



8th ADDENDUM TO THE SIERRA VISTA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

(SCH #2008032115, ADOPTED ON MAY 5, 2010)

Project Title/File Number:	Sierra View Shopping Center; File #PL25-0496
Project Location:	1875 Pleasant Grove Blvd, Roseville, Placer County, CA 95747
Project Description:	The applicant requests a Conditional Use Permit to allow a fueling station and three drive-through restaurants adjacent to a residential parcel. The application also includes a Design Review Permit to allow construction of a 14.5-acre commercial shopping center with retail and restaurant uses, along with associated access, parking, lighting, and landscape improvements. The proposed combined building area is approximately 58,210 square feet. A Tentative Subdivision Map is also requested to reconfigure parcels consistent with the site plan.
Project Applicant/Developer:	Warberg Partners, Inc.
Property Owner:	SVC1, LLC
Lead Agency Contact:	Eric Singer, Associate Planner, (916) 774-5536

An Addendum to a previously certified and adopted negative declaration or environmental impact report 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 analysis below 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 supplemental or subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the EIR certified for the Sierra Vista Specific Plan 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 certified 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 address is 1875 Pleasant Grove Boulevard, on the northeast border of the Sierra Vista Specific Plan (SVSP), with a small portion of the site within the West Roseville Specific Plan (WRSP), south of Pleasant Grove Boulevard, west of Fiddymment Road, north of Vista Grande Boulevard, and east of Upland Drive.

Figure 1: Project Location (project site bordered in red)



Background

The project site is identified as eleven parcels (13.9 acres) labeled Parcel JM-41 within the Sierra Vista Specific Plan (SVSP), with one parcel (0.6 acres) identified as Parcel W-20 within the WRSP.

Sierra Vista Specific Plan (SVSP). The SVSP was adopted on May 5, 2010 and includes 2,064 acres west of Fiddymment Road and north of Baseline Road. The SVSP consists of a mix of land uses and designates parcel JM-41 for Community Commercial land use at the southwest corner of Pleasant Grove Boulevard and Fiddymment Road. The SVSP identifies this corner as a commercial site to be developed with large format commercial uses as shown in Figure B-31 of the SVSP. The SVSP provides concept design for a commercial center with up to

250,000 square feet of development. Prior to approving the SVSP, the City adopted Resolution 10-160 certifying the SVSP Environmental Impact Report (EIR) and adopting a Mitigation Monitoring Program, collectively analyzing and reducing to the extent feasible impacts associated with development that would occur pursuant to the SVSP. Additionally, Development Agreements between the SVSP property owners and the City were entered into to outline SVSP development obligations.

West Roseville Specific Plan (WRSP). The WRSP was approved in 2004 and includes 3,162 acres east and west of Fiddymont Road and generally north of Pleasant Grove Boulevard. The plan includes 8,792 single- and multi-family units, with a mix of uses — residential, commercial, open space, parks, and public facilities. In approving the WRSP, the City adopted certified the WRSP EIR and adopted a Mitigation Monitoring Program, analyzing, and reducing to the extent feasible, impacts associated with the development would occur pursuant to the WRSP. The City and property owners entered into Development Agreements to address development obligations. The 0.6-acre Parcel W-20 is on the southern edge of the WRSP. The WRSP is nearly built out.

Coffee Kiosk Project on WRSP Parcel W-20 (PL20-0142). In April 2021, the City approved the Coffee Kiosk Project on the 0.6-acre Parcel W-20 for a drive-through coffee kiosk (910 square feet) with outdoor seating, parking, and landscaping (PL20-0142). The project changed the Parcel W-20 land use designation from Low Density Residential (LDR) to CC. The project also included a conditional use permit and rezone with a Special Area overlay to ensure that only uses considered compatible with adjacent residential land uses would be permitted or conditionally permitted. The City Council adopted a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program for the Coffee Kiosk project on Parcel W-20. The Coffee Kiosk Project MND evaluated impacts of the project in the context of the WRSP EIR. The Coffee Kiosk project was approved but not constructed.

