

PC Attachment 1



DEVELOPMENT SERVICES DEPARTMENT-PLANNING DIVISION

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1st ADDENDUM TO THE ROSEVILLE HOTEL AND CONFERENCE CENTER PROJECT ENVIRONMENTAL IMPACT REPORT (SCH #2013112058, ADOPTED ON August 6, 2014)

Project Title/File Number:	NCRSP PCL 40 – Roseville Junction MPP, File# PL21-0153
Project Location:	290 Conference Center Drive, Roseville, Placer County, CA
Project Description:	The applicant requests a Major Project Permit (MPP) Stage 1 to evaluate the site plan, civil improvements and landscape of a commercial development that includes five buildings: Hotel 1 (132 rooms, 5 stories, 80,100 sf), Hotel 2 (123 rooms, 5 stories, 61,500 sf), Restaurant 1 & 2 (6,000 sf each), Restaurant 3 (8,000 sf and 8 pickle ball courts), and an event space that will feature food trucks and modular container buildings in a configuration to be determined. A Tentative Parcel Map is also proposed to divide the site into six parcels.
Project Applicant:	Jeff Thompson, Morton & Pitalo, Inc.
Property Owner:	Akki Patel, APRR Management, LLC
Lead Agency Contact:	Sean Morales, Assistant Planner; Phone (916) 774-5282

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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PROJECT DESCRIPTION

Project Location

The project site is located at 290 Conference Center Drive on Parcel 40A within the North Central Roseville Specific Plan (NCRSP) at the terminus of Conference Center Drive (see Figure 1).

Figure 1: Project Location (parcels bordered in red)



Background

The City Council approved a MPP Stage 1 and 2 on August 6, 2014 for development of an approximately 250-room 10-story, 175,000-square foot hotel with an approximately 35,000-square foot conference center facility and adopted the Roseville Hotel And Conference Center Project (RHCCP) Environmental Impact Report (SCH #2013112058) including a Mitigation Monitoring Program. The applicant requests a MPP Stage 1 and Tentative Parcel Map for a similar though less intensive project including two hotels, three restaurants, and a modular restaurant area on the site.

Environmental Setting

The project site is undeveloped, and the topography has a moderate slope from north to south. There are no structures on the properties. No native oak trees or other trees are present on the subject parcel, as the area has been previously rough graded. There is an open space preserve that runs along the eastern border of the project site.

Proposed Project

The proposed project includes a Major Project Permit (MPP) Stage 1 to evaluate the site plan, civil improvements and landscape of a commercial development that includes five buildings: Hotel 1 (132 rooms, 5 stories, 80,100

sf), Hotel 2 (123 rooms, 5 stories, 61,500 sf), Restaurant 1 & 2 (6,000 sf each), Restaurant 3 (8,000 sf and 8 pickle ball courts), and an event space that will feature food trucks and modular container buildings in a configuration to be determined. A Tentative Parcel Map is also proposed to divide the site into six parcels.

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 Roseville Hotel and Conference Center Project EIR was adopted by City Council on August 6, 2014. The document analyzed the impacts that would occur as a result of development of the project. The EIR is available for review during normal weekday business hours at the City of Roseville Development Services Department, 311 Vernon Street, Roseville, CA. The City Council adopted a Statement of Overriding Considerations when it certified the EIR. The EIR identified the following impacts associated with development of the project, as significant and unavoidable:

- 4.6-1 Change in LOS at Signalized Intersections in the City of Roseville
- 4.6-2 Add Traffic to Caltrans Freeway Ramps
- 4.6-6 Decrease in LOS at City Intersections Under 2025 Conditions
- 4.6-7 Add traffic to Caltrans Freeway Ramps Under 2025 Conditions

The analyses below rely on the EIR analysis with minor supplements or technical updates where appropriate. Most of the project impacts remain identical to the impacts of the Roseville Hotel and Conference Center Project EIR, because the proposed project changes the site plan, but requires the same grading and development as the existing approved land uses. Impacts to physical resources (such as agricultural land, biological resources, etc.) are based on the grading and development of an area, not on the detailed site layout and uses of the property. For other types of impacts which are affected by the specific user, the project uses reduce or maintain the same level of potential impacts. In particular, the proposed Roseville Junction project reduces impacts related to vehicle traffic, as it no longer includes a conference center, which had anticipated large concentrated crowds.

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 Roseville Hotel and Conference Center Project 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 SVSP 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 EIR included more analysis than is currently required, because they 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 Roseville Hotel and Conference Center Project 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 proposed project includes development that is consistent with the NCRSP and General Plan so 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?	RHCCP EIR Section 4.1.5	No	No	No	None
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Same	No	No	No	None
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	Same	No	No	No	None
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Same	No	No	No	None

Discussion: Impacts to visual and aesthetic resources were adequately addressed in the RHCCP EIR as it relates to the proposed project, and were previously identified as less than significant. There is no significant change in the proposed project that would change the environmental impact for this section. The proposed MPP and parcel map do not introduce development to properties not already planned for development. In the previously approved project, the tallest building was a 10-story hotel. In the currently proposed project the hotels are reduced to 5 stories in height. The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified impacts.

The project has been evaluated for compliance with the City's Community Design Guidelines and the design guidelines established in the NCRSP. As it relates to aesthetics, these standards ensure the high quality design and architectural character of any buildings developed as well as minimum landscaping standards. Lighting is conditioned to comply with City standards (i.e., CDG) to limit the height of light standards and also require cut-off lenses and glare shields to minimize light and glare impacts. Based on the reasons listed in this section, there would be no new significant impacts not previously identified in the RHCCP 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 aesthetic resources.

Mitigation Measures: None required.

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?	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Same	No	No	No	None
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public 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))?	Same	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Same	No	No	No	None
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?	Same	No	No	No	None
<p>Discussion: Agricultural resources were adequately addressed in the RHCCP EIR as it relates to the proposed project. There is no significant change in the proposed project that would change the environmental impact for this section. The RHCCP EIR concluded the project site is not used for agricultural purposes, does not include agricultural zoning, is not within or adjacent to one of the areas of the City designated as a protected farmland category on the Placer County Important Farmland map, is not within or adjacent to land within a Williamson Act Contract, and</p>					

is not considered forest land. For these reasons, no subsequent or supplemental EIR is required for the project with respect to agricultural and forestry resources.

Mitigation Measures: None required.

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?	RHCCP EIR Section 4.2	No	No	No	None
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Same	No	No	No	RHCCP EIR Mitigation Measure 4.2-2(a) through (e)
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)?	Same	No	No	No	None
d) Expose sensitive receptors to substantial pollutant concentrations?	Same	No	No	No	None
e) Create objectionable odors affecting a substantial number of people?	Same	No	No	No	None

Discussion: The RHCCP EIR concluded that 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 RHCCP EIR. For operational impacts, the proposed project changes the site plan with minor modifications to types of uses, 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 RHCCP EIR.

Mitigation Measures: Mitigation Measure 4.2-2(a) through (e) (Construction Emissions) from the RHCCP EIR remain applicable to the proposed project, and have been incorporated into the design of the project as appropriate. These mitigation measures can be found in the table of applicable mitigation measures included with this Addendum (see Attachment 1).

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?	RHCCP EIR Section 4.3	No	No	No	RHCCP EIR Mitigation Measure 4.3-1
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?	Same	No	No	No	RHCCP EIR Mitigation Measure 4.3-2
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?	Same	No	No	No	None

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?	Same	No	No	No	None
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Same	No	No	No	None
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?	Same	No	No	No	None

Discussion: Biological Resources were adequately addressed in the RHCCP EIR as it relates to the proposed project. Mitigation measures were adopted to reduce impacts to wetlands, vernal pool species, Swainson's hawk, burrowing owl, and other protected raptors nesting and foraging habitat to less-than-significant levels. There is no significant change in the proposed project that would change the environmental impact for this section and the project property is already anticipated for development.

The proposed project would not result in any new or modified impacts to biological resources beyond what was previously analyzed in the RHCCP EIR. In addition, it should be noted that there are no natural features present onsite. A Clean Water Act Nationwide Permit 26 authorized fill of previous existing seasonal wetlands and vernal pools on the project site in July 1989. The wetlands were filled and mitigated within the same watershed at the deed restricted 135-acre Highland Reserve South preserve, and the property has been mowed and disked since then to prevent wetlands from reestablishing. The site is primarily populated by non-native annual grasses. The mitigation measures adopted with certification of the RHCCP EIR remain applicable and no additional impacts will occur. Impacts remain less than significant upon compliance with the applicable mitigation measures.

