around the drilling apparatus, and the drill rig, to the degree feasible as determined by the Environmental Utilities Director, if located within 1,000-feet of an occupied residence.

MM 4.6- 3: ***Traffic Noise Attenuation (Impact 4.6-7 and 4.6-8 CSP)***

MM 4.6-3(a):	In areas requiring sound attenuation, noise barrier walls shall be constructed of concrete panels, concrete masonry units, earthen berms, or any combination of these materials. Wood is not recommended for construction due to eventual warping and degradation of acoustical performance.
MM 4.6-3(b):	Tentative map applications for residential uses located along Blue Oaks Boulevard, Westbrook Boulevard, Holt Parkway, Benchmark Drive and Creekview Plaza shall include an analysis of interior noise levels. The analysis and report shall be conducted by a qualified acoustical engineer and shall specify the measures required to achieve compliance with the City of Roseville 45 dB Ldn interior noise level standard.

XIV. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	4.2-18	No	No	No	None
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	4.2-17	No	No	No	None
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	4.2-17	No	No	No	None

Discussion: The CSP EIR concluded that the project would result in significant and unavoidable growth inducing impacts which were attributed to the physical impacts of development on natural environmental resources. The proposed project does not expand the limits of the development footprint or the project's physical impact boundary; therefore, no additional analysis is required. This impact remains significant and unavoidable. Impacts related to displacement of existing housing and people were identified as less than significant because there is no existing housing on

the site. No changes in circumstance related to existing housing and people have occurred and no additional analysis is required for the proposed project. Impacts remain less than significant.

Mitigation Measures: None required for this project.

XV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	4.11-11	No	No	No	None
b) Police protection?	4.11-5	No	No	No	None
c) Schools?	4.11-21	No	No	No	MM 4.11-3 Safe Routes to School
d) Parks?	4.11-25	No	No	No	None
e) Other public facilities?	None	No	No	No	None

Discussion: The CSP EIR evaluated the increased demands for fire services, police services, schools, and parks as a result of the new residential population. Impacts were determined to be less than significant for fire, police, and parks because the project includes mechanism for construction and funding of the facilities need to provide these services. The EIR identified potentially significant impacts related to providing safe routes to school, but determined that those impacts could be reduced to less than significant with mitigation requiring that the applicant work with the school

districts to provide safe routes to school. The proposed project will be shifting the property line between the park parcel C-60 and the elementary school parcel C-80 in order to increase the size of the elementary school site by approximately 0.6 acres. Thus, the total acreage dedicated to neighborhood parks in the CSP will be reduced from 16.3 acres to 15.7 acres. The project will still meet the park dedication required per the General Plan, which is determined based on a ratio of 3 acres per 1,000 residents. The proposed project does not change the prior analysis conclusions, because the overall number of residential units will not be affected by the project. In addition, the project was routed to the affected City's departments for review and no comments related to service provision were received.

The proposed CSP SPA would not result in new significant impacts that are substantially more severe than impacts previously disclosed relative to public services. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative.

Mitigation Measures: Applicable mitigation measures from the CSP EIR are included below; no new measures are warranted for the project.

MM. 4.11.3 Safe Routes to School (Impact 4.11-3 CSP)

The applicants shall work with the school districts to identify safe routes to school. The school districts should encourage an appropriate mechanism for transporting students to schools, both within the specific plan area and outside the project area. Bus programs would reduce traffic congestion and reduce potential air quality impacts.

XVI. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical	4.11-31	No	No	No	None

deterioration of the facility would occur or be accelerated?					
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	4.11-31	No	No	No	None
<p>Discussion: The CSP EIR evaluated the increased demands for park and recreation services as a result of the new residential population. Impacts were determined to be less than significant because the project includes mechanism for construction and funding of the facilities need to provide these services. The physical impacts of construction of these facilities were addressed in separate chapters of the CSP EIR as appropriate. As mentioned, the proposed project will shift the parcel lines between Parcel C-60 (park) and Parcel C-80 (school) in order to increase the size of the school site and reduce the size of the park site by 0.6 acres. The total neighborhood park acreage in the CSP will therefore be reduced from 16.3 acres to 15.7 acres. This amount of acreage still meets the parkland dedication required for the CSP. Therefore, the project meets the City's standards for City-wide parks, neighborhood parks, and open space and no additional impacts will occur as a result of the project. Impacts remain less than significant.</p> <p>Mitigation Measures: None required for this project.</p>					