The proposed Sierra Vista Shopping Center project includes a drive-through restaurant building (coffee) (Building 1) on Parcel W-20, partially overlapping the area of the previously-approved Coffee Kiosk project, with minor site plan modifications to tie into the overall Sierra View Shopping Center site plan. Although development of Parcel W-20 was evaluated by the previously certified in the 2004 WRSP EIR and the Coffee Kiosk Project was further evaluated in the 2021 Coffee Kiosk Project MND, the impacts of the entire Sierra Vista Shopping Center project, including the drive-thru (Building 1) square footage and use, are evaluated in this Addendum. Refer to the Purpose and Scope of Addendum section.

The 2021 Coffee Kiosk MND identified four WRSP EIR mitigation measures applicable to the Coffee Kiosk Project on WRSP Parcel W-20 which remain applicable to the Parcel W-20 portion of the Sierra View Shopping Center project. The four WRSP EIR mitigation measures are equivalent to the following four SVSP EIR mitigation

measures applicable to the Sierra View Shopping Center Project: The four SVSP EIR mitigation measures listed below are included in the Mitigation Monitoring Program for this project.

WRSP EIR Mitigation Measures from Coffee Kiosk MND Applicable to WRSP Parcel W-20	Equivalent SVSP EIR Mitigation Measures Identified in this Addendum
MM BIO-1: Avoid Nesting Sites	MM 4.8-3: Avoid Nesting Sites
MM NOI-1: Commercial Noise Control	MM 4.6-2: Commercial Noise Controls
MM 4.8-1: Cease Work and Consult with a Qualified Archaeologist	MM 4.9-1: Cease Work and Consult with Archaeologist
MM 4.8-10: Cease Work Until Review Conducted by Qualified Paleontologist and Recommendations Implemented	MM 4.9-3: Cease Work and Consult with Paleontologist

Reconfiguration of SVSP Parcels JM-30, JM-41 and WRSP Parcel W-20 Into Single Commercial Site (PL21-0368). On August 3, 2022, the City Council approved a General Plan Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Map to adjust the boundary between High Density Residential (HDR) SVSP Parcel JM-30 and Community Commercial (CC) SVSP Parcel JM-41, converting 0.44 net acres from HDR land use to CC land use. The zoning designation was also modified to reflect the land use changes. The Tentative Subdivision Map created 12 total parcels, dividing large lot parcel JM-41 into 11 commercial parcels and reconfiguring parcel JM-30 to align with the proposed land use changes. The land use adjustment also connected the SVSP Parcel JM-41 commercial site with adjacent WRSP Parcel W-20. Effectively, the land use boundary adjustment allowed parcels JM-41 (13.9 acres) and W-20 (0.6 acre) to function as one commercial site. In approving the project, the City Council adopted an MND and Mitigation Monitoring Program evaluating impacts of the project in the context of the SVSP EIR.

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	Community Commercial	Community Commercial	Leveled and graded, undeveloped
North	Single-Family	Low-Density Residential	W-1 Low-Density Subdivision constructed
South	Single-Family	Low-Density Residential	JM-2 Low-Density Subdivision constructed
East	Community Commercial	Community Commercial	WW-40 CVS Pharmacy constructed
East	Open Space	Open Space	Open space, Roseville Electric utility easement
West	Multi-Family	High-Density Residential	JM-30 Apartment complex approved, under construction
West	Open Space	Open Space	Open Space, Roseville Electric utility easement

Environmental Setting

The project site was rough-graded and has been annually maintained and is therefore dominated by relatively flat topography and is devoid of trees, wetlands, or other natural features. The site is primarily populated by non-native annual grasses, and aerial photography shows evidence of ground disturbance, including areas of bare ground and furrows from discing on the property. There are no structures on the property. No native oak trees or other trees are present on the subject parcels.