Mitigation Measures: Mitigation Measure MM 4.3-1 (Preconstruction Survey) and 4.3-2 (implement 4.3-1).

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?	RHCCP EIR Section 4.4	No	No	No	None
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Same	No	No	No	None
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Same	No	No	No	RHCCP EIR Mitigation Measure 4.4-1 (a) and (b)
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	Same	No	No	No	RHCCP EIR Mitigation Measure 4.4-1 (a) and (b)
<p>Discussion: The RHCCP EIR discussed the potential for subsurface remains or deposits to be found on the site, and included mitigation measures requiring proper handling of resources and accidental discovery of human remains. The mitigation was found to render potential impacts less than significant. The project will result in the same impact, and the mitigation remains applicable to the proposed project.</p> <p>Mitigation Measures: 4.4-1(a) (Proper Handling of Archaeological Resources) and 4.4-1(b) (Accidental Discovery of Human Remains) remain applicable to the proposed project.</p>					

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?	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
b) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?	Same	No	No	No	None

Discussion: The RHCCP EIR concluded that development of the project 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. Electricity in the area is provided by Roseville Electric and natural gas is provided by Pacific Gas & Electric (PG&E). The EIR found the increase in demands for electricity and natural gas and found these impacts to be less than significant.

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 RHCCP 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:	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
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.)	Same	No	No	No	None
ii) Strong seismic ground shaking?	Same	No	No	No	None
iii) Seismic-related ground failure, including liquefaction?	Same	No	No	No	None
iv) Landslides?	Same	No	No	No	None
b) Result in substantial soil erosion or the loss of topsoil?	Same	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?	Same	No	No	No	None
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?	Same	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?	Same	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 RHCCP EIR indicated that compliance with existing regulations and permit requirements would be sufficient to avoid impacts related to these issues. This conclusion remains appropriate for this Project because there is no new information indicating that geologic conditions are different than previously understood.</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?	RHCCP EIR Section 4.2	No	No	No	RHCCP EIR Mitigation Measures 4.2-2(a) through (e)
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Same	No	No	No	None
<p>Discussion: While the 2014 EIR did not evaluate impacts related to greenhouse gas (GHG) emissions, the potential environmental impact of GHG emissions was known or could have been known at the time of the certification of the 2014 EIR. Thus, based on a body of case law, the EIR's lack of GHG analysis does not preclude adoption of an addendum. As discussed in the Traffic and Circulation section of this Addendum, the Project will not result in a substantial increase in daily or peak hour trips. The types of uses proposed for the Roseville Junction project generate</p>					

less traffic than the large hotel and conference center proposed with the 2014 EIR. Additionally, as discussed in the Utilities and Service Systems section, utility planning—including electricity demand—is based on acreage of land use, not anticipated square footage of building area.

Mitigation Measures: Mitigation Measures 4.2-2(a) through (e) (Construction Emissions) from the RHCCP EIR remain applicable to the proposed project, and have been incorporated into the design of the project as appropriate.

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?	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Same	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?	Same	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?	Same	No	No	No	None

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?	Same	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?	Same	No	No	No	None
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Same	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?	Same	No	No	No	None

Discussion: The RHCCP EIR and Initial Study includes a brief overview for each impact topic, concluding that compliance with existing federal, state, and local regulations regarding the use, transport and disposal of hazardous materials would ensure impacts will be less than significant. The potential hazards would take place during project construction and the construction of the RHCCP and Roseville Junction will be similar and the new project will not create any new potential impacts. Standard construction activities would require the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents. These are common household and commercial materials routinely used by both businesses and average members of the public. The materials only pose a hazard if they are improperly used, stored, or transported either through upset conditions (e.g. a vehicle accident) or mishandling. In addition to construction use, the operational project would result in the use of common hazardous materials as well, including bleach, solvents, and herbicides. Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels.

A Phase I Environmental Site Assessment (Enercon, June 25, 2010) was prepared for the site for the RHCCP. The report concluded that the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962. Review of a federal and state records search conducted for the Phase I ESA indicated that the project site is not listed on any regulatory databases. Nor did the records review identify any nearby sites that could have a potential to pose an environmental impact to the site. No recognized environmental conditions in connection with the property were identified during the site reconnaissance conducted for the Phase I ESA. At the time of the preparation of the Phase I ESA, no response had been received from the City of Roseville Fire Department related to the request for a records search related to past or present environmental concerns associated with the project site. However, as indicated in the Phase I ESA, this data gap is not considered significant and does not affect the conclusions of the report. The impact would be less than significant.

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. The project site is in an urban area, and therefore would not expose people to any risk from wildland fire.

The proposed uses are substantially consistent with the build out assumptions and would not increase the severity of already identified impacts; therefore, there would be no new impacts not previously identified in the RHCCP EIR regarding hazardous materials. 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 EIR have occurred” relative to hazards and hazardous materials.

Mitigation Measures: None.

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?	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
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)?	Same	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?	Same	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?	Same	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?	Same	No	No	No	None

f) Otherwise substantially degrade water quality?	Same	No	No	No	None
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?	Same	No	No	No	None
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	Same	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?	Same	No	No	No	None
j) Inundation by seiche, tsunami, or mudflow?	Same	No	No	No	None

Discussion: The RHCCP EIR Initial Study contains discussion on hydrology and water quality. As with the RHCCP, the proposed Roseville Junction project will produce less than significant impacts. The proposed project will be subject to the City standards discussed in that document and will use similar drainage design. No new impacts are anticipated.

Mitigation Measures: None

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?	RHCCP EIR Section 3.3 and Initial Study	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?	Same	No	No	No	None
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Same	No	No	No	None

Discussion: The project site is surrounded by existing developed area and is adjacent to two high volume roadways (SR 65 and Roseville Parkway). Development of the site would not physically disrupt or divide an existing community because the site is currently undeveloped. Therefore, there would be no impact. The project site is designated Business Professional/Commercial in the NCRSP and the City's General Plan and also zoned Community Commercial/Special Area NC. The NCRSP designates Parcel 40A as a location intended for development of a "hotel/conference center facility." The project is consistent with the City's intended use for the site. The City requires all projects to comply with its Improvement Standards and Construction Standards in order to receive grading and building permits. Therefore, a safeguard is in place to ensure the project complies with the City's current regulations and requirements. In addition, the project has been designed consistent with the NCRSP Design Guidelines. The project has been designed consistent with all applicable City land use and planning documents adopted to avoid or mitigate an environmental effect, as discussed throughout this IS. Therefore, the impact is less than significant. Neither the project site nor any of the lands around it are located within the boundaries of a habitat conservation plan or a natural community conservation plan; therefore, the project would not conflict with any habitat plans and there would be no impact.

Changes introduced by the project and/or new circumstances relevant to the project would not, as compared to the RHCCP EIR, result in significant impacts. 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

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?	RHCCP EIR Section 3.3 and Initial Study	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?	Same	No	No	No	None

Discussion: As discussed in the RHCCP EIR, the project site is designated Business Professional/Community Commercial in the City's General Plan and in the NCRSP and consists of a vacant parcel. The site is not identified by the City as a site containing locally important mineral resources that would be of local, regional, or statewide importance; therefore, the project is not considered to have any impacts on mineral resources. The project does not propose to excavate the site for mineral resources; therefore, no impacts related to mineral resources would result from construction of the project.

Mitigation Measures: None.

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) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	None
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Same	No	No	No	None
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Same	No	No	No	None
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 expose people residing or working in the project area to excessive noise levels?	Same	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Same	No	No	No	None

Discussion: The RHCCP EIR addressed construction noise, roadway noise, noise from non-residential land uses, and aircraft overflight noise. Construction noise in general was discussed, and the levels of noise expected will be temporary and mitigated by the City's Noise Ordinance. Project operation was found to result in an increase in noise associated with vehicle trips to the facility, especially when there were events. However, project operation was found not to contribute to a substantial permanent increase in ambient noise levels. The increases in ambient noise levels are not anticipated to exceed the City's acceptable noise thresholds for project construction or operation. The proposed Roseville Junction will feature similar operations though will not include the convention center and therefore will not create an increase an ambient noise to the level discussed in the RHCCP EIR.