XVII. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	4.3-77, 4.3-77; 4.3-79; 4.3-99; 4.3-104; 4.3-164;	No	No	No	MM 4.3-2 Pay Fair Share Toward Transit Improvements; MM 4.3-7: Contribute Fair Share Costs to State Interchanges; MM 4.3-8: Contribute Fair Share Costs to State Roadway Segments

<p>b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p>	<p>4.3-57; 4.3-77; 4.3-80; 4.3-81; 4.3-83; 4.3-87; 4.3-90; 4.3-92; 4.3-95; 4.3-98; 4.3-113; 4.3-147; 4.3-149; 4.3-151; 4.3-153; 4.3-155; 4.3-157; 4.3-158; 4.3-160;</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>MM 4.3-2 Pay Fair Share Toward Transit Improvements; MM-4.3-3, Placer County: Contribute Fair Share Costs to Roadways; MM-4.3-3 Placer County Intersections: Pay Fair Share Cost of Improvements; MM 4.3-4 Pay Fair Share of Improvements (Walerga Road); MM 4.3-5 Contribute Fair Share Costs to Sacramento County Facilities; MM 4.3-6 Contribute Fair Share Costs to Sutter County Facilities; MM 4.3-1 Pay Fair Share Improvements to the CIP</p>
<p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p>	<p>4.3-18</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>None</p>
<p>d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<p>4.3-2</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>None</p>
<p>e) Result in inadequate emergency access?</p>	<p>4.3-2</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>None</p>
<p>f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</p>	<p>4.3-144; 4.3-146;</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>MM 4.3-2 Pay Fair Share Toward Transit Improvements</p>

Discussion: A Traffic Impact Analysis was prepared for the CSP EIR to analyze the impacts of the proposed urban development including the addition of new and extended roadways. The analysis included a quantification of traffic from the CSP under existing and future (2025) conditions. The EIR identified significant impacts related to transit services that would be reduced to less than significant with fair share payment toward planned improvements; and significant impacts from increased traffic volumes on roadways and intersection delays within the City of

Roseville that would be reduced to less than significant with mitigation requiring fair share payment toward CIP improvements. Impacts to roadways and intersections within Sacramento County and the Cities of Lincoln and Rocklin were identified as less than significant.

Significant impacts to Sutter County roadways, Placer County roadways and intersections, and increased traffic volumes on State Highways were identified and mitigation was adopted to require fair share payment for cost of improvement on the affected infrastructure; however, due to uncertainty related to the feasibility and timing of those improvements given that they improvements are outside the City's jurisdiction, the EIR concluded that the impact would remain significant and unavoidable even with mitigation requiring fair share payment toward roadway improvements.

For the proposed project, the City's Engineering Division reviewed the scope of changes and concluded that an updated traffic study was not required. The project will be transferring 36 units from MDR parcels to LDR parcels within the CSP. Given the LDR and MDR land uses have the same trip generation rate of one trip per unit (based on the Institute of Transportation Engineers trip rates), and the unit transfers among the parcels maintain the same overall number of units allocated to the project are, the project would not cause new or more severe impacts than already described in the CSP EIR.

The proposed project has no impact on air traffic patterns, and does not present substantial safety risks. The project design does not introduce hazards such as sharp curves or dangerous intersections. The project has been reviewed by the City Engineering Division and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified significant impacts; therefore, there would be no new significant impacts not previously identified in the CSP EIR relative to transportation/traffic. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to transportation/traffic.

Mitigation Measures: Mitigation was included for each impacted facility (see CSP EIR MM 4.3-1 to 4.3-8), but these measures have already been incorporated into the City's Capital Improvement Program and fee programs. The measures are no longer necessary to impose on individual projects, as a mechanism for their funding and construction is already implemented.

XVIII. Tribal Cultural Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	4.9-16	No	No	No	None
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.	Not Applicable	No	No	No	None

Discussion: In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe.