The project site is bordered by Pleasant Grove Boulevard to the north, which is a four-lane road. The site is bordered on the east and west by Fiddymment Road and Upland Drive, respectively. A 375-foot-wide power line corridor, containing 230 kV power lines and transmission line towers, traverses from east to west through the south part of the site. The site is encumbered by several easements for power lines, transmission line towers, a gas line, landscape, and public utilities. Infrastructure (water, recycled water, sewer, drainage) and utilities are stubbed to the site. The Club at Westpark age-restricted residential community is north across Pleasant Grove Boulevard. A single-family residential neighborhood with one- and two-story units is to the south of the powerline corridor on SVSP Parcel JM-2.

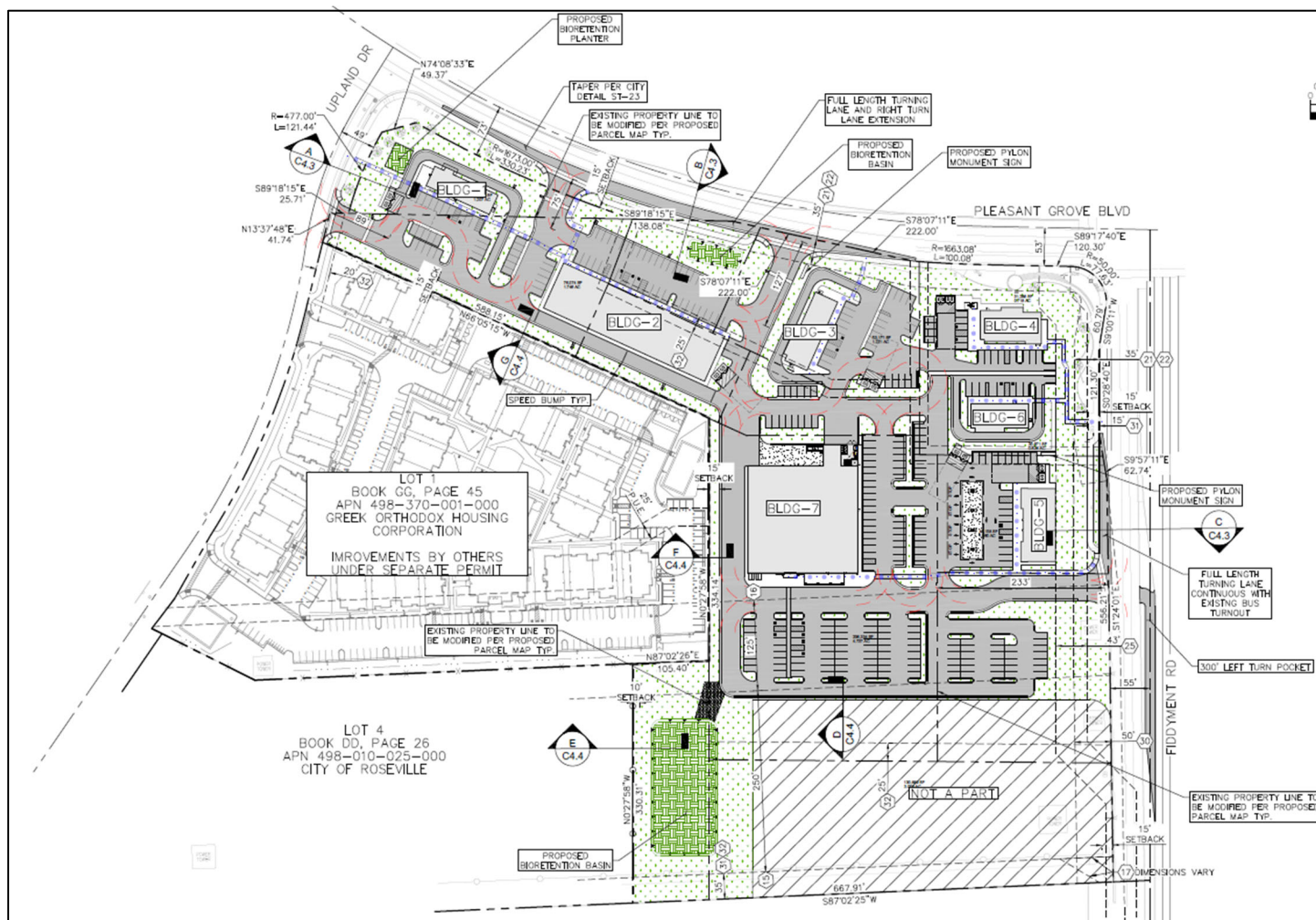
The approved 192-unit affordable Sierra Vista Apartments project is under construction on the 7.2-acre parcel (SVSP Parcel JM-30) west of the site and east of Upland Drive. Within the adjacent apartment project, parking areas and a pickleball court are planned on the east, and three-story apartment buildings are planned on the north closest to the project.