The proposed project site is not located within an airport land use plan area nor is it located within two miles of an airport or within the vicinity of a private airstrip. The closest airport to the project site is a private airstrip, Holtsman Airport, in Rio Linda, approximately 8.1 miles to the west. McClellan Airfield, a public-use airport, is located approximately 13 miles southwest of the project area. Lincoln Regional Airport, also a public-use airport, is located approximately 11 miles north of the project area. Due to its location, the project area could be exposed to noise from aircraft on approach or departure. Accordingly, the project proponents will be provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of McClellan and Lincoln aircraft in the vicinity and the potential for over-flight noise. Therefore, no impact would occur relative to exposing people to excessive airport related noise levels.

Mitigation Measures: None

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)?	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None
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Discussion: As with the RHCCP, the proposed development would create part-time and full-time jobs in the City. These positions should be filled by people who already reside in the region. The project is not large enough to induce substantial population growth resulting in the need to construct new homes and provide new services for this new population. Therefore, the proposed project would not directly induce population growth because it proposes no significant employment generating uses, other than staffing required for the hotel and restaurants. It would not indirectly induce population growth because it would not extend roads or infrastructure into previously undeveloped areas. In addition, the project would not displace people or housing because the site is undeveloped and does not provide housing. Therefore, the project would result in a less than-significant impact on population and housing in the City of Roseville.

Mitigation Measures: None

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?	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
b) Police protection?	Same	No	No	No	None
c) Schools?	Same	No	No	No	None
d) Parks?	Same	No	No	No	None
e) Other public facilities?	Same	No	No	No	None
<p>Discussion: As with the RHCCP, The project would not require an expansion of the existing fire station or the construction of a new one. For these reasons, the project would result in a less-than-significant impact on the City's fire protection services. The current response time to the project site is 10 minutes or less for an emergency call. The project would not require the expansion of the existing police department, or require the construction of a new facility. Accordingly, this impact is less than significant. The proposed project does not include any residential uses; therefore, the project would not result in a population increase that would require new schools or parks to serve new City residents. For this reason, no impacts on schools and parks would result. The proposed project would not introduce a new population to the City needing access to public facilities or services. Therefore, no impact on other public facilities would occur.</p>					

Mitigation Measures: None

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 deterioration of the facility would occur or be accelerated?	RHCCP EIR Section 3.3 and Initial Study	No	No	No	None
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?	Same	No	No	No	None
<p>Discussion: As with the RHCCP, the proposed project would not support an increase in residential population that would increase demand for existing park or recreational facilities or require the construction of new or expansion of existing recreational facilities. Existing trails are located nearby that could be used by employees and hotel visitors. This would not create a substantial increase in use of recreation facilities. Therefore, no impacts to recreational facilities would occur.</p> <p>Mitigation Measures: None</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?	RHCCP EIR Section 4.6	No	No	No	RHCCP 4.6-1, 4.6-2, 4.6-6, 4.6-7
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?	Same	No	No	No	RHCCP 4.6-1, 4.6-2, 4.6-6, 4.6-7
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?	Same	No	No	No	None
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Same	No	No	No	None
e) Result in inadequate emergency access?	Same	No	No	No	None

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?	Same	No	No	No	None
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Discussion: There are fundamental differences in the anticipated transportation/traffic impacts from the RHCCP and the proposed Roseville Junction project. The RHCCP EIR implemented four measures to mitigate impacts including:

- 4.6-1 Change in LOS at Signalized Intersections in the City of Roseville
- 4.6-2 Add Traffic to Caltrans Freeway Ramps
- 4.6-6 Decrease in LOS at City Intersections Under 2025 Conditions
- 4.6-7 Add traffic to Caltrans Freeway Ramps Under 2025 Conditions

These measures were in response to operations of the previously proposed conference center in the RHCCP. The conference center was anticipated to hold crowds of 600 people for average events and 1,200 people for maximum events. The Roseville Junction project no longer contains a conference center and the new uses (three full-service restaurants and a modular restaurant area) will not draw crowds near the same size or the same concentration as the conference center. The Engineering Division reviewed the proposed project and found the AM and PM peak trips are expected to be well below those forecasted in the City's traffic model, which anticipated the hotel and conference center project. Due to the sharp decrease in expected traffic, the previously proposed mitigation measures are no longer applicable. The typical traffic mitigation fee programs, which the City implements for all development projects, will adequately address traffic/transportation impacts.

Mitigation Measures: None.

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)?	RHCCP EIR Section 4.4	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.	Same	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. While the original RHCCP EIR addressed cultural resources, no Tribal Cultural Resources were identified and the City of Roseville as CEQA Lead Agency is not aware of any Tribal Cultural Resources associated with project site. Notice of the proposed project was routed to the United Auburn Indian Coalition and no response or request for consultation was received. Previously applied mitigation should be adequate to address potential impacts of the project, which require cessation of work should any item of cultural interest be found, to ensure the project will have a less than significant impact on cultural resources. 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 FEIR have occurred” relative to Tribal Cultural Resources.

Mitigation Measures: 4.4-1(a) (Proper Handling of Archaeological Resources) and 4.4-1(b) (Accidental Discovery of Human Remains) remain applicable to the proposed project.

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?	RHCCP EIR Section 4.5	No	No	No	None
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?	Same	No	No	No	None
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?	Same	No	No	No	None
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Same	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?	Same	No	No	No	None
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Same	No	No	No	None
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Same	No	No	No	None

Discussion: The RHCCP EIR addressed utilities demand for the project area and determined there were adequate utilities to meet the anticipated demands from development of the plan area. The project site is located within the NCRSP area and has been assumed for business/commercial development since the NCRSP was adopted in 1990. The demand for utilities has been factored into the City's long-range plans to provide these resources and services for planned development. There are existing mitigation measures in the NCRSP EIR applicable to utilities, but the proposed project does not result in impacts that would require compliance with the NCRSP mitigation measures because compliance with current City ordinances (i.e., City's Water Efficient Landscape Ordinance) and other current City requirements would ensure the project would use water and other utilities efficiently. The utility impacts are within the scope of the prior analysis, and do not result in any new or expanded impacts.

Mitigation Measures: None.

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?	RHCCP EIR	No	No	No	None
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.)	RHCCP EIR	No	No	No	None
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	RHCCP EIR	No	No	No	None

Discussion: Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the RHCCP EIR. 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 Sierra Vista Specific Plan Environmental Impact Report (SCH # 2008032115, adopted on May 5, 2010), 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:

Sean Morales, Assistant Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. Applicable RHCCP Mitigation Measures
2. Roseville Junction Plans

TABLE OF APPLICABLE MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
<p>4.2-2(a) Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than one acre, the project applicant shall submit a Construction Emission / Dust Control Plan to the Placer County Air Pollution Control District. If the District does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by the District, to the local jurisdiction (city or county) that the plan has been submitted to the District. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving District approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit. The following shall be included in the Dust Control Plan:</p> <p>(a) During construction, emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area, shall be controlled so that dust does not remain visible in the atmosphere beyond the boundary line of the emission source.</p> <p>(b) When wind speeds result in dust emissions crossing the property line, and despite the application of dust control measures, grading and earthmoving operations shall be suspended and inactive disturbed surface areas shall be stabilized.</p> <p>(c) Fugitive dust generated by active operations, open storage piles, or from a disturbed surface area shall not result in such opacity as to obscure an observer's view to a degree equal to or greater than does smoke as dark or darker in shade as that designated as No. 2 on the Ringlemann Chart (or 40% opacity).</p> <p>(d) All exposed soils be watered a minimum of once every two hours of active operation or sufficiently often to keep the area adequately wetted. e) Any visible track-out on a paved road where vehicles enter and exit the work area must be removed at the end of the workday or at least on time per day. Removal shall be accomplished by using wet sweeping or a HEPA filter equipped vacuum device. Dirt from vehicles exiting shall be removed through the use of a gravel pad, a tire shaker, a wheel wash system, or a pavement extending for not less than 50 feet from the intersection with the paved public road.</p> <p>4.2-2 (b) The following standard note shall be included on the Grading Plan or Improvement Plans, or as an attached form: The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in 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 contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.</p> <p>4.2-2(c) Prior to approval of Grading or Improvement Plans, whichever occurs first, the project applicant shall provide a written calculation to the District for approval demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, shall achieve a project wide fleet-average of 25% of NOx and 45% of diesel particulate matter reduction as compared to CARB statewide fleet average emissions.</p>	<p>Project plans will be reviewed for compliance.</p>	<p><i>Pre-Construction:</i> Prior to issuance of Grading Permits or Improvement Plans.</p> <p>Add as note on Improvement Plans.</p>	<p>Engineering</p>	<p>Dust Control Plan and proof of submittal to PCAPCD</p>	