This section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached, but cultural resources were addressed in that document. Notice of the proposed project was mailed to tribes which had requested such notice pursuant to Assembly Bill 52 (AB 52) and Senate Bill (SB 18) on March 18, 2021. A request for consultation was received from the United Auburn Indian Community (UAIC) on April 7, 2021. The UAIC subsequently closed consultation on April 15, 2021 after requesting that a standard mitigation measure (TCR-1) be made a requirement of the project to reduce impacts to resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. This measure is already required by the prior EIR, but the standard language has been updated since the original EIR was published, and therefore the most current version of this measure is included below as mitigation measure TCR-1.

Mitigation Measures:

TCR-1: *Inadvertent Discoveries*

If any TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. The appropriate tribal representatives from culturally affiliated tribes shall be immediately notified. Work at the discovery location cannot resume until it is determined, in consultation with culturally affiliated tribes, that the find is not a TCR, or that the find is a TCR and all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign. The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary.

XIX. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	4.12.3-16; 4.12.3-23	No	No	No	MM 4.12.3-1 Treatment Plant Capacity; MM 4.12.3-2 Treatment Plant Expansion
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	4.12.3-14; 4.12.3-14; 4.12.3-21; 4.12.1-69; 4.12.1-71	No	No	No	MM 4.12.3-2 Treatment Plant Expansion
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	4.13-28	No	No	No	WMM 4.12-2 Pay Fair Share of Roseville Regional Stormwater Retention Facility Improvements
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	4.12.1-49; 4.12.1-54	No	No	No	None
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	4.12.3-16;	No	No	No	MM 4.12.3-1 Treatment Plant Capacity
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	4.12.4-10; 4.12.4-12; 4.12.4-14; and 4.12.4-15	No	No	No	WMM 4.11-7 Expand the WRSL Landfill; WMM 4.11-7 Expand the WRSL Landfill; WMM 4.11-11 Divert Construction Debris

g) Comply with federal, state, and local statutes and regulations related to solid waste?	4.12.4-5; 4.12.4-15	No	No	No	WMM 4.11-11 Divert Construction Debris
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Discussion:Wastewater

The CSP EIR determined that the impact related to the expansion of the Pleasant Grove Wastewater Treatment Plant facility and service area needed to accommodate growth from the project would result in a significant impact that could be reduced to less than significant with mitigation measures requiring expansion of the service area, connection fees, and a fair share payment for environmental review. The significant physical impacts related to construction of new facilities would be reduced to less than significant with implementation of mitigation measures identified in the Wastewater Master Plan EIR.

Water Supply

The total projected potable water demand for the originally approved project is 58,099 acre feet per year (AFY). As presented in the CSP EIR, the City's normal/wet year water supply from the American River of 58,900 AFY would meet the project's water demand with a surplus of 801 AFY. In dry years, the City supplements the water supply from the American River with ground water and maintains its supply. Furthermore, the capacity of the existing water treatment plant exceeds the anticipated buildout demand. The CSP EIR determined that the existing supply and treatment plant would serve the CSP and that impacts were less than significant.

A technical memorandum was prepared for the 2019 CSP SPA project to determine how the modifications would affect the overall water demand for the project. As discussed in the 2019 Addendum, the memorandum determined that the land use changes associated with the 2019 CSP SPA resulted in a 2 acre-feet annual water demand reduction. The current proposed project does not involve any land use changes nor does it change the total number of units anticipated for the plan area. Therefore, the prior conclusions of the CSP EIR and 2019 Addendum remain applicable.

Solid Waste

The CSP EIR determined that the solid waste generated by the CSP would exceed the ultimate capacity of the landfill by 501 tons per day ultimately reducing the lifetime of the landfill by 3 months and that this resulted in a Significant Impact. Although the CSP is required to pay collection fees toward expansion of the landfill the impact was determined to be Significant and Unavoidable because the City cannot guarantee expansion of the landfill. Additionally, impacts to biological and agricultural resources associated with the future expansion of the landfill and impacts from the increased construction and demolition debris expected from the project were identified as Significant and Unavoidable even with the adoption of mitigation measures.