Proposed Project

The applicant requests a Conditional Use Permit to allow a fueling station and three drive-through restaurants adjacent to a residential parcel. The application also includes a Design Review Permit to allow construction of a 14.5-acre commercial shopping center with retail, restaurants, uses, and a fueling station. along with associated access, parking, lighting, and landscape improvements. The proposed combined building area is approximately 58,210 square feet. Specific tenants are unknown at this time. The project proposes seven freestanding, single-story buildings facing the Fiddymment Road and Pleasant Grove Boulevard frontages.

A Tentative Subdivision Map is requested to reconfigure the existing twelve parcels into eight parcels. The reconfigured parcels will be sized to accommodate each of the seven buildings with their corresponding parking areas. No development is proposed on the eighth parcel (3.0+ acres) on the site's south side.

Figure 2: Site 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 proposed project and any 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 Sierra Vista Specific Plan Environmental Impact Report (SVSP EIR) was certified by City Council on May 5, 2010 (State Clearinghouse Number 2008032115). The document analyzed the impacts that would occur as a result of development of the SVSP area, including a 250,000 square-foot commercial center on the project site. A copy of the SVSP EIR is available for review online at www.roseville.ca.gov/planning under Specific Plans and then the Sierra Vista Specific Plan page. The City Council adopted Findings of Fact and a Statement of Overriding Considerations when it certified the SVSP EIR. The EIR identified the following significant and unavoidable impacts associated with development of the SVSP area, including the buildout of the project area:

- Conversion of agricultural land to developed uses
- Inducement of substantial population growth
- Increased traffic on City of Roseville roadways
- Increased traffic on State Highways, including Interstate 80
- Increased traffic on Placer County roadways
- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term)
- Increased emissions of ozone precursors during construction (short-term)
- Increased emissions of air pollutants during operation
- Loss of oak trees of greater than 6 inches diameter breast height (dbh) (short-term)
- Removal of historically significant properties and/or loss of historic integrity of such resources
- Increased demand for solid waste services at the Western Regional Sanitary Landfill
- Increased demand for solid waste services at the Materials Recovery Facility (MRF)
- Construction debris demand for solid waste services
- Alteration of the visual character of the site and vicinity
- New sources of light and glare

For buildout of the SVSP project area, the SVSP EIR also identified the following significant and unavoidable cumulative impacts:

- Agricultural land conversion
- Air pollutant emissions from construction
- Air pollutant emissions from operation
- Contribution to greenhouse gas emissions/global warming
- On-site noise levels that exceed City standards
- Off-site noise levels that exceed City standards
- Traffic impacts to Roseville, Placer County, Sacramento County, Sutter County and State facilities
- Increased demand for water
- Increased demand for recycled water distribution system
- Increased generation of solid waste
- Change in visual character