<p>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.</p> <p>4.2-2(d) The following standard note shall be included on the Improvement/Grading Plan, or as an attached form:</p> <ul style="list-style-type: none"> <input type="checkbox"/> During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators. <input type="checkbox"/> During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. <p>4.2-2(e) Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling is limited to a maximum of 5 minutes.</p>					
<p>4.3-1 Preconstruction Survey. If project construction work is required to be scheduled during the breeding season (March through August), a qualified biologist shall conduct a preconstruction survey of the work area to determine if any ground-nesting native birds, including burrowing owls, are nesting in or in the immediate vicinity of vegetation to be removed. In addition, all trees adjacent to the site and/or associated with Pleasant Grove Creek and the preserve area between Highway 65 and Roseville Parkway shall be surveyed to confirm no Swainson’s hawk or white-tailed kite nests have been established since the time of the 2013 survey; pre-construction surveys shall follow accepted survey protocols for the presence or absence of these species. The purpose of the surveys will be to determine if active nests of special-status or other protected birds are present in the disturbance zone or within 500 feet of the disturbance zone boundary (within 0.25 mile for Swainson’s hawks). The preconstruction survey will be conducted within 15 days prior to the start of work from March through May (since there is higher potential for birds to initiate nesting during this period), and within 30 days prior to the start of work from June through August. If active nests are found in the work area, the California Department of Fish and Wildlife typically recommends 300-foot buffers around active nests of songbirds and 500 feet or more for raptors. However, the tolerance of birds with respect to activities and noise around active nests can vary depending upon the species, the type and extent of disturbance activity, intervening topography and vegetation, and other factors. Consequently, if active nests are found in the work area, the biologist shall evaluate these factors with respect to onsite conditions and determine if smaller buffers would be appropriate. If Swainson’s hawks are determined to be nesting adjacent to the site and construction activities could result in a “take” of one or more hawks within the meaning of the California Endangered Species Act, consultation with the California Department of Fish and Wildlife may also be necessary.</p> <p>The following shall be required when performing surveys: Surveys shall be performed by a qualified biologist familiar with the target bird species and their</p>	<p>Project Applicant/ Qualified Biologist</p>	<p>The preconstruction survey will be conducted within 15 days prior to the start of work from March through May (since there is higher potential for birds to initiate nesting during this period), and within 30 days prior to the start of work from June through August.</p>	<p>Planning</p>	<p>Survey results</p>	

<p>habitat(s). Presence or absence of Swainson’s hawk shall be determined pursuant to the Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley (Swainson’s Hawk Technical Advisory Committee, 2000 May 31). Burrowing owl surveys shall be conducted at least three times per week from May 1 to September 30 during the breeding season, pursuant to the 2012 CDFW Staff Report.</p> <p>Surveys for other raptors, including white-tailed kite, shall include walking “wandering” transects throughout the project area and include an “Active Nest Search” component. This shall include a thorough search of all trees, power poles and standing snags for active nests in the proposed disturbance area, while also noting any incidental raptor sightings. Surveys shall not be conducted during periods of excessive or abnormal cold, heat, wind, rain, or other inclement weather that individually or collectively reduces the likelihood of detection. If any large stick nests are discovered, it will be determined whether they are actively being used or not. The following behaviors are indicators that an active nest may be present: (1) Carrying material to build nests within the survey area; (2) Copulations; (3) Carrying food or feeding young; (4) Carrying fecal sacks away from nest; (5) Mate-feeding (repeated “bee-line” flying to likely nest site); (6) Observation of nest; (7) Observation of chicks; (8) Females giving call or chip notes alerting their mate that they are off the nest; and (9) Auditory evidence of chicks.</p>					
<p>4.3-2 Implement Mitigation Measure 4.3-1.</p>	<p>Same as above</p>	<p>Same as above</p>	<p>Same as above</p>		
<p>4.4-1(a) Proper Handling of Archaeological Resources. If any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains are encountered during any construction activities, work shall be suspended within 100 feet of the find, and the project applicant shall immediately notify the City of Roseville Community Development Director and coordinate any necessary investigation of the site with a qualified archaeologist as needed to assess the resources (i.e., whether it is a “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 historical or unique archaeological 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. In consultation with the archaeologists, the contractor shall implement any measures deemed by City staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources.</p> <p>4.4-1(b) Accidental Discovery of Human Remains. Pursuant to Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, as well as CEQA Guidelines Section 15064.5(e), 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.</p>	<p>Project Applicant/Contractor/ Qualified Archaeologist</p>	<p>During Construction Add as note on Grading or Improvement Plans.</p>	<p>City of Roseville/ County Coroner</p>		

NOTE: This table is provided as a courtesy to the developer, to highlight the text of measures which are required to be placed on Improvement Plans and/or Building Plans. Refer to the applicable environmental document (e.g. Environmental Impact Report) for a full list of measures, and for context. Other measures may be applicable, but are not included here because they have already been completed or they are addressed via other mechanisms (e.g. development fees).