Conclusion

The proposed project would not result in a new significant impacts that are substantially more severe than impacts previously disclosed. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously

discussed or that any previously examined significant effects would be substantially more severe than significant effects shown in the previous EIR. Nor is there new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measure or alternative. The CSP SPA will not result in development outside those areas previously identified for development and, with the CSP SPA, the intensity of development will be reduced. The prior conclusions and mitigation measures of the CSP EIR remain applicable.

Mitigation Measures: Applicable mitigation measures from the CSP EIR are included below; no new measures are warranted for the project.

MM 4.12.3-1 ***Treatment Plant Capacity (Impacts 4.12.3-2 CSP)***

Prior to issuance of building permits for development in the CSP area, the applicant shall demonstrate to the City that the SPWA has approved expansion of the SPWA 2005 Service Area Boundary to include the CSP. All applicants shall participate financially in the construction of additional wastewater treatment capacity sufficient to accommodate projected flows through payment of connection fees. Applicant shall also participate on a fair share basis in other financial mechanisms for any additional environmental review required to secure approvals necessary to increase wastewater discharges from the plant, including approval by the SPWA for expansion of the service area boundary. It is recognized that the CSP applicant will rely on the City (on behalf of the SPWA partners) to construct regional treatment and regional transmission facilities needed to treat and discharge wastewater produced within the service area boundary. In the event the City is unable to obtain all required permits (e.g. NPDES permit and WDRs) or is unable to complete the required facility expansion(s), development within the service area boundary may continue until existing capacity has been exhausted, at which time any remaining development shall be curtailed until such time as sufficient wastewater treatment and discharge capacity becomes available.

MM 4.12.3-2 ***Treatment Plant Expansion (Impacts 4.12.3-3 CSP and Urban Reserve, Impact 4.12.3-4 CSP)***

The applicant and/or the City, as specified, shall implement all relevant construction related mitigation measures for expansion of the PGWWTP listed in certified Final EIR Appendix J and all water quality and aquatic resource mitigation measures applicable to this project as listed in certified Final EIR Table 4.12.3-5.

WMM 4.11-7 ***Expand the WRS Landfill (Impact 4.12.4-2 and 4.12.4-3 – CSP and Urban Reserve)***

Development in the CSP Area and Urban Reserve shall pay collection fess to the City of Roseville, a portion of which shall be used to service bonds necessary to fund landfill expansion.

Since preparation of the WRSP FEIR, the City has implemented a green waste program whereby all new residential customers receive green waste bins. Therefore this mitigation measure is no longer required because it is a standard operating procedure.

WMM 4.11-11

Divert Construction Debris (Impact 4.12.4-4 – CSP and Urban Reserve)

Developers of the CSP and Urban Reserve areas shall ensure a 50% diversion of development's construction waste stream from landfill disposal. In Developer contracts with construction contractors and their sub-contractors, the Developer shall require that the amount of construction waste be diverted from landfill disposal by no less than 50%. The Developer shall further require that contractors and sub-contractors submit records of diversion and disposal to the City's Environmental Utilities Department in order to verify compliance with this requirement.

XX. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	See prior sections	No	No	No	See prior sections
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	See prior sections	No	No	No	See prior sections
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	See prior sections	No	No	No	See prior sections

Discussion: Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the CSP EIR, and mitigation measures have already been incorporated. With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings. Thus, pursuant to CEQA Guidelines section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent FEIR have occurred" relative to the mandatory findings of significance.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR or negative declaration and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Addendum to the Creekview Specific Plan Final Environmental Impact Report (SCH # 02008032017, adopted September 19, 2012), the Lead Agency makes the following findings:

[X] No substantial changes are proposed in the project which would require major revisions of the previous EIR.

[X] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.

[X] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete.

[X] Only minor technical changes or additions are necessary in order to deem the adopted environmental document adequate.