The analyses below rely on the EIR analysis with minor supplements or technical updates where appropriate. The project impacts remain within the scope of the impacts analyzed in the SVSP EIR, because the proposed project is of the scale, type, and form of commercial development anticipated within the SVSP EIR for the project site. The SVSP EIR anticipated up to 250,000 square feet of commercial development on Specific Plan Parcel JM-41, which results in a Floor Area Ratio (FAR) of approximately 0.40. The FAR is a measure of development intensity, and represents the density and bulk of developed buildings. A FAR of 0.40 means that 40% of a given area would be developed with buildings while the remainder is developed with parking, drive aisles, and other supporting development. The proposed Sierra View Shopping Center, inclusive of the entire square footage and

proposed uses of the project, includes approximately 58,210 square feet of retail, restaurants, and fueling station, which results in a 0.09 FAR on the 14.5-acre site. In other words, the entirety of the proposed project would only develop at approximately one quarter of the intensity analyzed within the SVSP EIR. This is a conservative overestimate of square footage, since the development of Building 1 and its accompanying site improvements is covered by a separate Mitigated Negative Declaration but is nonetheless included in the project totals analyzed in this Addendum. Accordingly, the project development intensity is less than what was previously evaluated as it relates to the project site within the Specific Plan as part of the SVSP EIR, and therefore impacts associated with the proposed Sierra View Shopping Center project would not result in new or more severe environmental effects than were already analyzed in the SVSP EIR.

Impacts to physical resources (such as agricultural land, biological resources, etc.) are based on the grading and development of a site, not on the arrangement or use of buildings within the site. The entire project site was anticipated to be graded and fully developed with commercial uses within the SVSP EIR. For other types of impacts that are affected by size and use of buildings, such as air quality, minor technical updates have been provided, where necessary. The Environmental Checklist section below provides minor supplements or technical updates where appropriate, to demonstrate that the project remains within the scope of the impacts previously analyzed in the EIR.

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 would result in a new significant impact, or would substantially increase the severity of previously identified significant impacts. A “no” answer does not necessarily mean there are no potential impacts relative to the environmental category, but rather that the potential impacts associated with the proposed project remain within the scope of impacts 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 would 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.

OTHER CONSIDERATIONS

Since the publication of the SVSP 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 clarified language, reorganized existing language, or eliminated 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 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 SVSP 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 Appendix G, so while it is new to the checklist, it is not new to the CEQA Guidelines. In regard 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 project site 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—refocus the analysis of transportation impacts on vehicle miles traveled (VMT). Pursuant to Senate Bill 743, the Natural Resources Agency promulgated CEQA Guidelines section 15064.3 in late 2018. It became effective in early 2019. Subdivision (a) of that section provides that “...vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, ‘vehicle miles traveled’ refers to the amount and distance of automobile travel attributable to a project...” Section 15064.3(c) states that the section applies prospectively and did not require lead agencies to undertake VMT analysis until July 1, 2020. Even as of that date, the VMT requirement only applied to projects for which draft EIRs (or negative declarations) had not yet been issued. An addendum is considered together with a certified Final EIR (CEQA Guidelines, § 15164 (d)) and thus represents a later stage in the CEQA process that follows a period of time after the issuance of a draft EIR. The new VMT requirement, then, does not apply to an addendum. Here, the SVSP EIR at issue was certified in 2010, approximately 10 years before the VMT requirement took effect. Case law substantiating this includes “Citizen’s for Positive Growth & Preservation v. City of Sacramento” (2019).

Although, as explained above, VMT is not applicable to this addendum, the City of Roseville considered VMT in the SVSP EIR, albeit in a different context. The SVSP EIR’s chapter regarding Climate Change and Greenhouse Gas Emissions included an estimate of greenhouse gas emissions that would be generated by the traffic

associated with the operation of uses allowed under the SVSP at buildout. As discussed in more detail in the Transportation section of this Environmental Checklist, the trip generation associated with the project is well within the trips that were assumed as part of the SVSP. Because the project's proposed uses are also consistent with the uses allowed pursuant to the SVSP, the trip lengths associated with project trips would not be expected to meaningfully vary from the assumptions that were used to generate the original VMT analysis in the SVSP EIR. Therefore, even if VMT were required to be analyzed, the project would not generate new or more severe VMT impacts with respect to VMT than those analyzed in the SVSP EIR.