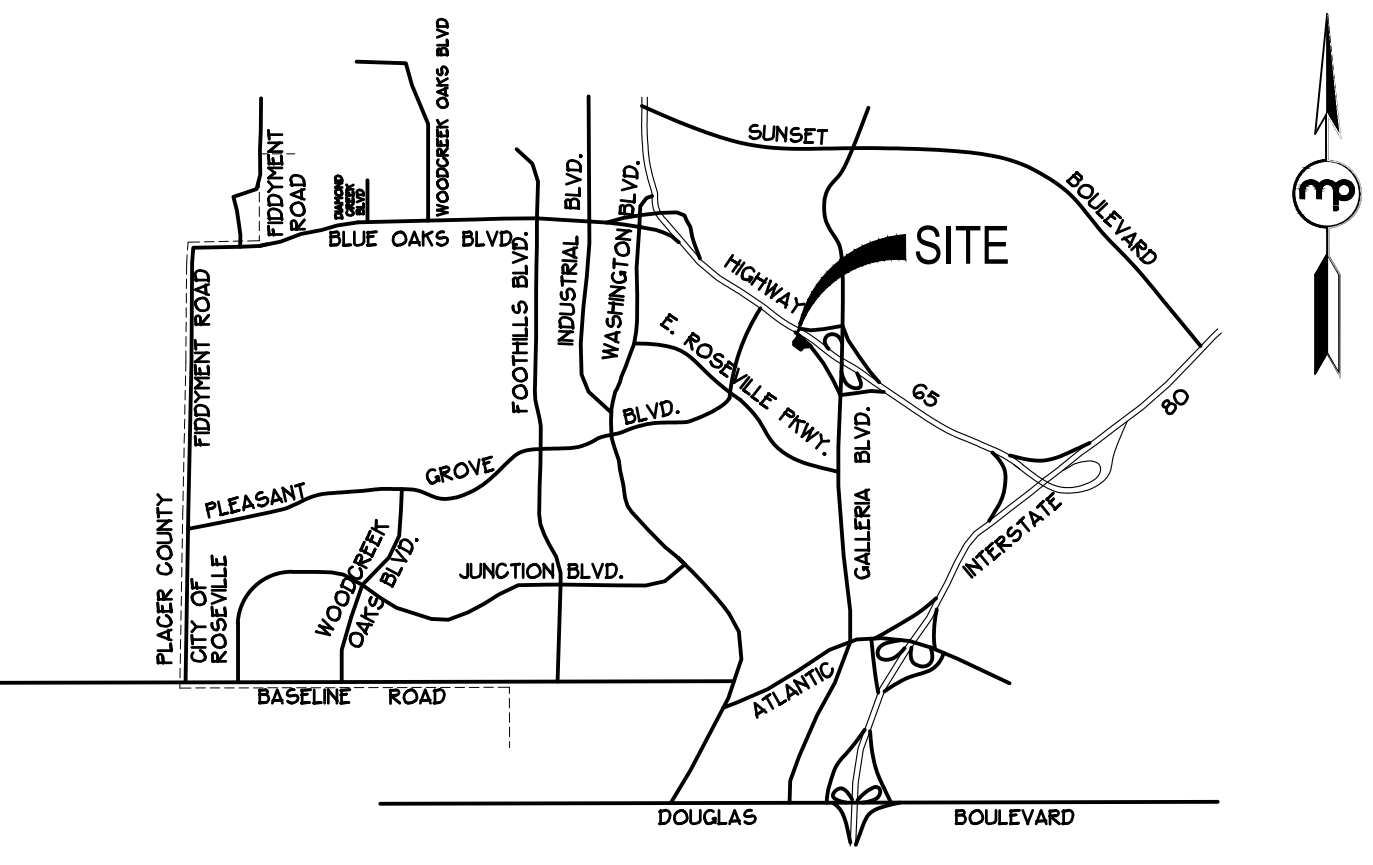


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CONSULTANT

APPROVALS

**TENTATIVE SUBDIVISION MAP
 ROSEVILLE JUNCTION
 SHEET 1 OF 5
 290 CONFERENCE CENTER DRIVE**



VICINITY MAP
 NO SCALE

INDEX

SHEET 1	TENTATIVE SUBDIVISION MAP
SHEET 2	CONCEPTUAL SITE PLAN
SHEET 3	PRELIMINARY GRADING PLAN
SHEET 4	PRELIMINARY UTILITY PLAN
SHEET 5	SITE LIGHTING AND PHOTOMETRIC PLAN
SHEET 6	PRELIMINARY LANDSCAPE PLAN OVERALL PLAN
SHEET 7	PRELIMINARY LANDSCAPE PLAN PARKING SHADING & LANDSCAPE AREA EXHIBIT
SHEET 8	PRELIMINARY LANDSCAPE PLAN LANDSCAPE DETAILS & MATERIALS

- NOTES**
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
 - MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
 - FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
 - PURSUANT TO GOVERNMENT CODE SECTION 6646.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
 - ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
 - GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
 - PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THESE PLANS AS "P.U.E." FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES, AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, SANITARY, AND WATER SERVICES, AND ALL APPURTENANCES THERE TO TOGETHER WITH THE RIGHT TO CONSTRUCT, PLACE TRAFFIC CONTROL, AND TRIM AND REMOVE TREES AND VEGETATION.
 - DEVELOPMENT STANDARDS AS SPECIFIED IN THE CITY OF ROSEVILLE ZONING ORDINANCE AND CITY OF ROSEVILLE COMMUNITY DESIGN GUIDELINES.
 - SITE LIGHTING SHOWN FOR REFERENCE ONLY. LIGHT LOCATIONS TO BE COORDINATED WITH THE PHOTOMETRIC PLAN PREPARED FOR THIS PROJECT.

OWNER / APPLICANT
 APRR MANAGEMENT, LLC
 CONTACT: ROHIT RANCHHOD
 4302 REDWOOD HWY, SUITE 200
 SAN RAFAEL, CALIFORNIA 94903
 PHONE: (916) 761-5602

ENGINEER / PLANNER
 MORTON PITALO, INC.
 600 COOLIDGE DRIVE, SUITE #140
 FOLSOM, CA 95630
 CONTACT: JEFFREY THOMPSON
 PHONE: (916) 984-7621
 EMAIL: JTHOMPSON@MPENGR.COM

UTILITY PROVIDERS

WATER:	CITY OF ROSEVILLE
WATERS:	CITY OF ROSEVILLE
GAS:	PG&E
ELECTRIC:	ROSEVILLE ELECTRIC
TELEPHONE:	ROSEVILLE TELEPHONE
CABLE TV:	COMCAST

SERVICE PROVIDERS

SCHOOL DISTRICT:	ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT
	ROSEVILLE ELEMENTARY SCHOOL DISTRICT
FIRE PROTECTION:	CITY OF ROSEVILLE
POLICE PROTECTION:	CITY OF ROSEVILLE
STORM DRAINAGE:	CITY OF ROSEVILLE
SOLID WASTE:	CITY OF ROSEVILLE

PROJECT INFORMATION

ASSESSOR PARCEL NUMBER	363-011-086-000
USE:	COMMERCIAL
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PROPOSED ZONING:	CO/SA-NC
EXISTING GENERAL PLAN:	BP
PROPOSED GENERAL PLAN:	BP

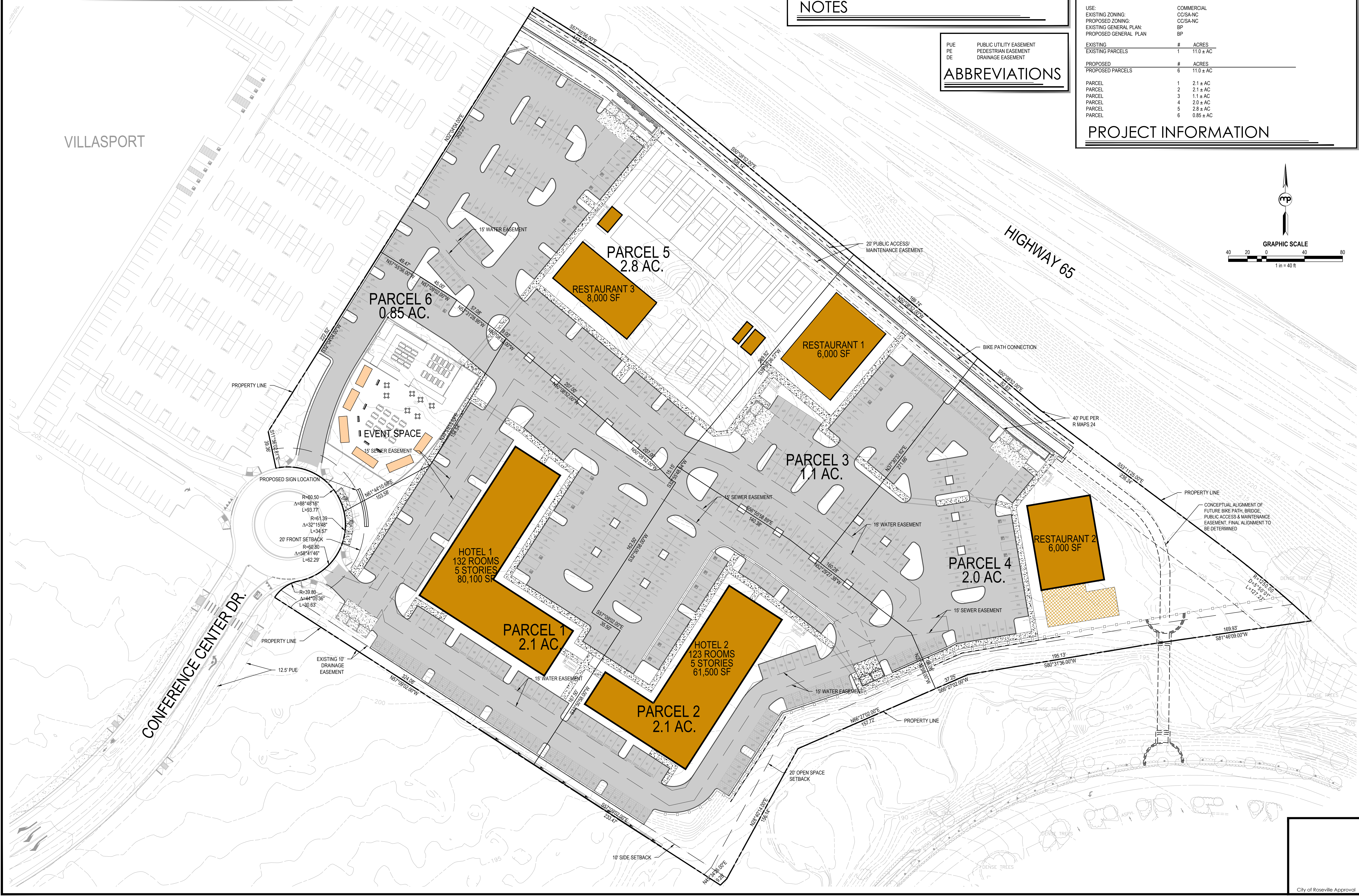
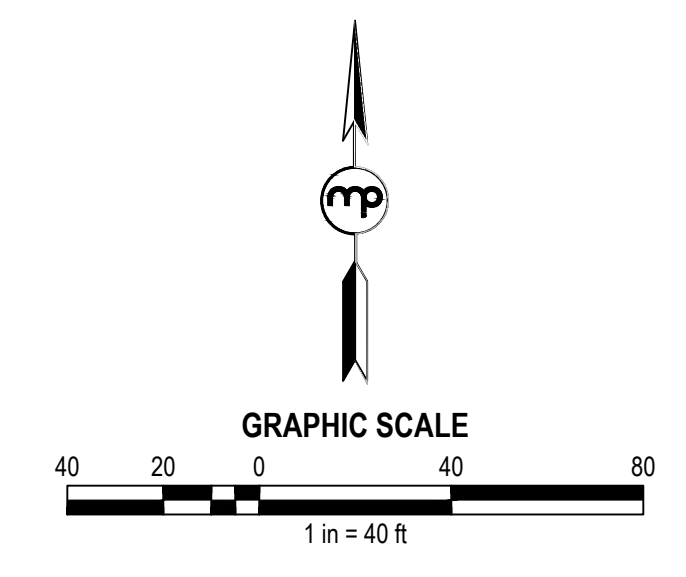
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EXISTING PARCELS	1	11.0 ± AC
PROPOSED	#	ACRES
PROPOSED PARCELS	6	11.0 ± AC