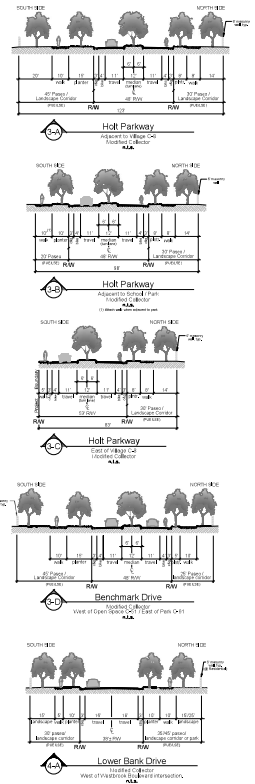
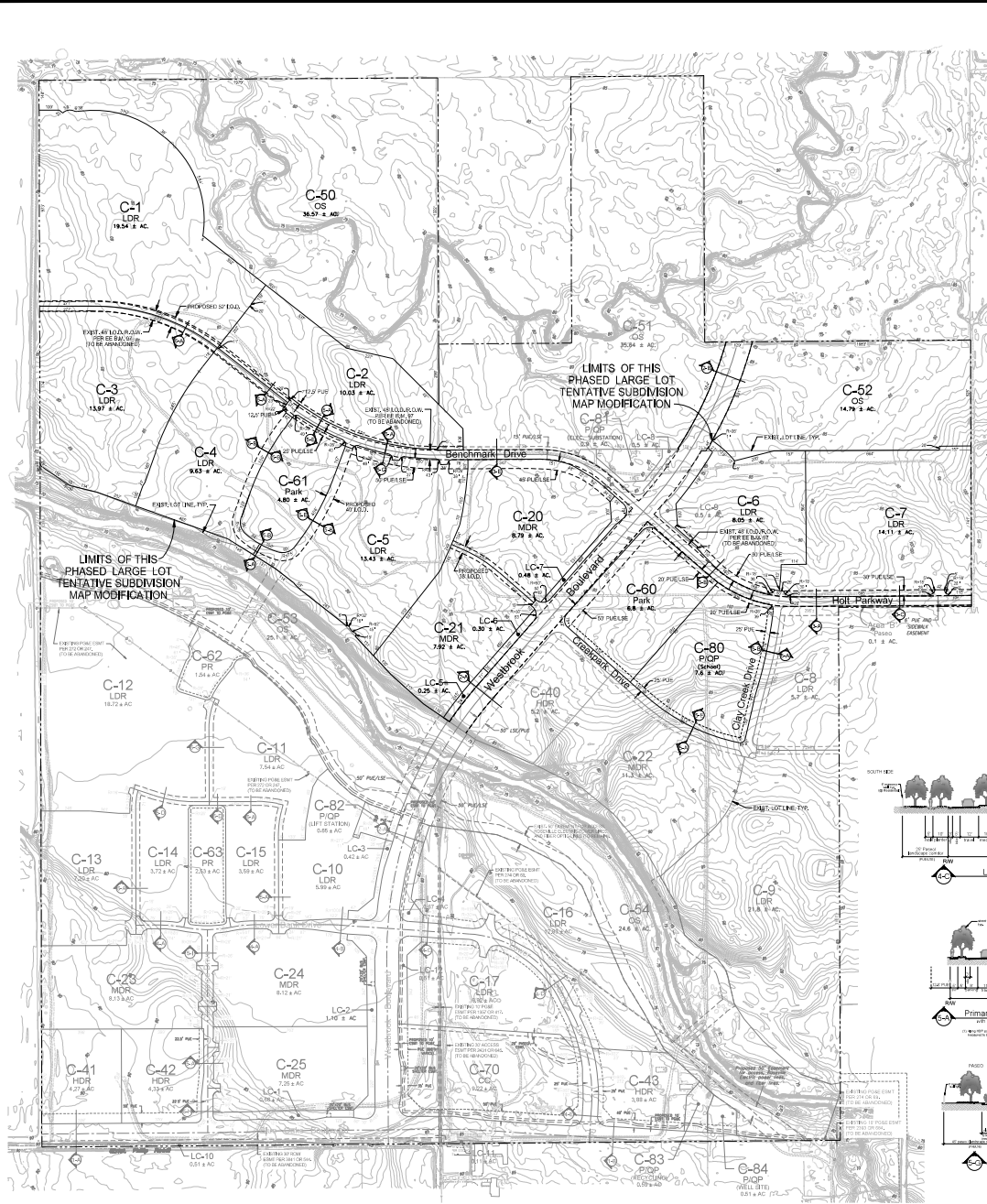
Addendum Prepared by:

Kinarik Shallow

Kinarik Shallow, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

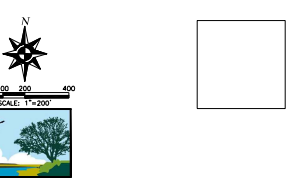
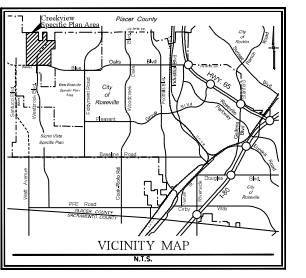
1. Tentative Subdivision Maps



PARCEL SUMMARY TABLE					
PARCEL	LAND USE	ZONING	ACRES (±)	UNITS	NOTES
C-1	LDR (Low Density Residential)	RS05	10.52	52	No modifications
C-2	LDR (Low Density Residential)	RS05	10.03	52	No modifications
C-3	LDR (Low Density Residential)	RS05	13.87	70	No modifications
C-4	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-5	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-6	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-7	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-8	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-9	LDR (Low Density Residential)	RS05	14.11	74	No modifications
C-10	LDR (Low Density Residential)	RS05	6.70	34	No modifications
C-11	LDR (Low Density Residential)	RS05	6.70	34	No modifications
C-12	LDR (Low Density Residential)	RS05	16.72	86	No modifications
C-13	LDR (Low Density Residential)	RS05	7.24	38	No modifications
C-14	LDR (Low Density Residential)	RS05	13.87	70	No modifications
C-15	LDR (Low Density Residential)	RS05	12.80	66	No modifications
C-16	LDR (Low Density Residential)	RS05	3.72	20	No modifications
C-17	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-18	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-19	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-20	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-21	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-22	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-23	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-24	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-25	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-26	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-27	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-28	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-29	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-30	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-31	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-32	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-33	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-34	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-35	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-36	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-37	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-38	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-39	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-40	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-41	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-42	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-43	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-44	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-45	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-46	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-47	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-48	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-49	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-50	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-51	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-52	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-53	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-54	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-55	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-56	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-57	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-58	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-59	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-60	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-61	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-62	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-63	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-64	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-65	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-66	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-67	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-68	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-69	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-70	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-71	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-72	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-73	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-74	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-75	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-76	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-77	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-78	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-79	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-80	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-81	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-82	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-83	LDR (Low Density Residential)	RS05	6.63	34	No modifications
C-84	LDR (Low Density Residential)	RS05	6.63	34	No modifications
TOTAL			461.40	1,537	

TENTATIVE PARCEL MAP INFORMATION	
APPLICANT:	Arthem United Creekside Developers LP 3001 Doublet Boulevard, Suite 200 Roseville, CA 95748
ENGINEER:	MACKAY & SOMPS CIVIL ENGINEERS, INC. 1000 Creekside Ridge Drive, Suite 100 Roseville, CA 95748 (916) 777-1100
ASSESSOR'S PARCEL NUMBER:	017-10-054--055--056--057 & 058
TOTAL ACREAGE:	461.4 ± A.C.
LAND USE:	Existing General Plan Designation: LDR, MDR, HDR, CC, POP, PR & OS
ZONE:	Existing Zone Classification: RS05, RR, CC, CCISA, POP, PR, & OS
NUMBER OF PARCELS:	14
EXISTING ZONE CLASSIFICATION:	RS05, RR, CC, CCISA, POP, PR, & OS
SERVICE PROVIDERS:	
PARKS AND RECREATION:	City of Roseville
POWERS AND FIRE PROTECTION:	City of Roseville
SANITARY SEWER:	City of Roseville
DOMESTIC WATER:	City of Roseville
ELECTRICITY:	City of Roseville
TELEPHONE:	AT&T
GAS:	P.G.&E.
CABLE:	Comcast