Moreover, the City also analyzed VMT in connection with the 2035 General Plan Update EIR (SCH No. 2019080418). 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 construction of a commercial development on a parcel with a Community Commercial land use designation. A large commercial development was anticipated on this parcel in the SVSP and GPU EIR and the proposed minor modification does not exceed what was anticipated with buildout of the SVSP (further discussion of this is found in the Transportation section of this Environmental Checklist) 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?	SVSP EIR Section 4.14	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. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	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	SVSP EIR MM 4.14-2 SVSP EIR MM 4.14-3

Discussion: Impacts to visual and aesthetic resources were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as significant and unavoidable. The proposed project does not introduce development to properties not already planned for development, and the scale, type, and form of commercial development is consistent with the development anticipated within the SVSP EIR. The proposed uses are consistent with the development assumptions in the SVSP EIR and would not increase the severity of previously identified significant impacts. The SVSP EIR analysis remains adequate and applicable to the proposed project.

The SVSP EIR found there were no designated or eligible scenic vistas or resources within or near the SVSP, and this evaluation remains adequate and applicable to the proposed project.

At the time of the SVSP EIR, the planning area was within a non-urbanized area, and impacts to aesthetic and visual resources were found to be significant and unavoidable because the SVSP would result in large-scale development within an area dominated by open space. The proposed project is currently within an urban area, and the project has been evaluated for compliance with the City's Community Design Guidelines (CDG) and the design guidelines established in the SVSP. As it relates to aesthetics, these standards ensure the high-quality design and architectural character of any buildings developed, as well as establishing minimum landscaping standards. The proposed project does not conflict with

applicable zoning and other regulations governing scenic quality; therefore impacts are less than significant. The SVSP EIR analysis remains adequate and applicable to the proposed project.

As it relates to light and glare, the SVSP EIR found impacts would be significant and unavoidable, because the SVSP would introduce artificial light into a rural area. Project lighting is conditioned to comply with current City standards (i.e., CDG), which require the project to limit the height of light standards and require cut-off lenses and glare shields to minimize light and glare impacts. MM 4.14-2 requires the use of low-glare materials for new buildings, where feasible, to reduce daytime glare impacts. MM 4.14-3 reduces light impacts on nearby open space through design measures and light direction and placement. Based on the above discussion, there would be no new significant impacts not previously identified in the SVSP EIR, and the SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: SVSP EIR Mitigation Measures **MM 4.14-2** (use low-glare materials), and **MM 4.14-3** (avoid light spillover into Curry Creek and Open Space) can be found in the table of applicable mitigation measures included with this Addendum (see Attachment 1).

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?	SVSP EIR Section 4.1	No	No	No	SVSP EIR MM 4.1-2
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
Discussion: Impacts to agricultural resources were adequately addressed in the SVSP EIR as it relates to the proposed project. The SVSP EIR concluded development of the project area would convert fallow grazing land to urbanized development and have a less than significant impact with mitigation. The SVSP EIR found that while the project site did not provide opportunities for prime agricultural production, approving an urban land use designation would preclude any future agricultural use of the land. The SVSP EIR found that with mitigation in the form of 1:1 open space preservation, the impact would be less than significant. There is no significant change in the proposed project that would change the environmental impact for this section. The project site is no longer used for agricultural purposes, is not zoned for agriculture, 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 under a Williamson Act Contract, and is not considered forest land. For these reasons, project impacts related to agricultural and forestry resources remain less than significant. The proposed project is consistent with the development assumptions of the SVSP EIR and would not result in new significant effects. The SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: SVSP EIR Mitigation Measure **MM 4.1-2** required preservation of open space within Placer County to mitigate for the loss of open space in the SVSP area. Although this measure remains applicable to the project, it has already been completed via an established fee program that directs funds to the Placer Land Trust, which then sets aside land.