PARCEL	#	ACRES
PARCEL 1	2.1 ± AC	
PARCEL 2	2.1 ± AC	
PARCEL 3	1.1 ± AC	
PARCEL 4	2.0 ± AC	
PARCEL 5	2.8 ± AC	
PARCEL 6	0.85 ± AC	

PROJECT INFORMATION

ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT
PE	PEDESTRIAN EASEMENT
DE	DRAINAGE EASEMENT



NO.	DATE	DESCRIPTION

REVISIONS
 BENCH MARK

COMPUTED BY
 DESIGNED BY
 DRAWN BY
 PROJECT ENGINEER
 PROJECT

ROSEVILLE JUNCTION

ROSEVILLE, CA

TENTATIVE SUBDIVISION MAP

DATE	AUGUST 6, 2021	SHEET	1
SCALE	1" = 40'	OF	5
JOB NUMBER	21-0012-00		

City of Roseville Approval

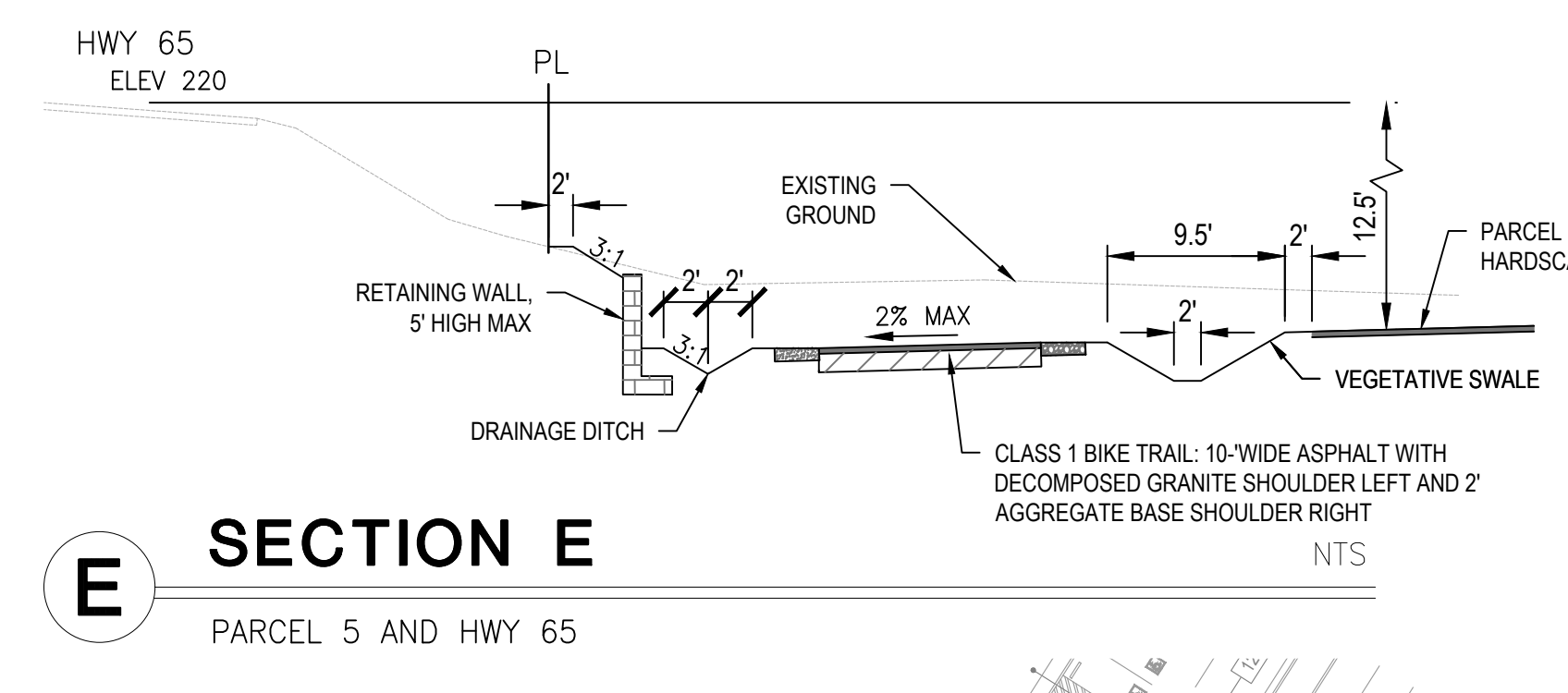
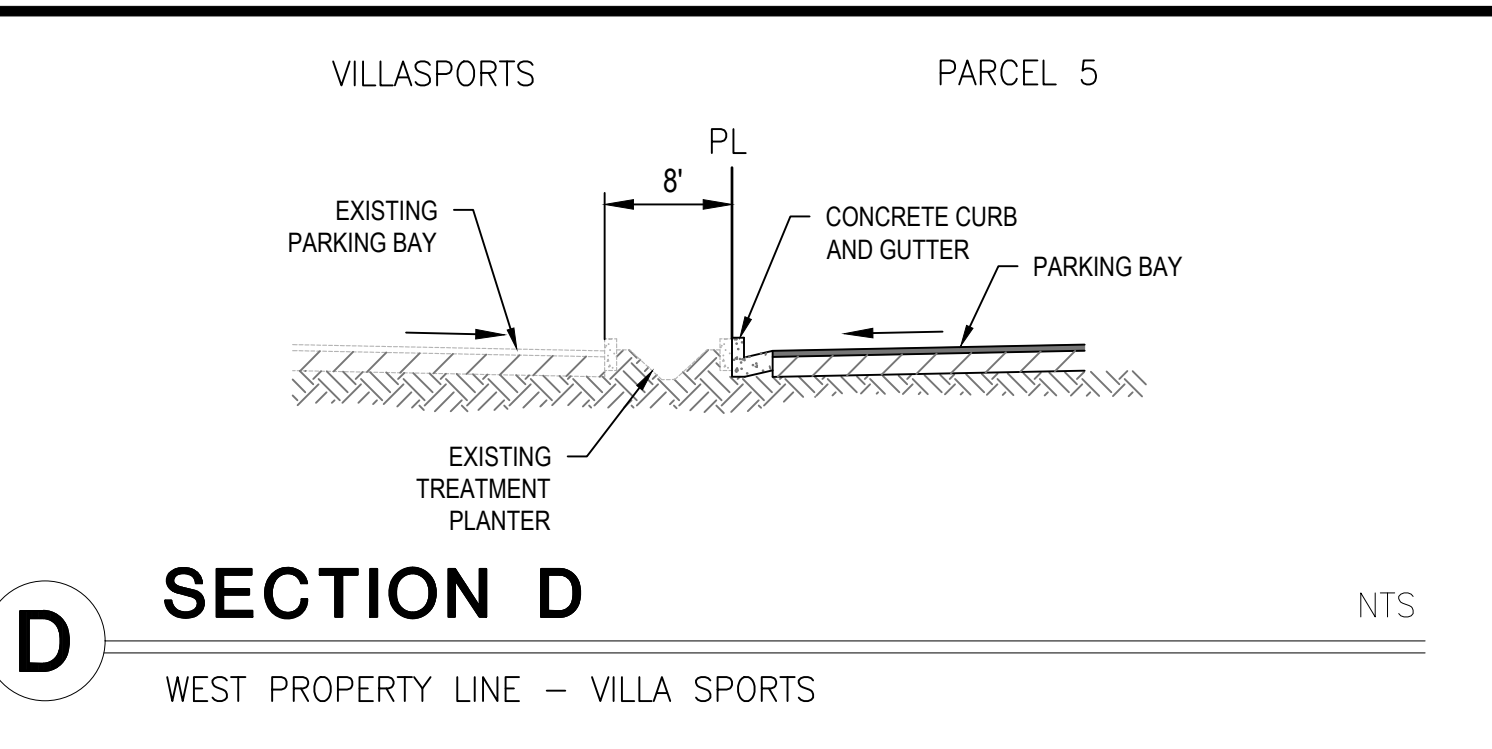
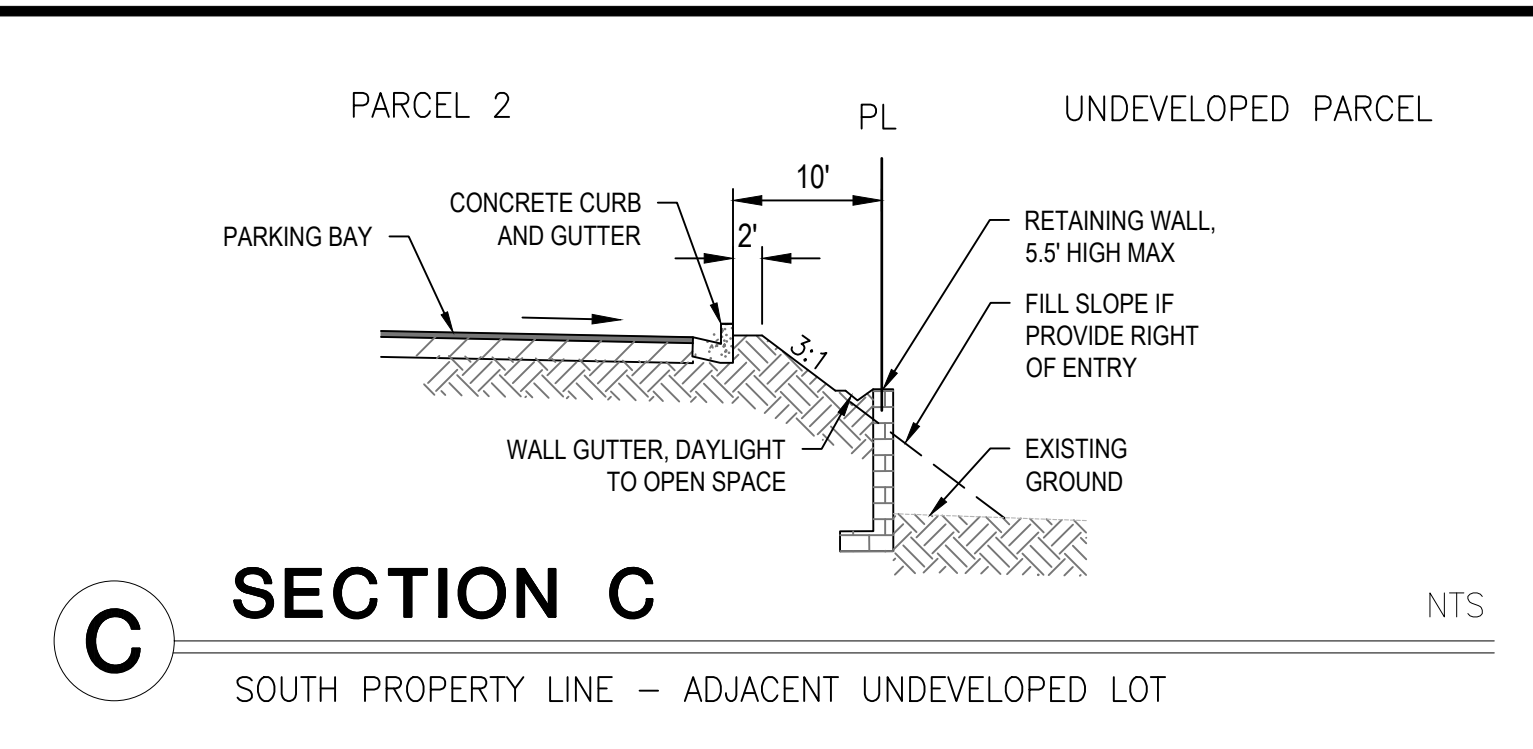
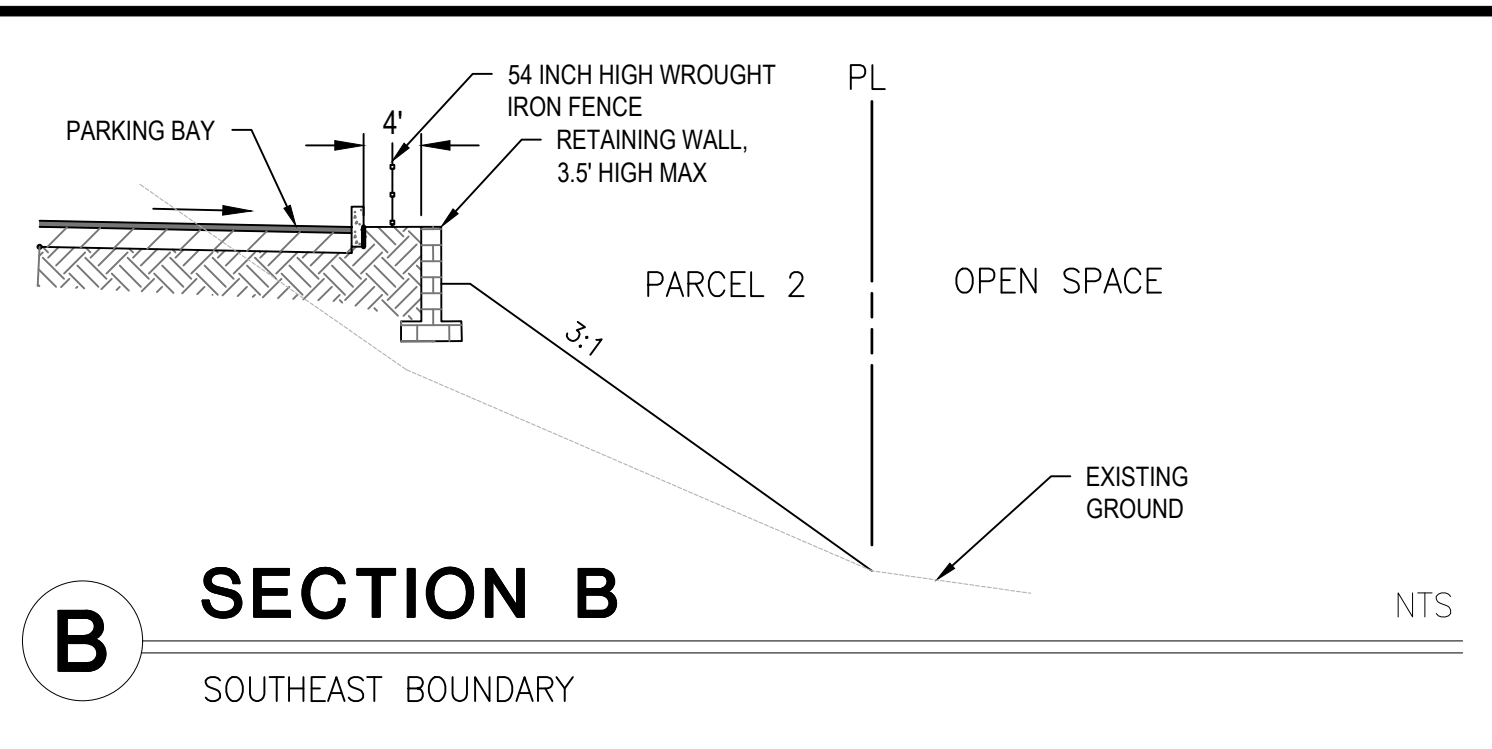
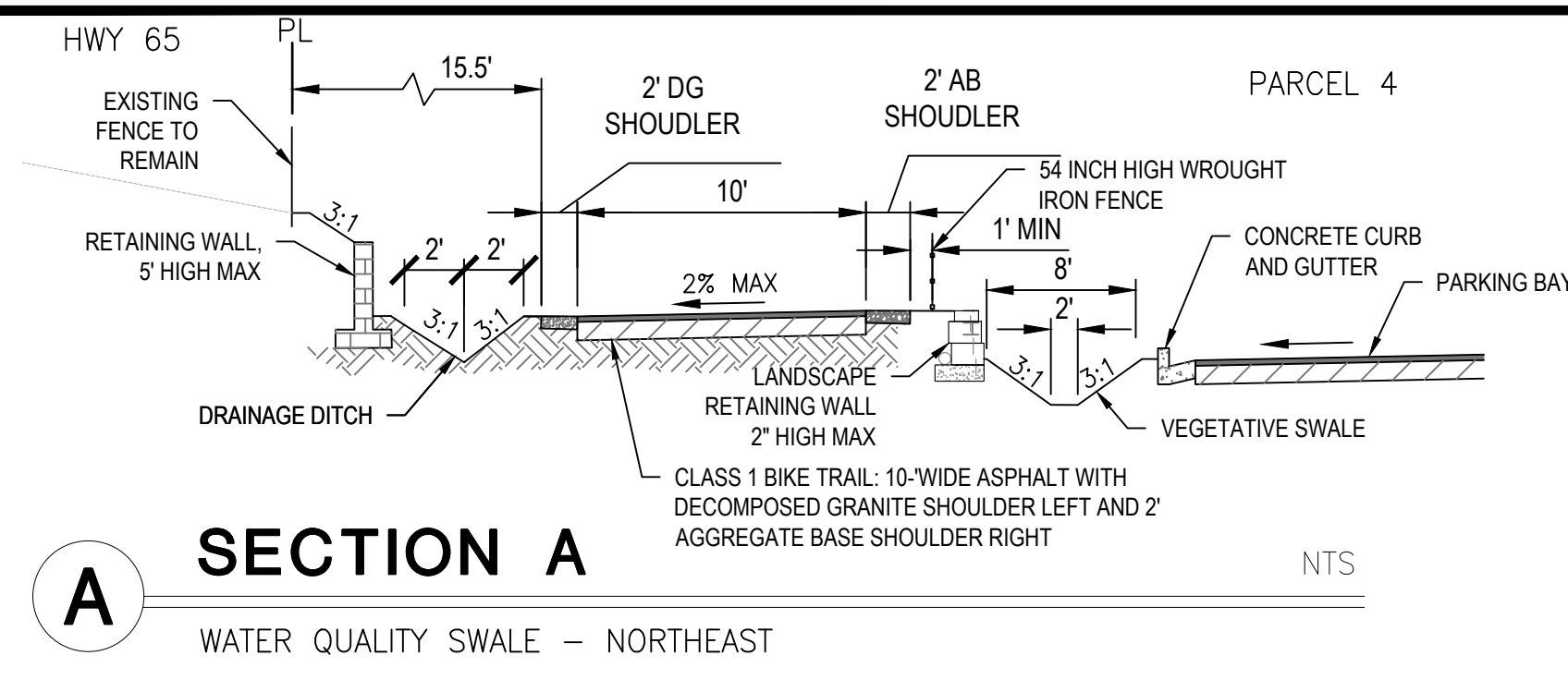
NOT FOR CONSTRUCTION