- NOTES**
1. PROPERTY DESCRIPTION: All land hereby divided is the County of Butte, State of California, being a portion of Section 14, Township 11 North, Range 5 East, N2023M.
 2. This tentative subdivision map is for informational purposes only. It is not intended to be a final subdivision map. It is not intended to be a final subdivision map. It is not intended to be a final subdivision map.
 3. Lot areas on this Large Lot Tentative Subdivision Map are approximate.
 4. Lot lines and area may be adjusted to conform to the approved Large Lot Tentative Subdivision Map. Any adjustments to the approved Large Lot Tentative Subdivision Map are subject to the approval of the City of Roseville.
 5. The final Large Lot Mapping and subdivision map shall be prepared and recorded in accordance with the provisions of the final subdivision map. The final subdivision map shall be prepared and recorded in accordance with the provisions of the final subdivision map.
 6. Pursuant to Government Code Section 66683.02, the land shown hereon may be required to be developed in accordance with the provisions of the final subdivision map.
 7. 100% for access (all easements, etc.) will be offered to the City of Roseville to accommodate the development of the subdivision map. The City of Roseville will be required to provide access to the subdivision map.
 8. Additional easements to accommodate the subdivision map shall be provided to the City of Roseville. The City of Roseville will be required to provide access to the subdivision map.
 9. A public hearing (PH) in the amount of \$1000 is included within this Large Lot Tentative Map. Easement agreement is subject to modification at the time of final map.
 10. The following easements and provisions are to be offered as EOs to the City of Roseville as provided for in the Development Agreement. All EOs shall be recorded in the County of Butte, State of California, and shall be subject to the approval of the City of Roseville.
 11. Landscaping and other provisions to be provided to the City of Roseville shall be provided to the City of Roseville. The City of Roseville will be required to provide access to the subdivision map.
 12. Landscaping and other provisions to be provided to the City of Roseville shall be provided to the City of Roseville. The City of Roseville will be required to provide access to the subdivision map.
 13. Landscaping and other provisions to be provided to the City of Roseville shall be provided to the City of Roseville. The City of Roseville will be required to provide access to the subdivision map.
 14. Landscaping and other provisions to be provided to the City of Roseville shall be provided to the City of Roseville. The City of Roseville will be required to provide access to the subdivision map.
 15. Landscaping and other provisions to be provided to the City of Roseville shall be provided to the City of Roseville. The City of Roseville will be required to provide access to the subdivision map.



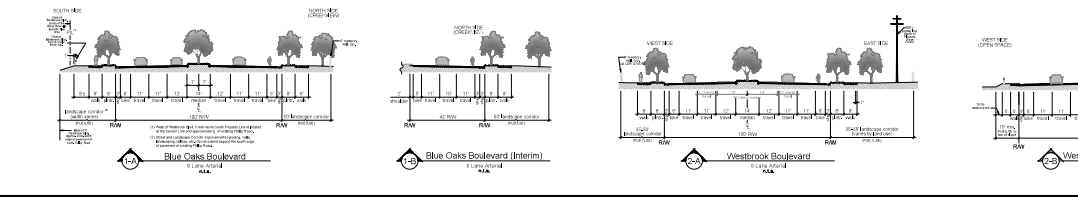
MODIFIED PHASED LARGE LOT TENTATIVE SUBDIVISION MAP

CREEK VIEW

Scale: 1"=200'

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

June 11, 2021



CITY OF ROSEVILLE
017-101-009

10 11
15 14

CITY OF ROSEVILLE
017-101-008

CITY OF ROSEVILLE
017-101-006

ANORUSO
017-020-017

ANORUSO
017-101-011
(INA.P.O.T.S.)

HARRIS
017-101-015
(INA.P.O.T.S.)

CITY OF ROSEVILLE
017-101-018

CITY OF ROSEVILLE
017-101-019

ROSEVILLE ENERGY PARK
CITY OF ROSEVILLE
017-101-019

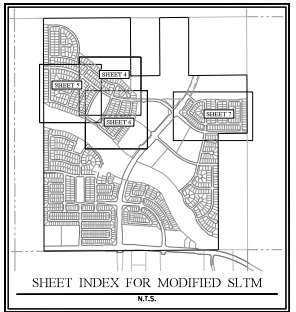
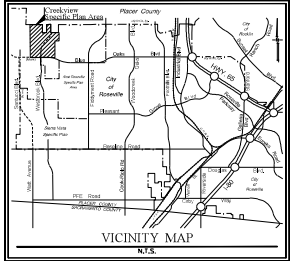
CITY OF ROSEVILLE
017-101-001