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CONSULTANT

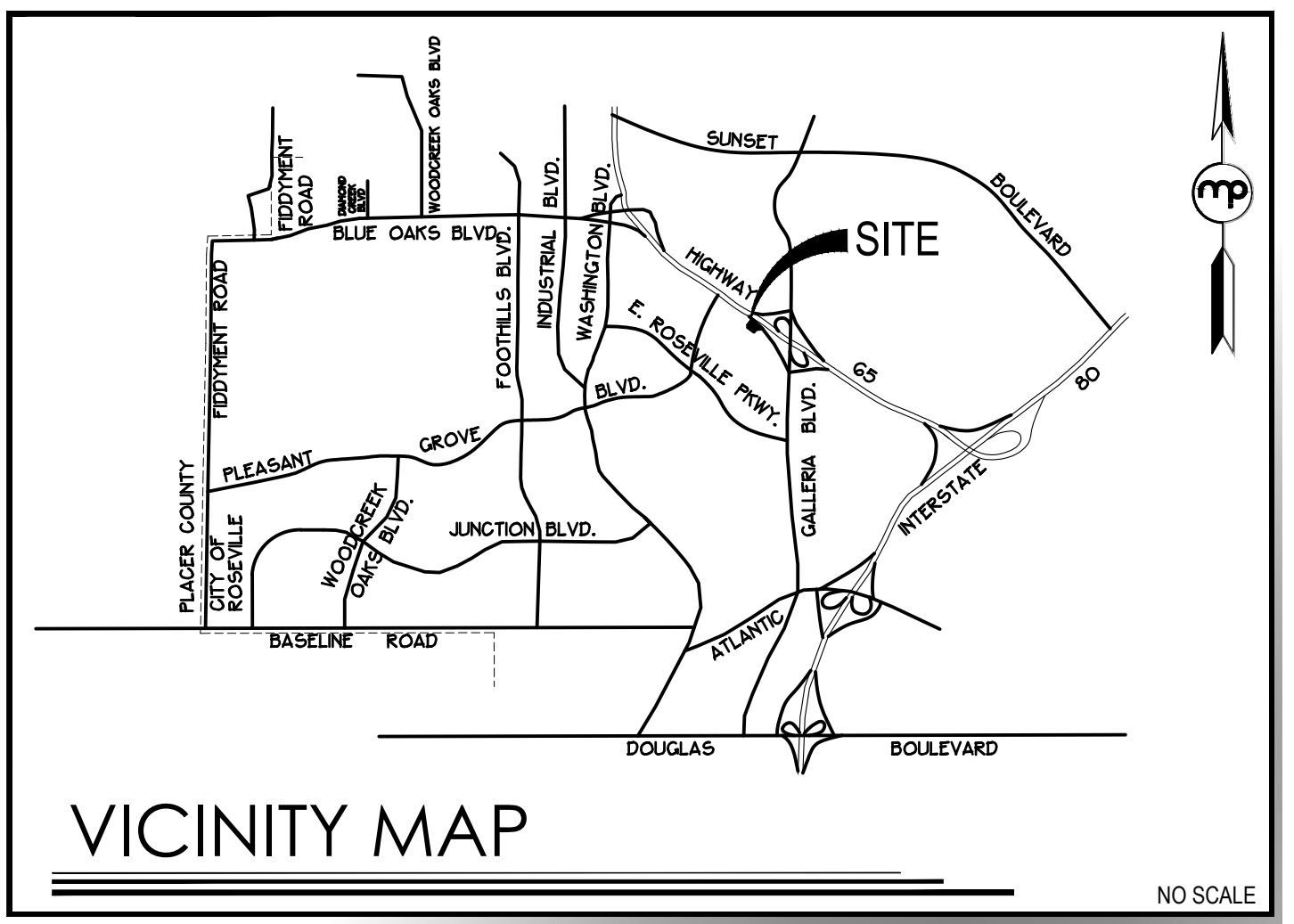
APPROVALS



**PRELIMINARY GRADING PLAN
 ROSEVILLE JUNCTION
 SHEET 3 OF 5
 290 CONFERENCE CENTER DRIVE**

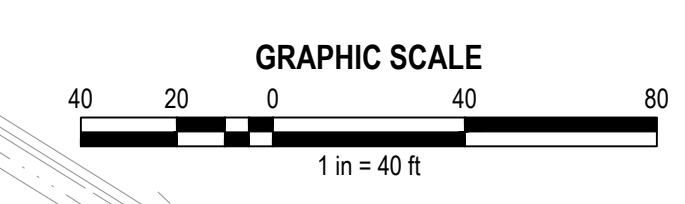
ABBREVIATIONS

FF	FINISHED FLOOR
FL	FLOWLINE
TW	TOP OF RETAINING WALL
BW	BOTTOM OF RETAINING WALL



RAW EARTHWORK

CUT	= 23,330 CY
FILL	= 15,510 CY
NET CUT	= 7,820 CY



NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

COMPUTED BY _____
 DESIGNED BY _____
 DRAWN BY _____
 PROJECT ENGINEER _____
 PROJECT _____

ROSEVILLE JUNCTION

ROSEVILLE, CA

PRELIMINARY GRADING PLAN

DATE	AUGUST 6, 2021	SHEET	3
SCALE	1" = 40'	OF	5
JOB NUMBER	21-0012-00		

NOT FOR CONSTRUCTION

DATE PLOTTED: 8/10/21 10:45:21 AM; PROJECT: 21-0012-00 PRELIMINARY GRADING PLAN SHEET 3 OF 5; USER: J. SHERIDAN; PLOTTER: HP DesignJet T1100E