CITY OF ROSEVILLE
017-101-002

CITY OF ROSEVILLE
017-101-003

TENTATIVE MAP NOTES

1. PROPERTY DESCRIPTION: All that property situated in the County of El Dorado, State of California, being a portion of Section 14, Township 11 North, Range 11 East, T20N, R11E.
2. The tentative subdivision map is a preliminary map and is not intended to be used for any purpose other than to show the general location of the lots and the boundaries of the lots. It is not intended to be used for any purpose other than to show the general location of the lots and the boundaries of the lots. It is not intended to be used for any purpose other than to show the general location of the lots and the boundaries of the lots.
3. Lot sizes and dimensions on this tentative subdivision map are approximate and subject to change.
4. The City of Roseville is not responsible for the accuracy of the information provided on this tentative subdivision map. The City of Roseville is not responsible for the accuracy of the information provided on this tentative subdivision map.
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PARCEL SUMMARY TABLE

PARCEL	LAND USE	ZONING	ACRES	LOT SIZE (sq ft)	LOTS	DENSITY	NOTES
C-1	DRR Low Density Residential	RS-20	11.84	35,100	14	4.8 d.s.u.	No modifications
C-2	DRR Low Density Residential	RS-20	13.07	35,100	16	5.6 d.s.u.	Modified
C-3	DRR Low Density Residential	RS-20	13.07	35,100	16	5.6 d.s.u.	Modified
C-4	DRR Low Density Residential	RS-20	13.43	35,100	14	5.0 d.s.u.	Modified
C-5	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-6	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-7	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-8	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-9	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-10	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-11	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-12	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-13	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-14	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-15	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-16	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-17	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-18	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-19	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-20	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-21	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-22	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-23	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-24	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-25	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-26	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-27	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-28	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-29	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-30	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-31	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-32	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-33	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-34	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-35	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-36	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-37	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-38	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-39	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-40	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-41	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-42	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-43	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-44	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-45	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-46	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-47	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-48	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-49	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-50	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-51	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-52	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-53	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-54	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-55	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
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C-59	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-60	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-61	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-62	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
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C-64	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
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C-69	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-70	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-71	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-72	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
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C-76	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-77	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-78	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-79	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-80	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-81	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-82	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-83	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-84	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-85	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-86	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-87	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-88	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-89	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-90	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-91	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-92	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-93	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-94	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-95	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-96	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-97	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-98	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-99	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified
C-100	DRR Low Density Residential	RS-20	14.11	35,100	14	5.0 d.s.u.	Modified

SUBDIVISION MAP INFORMATION

APPLICANT: Anthem United Creekside Developments Limited Partnership
3301 Douglas Boulevard, Suite 200
Roseville, CA 95661

ENGINEER: Mackay & Somp's Civil Engineers, Inc.
6025 Creekside Ridge Drive, Suite 100
Roseville, CA 95678-3075
(916) 778-1189

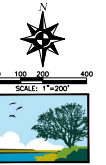
ASSESSOR'S PARCEL NUMBER: A pin of 017-101-004, 005, 006, 007 & 008
4814.4 AC.

LAND USE: General Plan Designation: LDR, MDR, HDR, CC, POP, PR, & OS

ZONING: RS10S, R3, CC, CC5A, POP, PR, & OS

NUMBER OF LOTS / PARCELS: 1,244 TOTAL LOTS
1,154 Single Family Small Lots
3 MDR Large Lots
4 HDR Large Lots
5 Open Space Lots
4 Park Lots
1 Community Commercial Lot
1 Elementary School Lot
1 Electric Substation Lot
1 LR Station Lot
1 Recycling Center Lot
1 Well Site Lot
53 Private & Landscape Lots
12 Landscape Contour Lots
2 ROW Lot
1 ROW (Future) Lot

SERVICE PROVIDERS:
PARKS AND RECREATION: City of Roseville
POLICE AND FIRE PROTECTION: City of Roseville
SANITARY SEWER: City of Roseville
DOMESTIC WATER: City of Roseville
ELECTRICITY: City of Roseville
TELEPHONE: AT&T
GAS: PG&E
CABLE: Comcast



MODIFIED SMALL LOT TENTATIVE SUBDIVISION MAP CREEKVIEW

Scale: 1"=200'

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

April 30, 2017