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?	SVSP EIR Section 4.4	No	No	No	None
b) 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?	Same	No	No	No	SVSP EIR MM 4.4-1, MM 4.5-1, and MM 4.5-2
c) Expose sensitive receptors to substantial pollutant concentrations?	Same	No	No	No	WMM 4.4-7 (a) ²
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Same	No	No	No	None

Discussion: a–b) The SVSP EIR previously analyzed up to 250,000 square feet of commercial development on Specific Plan Parcel JM-41, which results in a Floor Area Ratio (FAR) of approximately 0.4. The FAR is a measure of development intensity, and represents the amount of

² The SVSP encompasses area that had been subject to program-level analysis in the WRSP EIR. Mitigation measures from the WRSP EIR that remained applicable were incorporated into the SVSP EIR and are denoted by a “WMM” label.

land area and building bulk.. A FAR of 0.4 means that 40% of a given area would be developed with buildings. The proposed project would total approximately 58,210 square feet, which is almost a quarter of the 250,000 square feet of the development intensity evaluated in the SVSP EIR.

Regarding construction air emissions, the SVSP 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 a significant and unavoidable impact. Because the project proposes less intense development than previously analyzed, construction activity associated with the proposed project is consistent with or reduced from the scale of activity and resulting scope of impacts anticipated in the SVSP EIR.

Regarding operational impacts, the SVSP EIR concluded that operational air emissions would be significant and unavoidable. Because the proposed project would be smaller in scale and less intensive than the development analyzed in the SVSP EIR, its buildout would generate fewer criteria pollutant emissions from mobile and area sources. Therefore, the impacts of the project fall within the scope of the impacts and mitigation already established in the SVSP EIR, and therefore the SVSP EIR analysis remains adequate and applicable to the proposed project.c) Toxic Air Contaminants (TACs) are typically generated by stationary sources like facilities using solvents and heavy industrial operations, but can also be generated by more common uses such as gas stations. The SVSP EIR found that development of the s SVSP area would include certain uses, such as gas stations, which could emit TACs, and determined that mitigation could reduce impacts to less than significant levels. The project includes the construction of a gas station consisting of four dispensers (total of 8 pumps) and a ±4,700 square-foot freestanding building. A gasoline facility is a source of gasoline vapors that include TACs, primarily benzene. SVSP EIR Mitigation Measure WMM 4.4-7 (a) requires that proposed uses within the SVSP that could generate TACs demonstrate that the applicable health risk thresholds will not be exceeded by submitting an application for Authority to Construct (ATC) to the Placer County Air Pollution Control District (PCAPCD) prior to construction. A Health Risk Assessment (HRA) is required as part of the ATC permit application in order to confirm the potential cancer risk resulting from a project is within PCAPCD thresholds, and the ATC permit can be issued. Consistent with this mitigation, a project-specific HRA (Attachment 4), prepared by Raney Planning & Management (dated June 2026), is included as part of this Addendum. The HRA concludes the annual amount of gasoline dispensed from the facility will be below the significance threshold for cancer risk of 10 in one million. The HRA determined that the maximum cancer residential risk associated with the project would be 1.12 cancers/million, which is below the PCAPCD's significance threshold of 10 cancers/million. The HRA also determined that the acute health risk would be 0.03, which is below the PCAPCD's significance threshold of 1. Based on this evaluation, project impacts are less than significant. Mitigation Measure WMM 4.4-7(a) remains applicable to the project, to ensure an ATC permit is issued prior to construction.

d) The SVSP EIR found that development of the SVSP would not involve the long-term operation of any new sources of odor and that odors from construction activities would be short-term; therefore, impacts were found to be less than significant, and no mitigation was required. Consistent with this analysis, while diesel fumes from construction equipment and delivery trucks are often found to be objectionable, construction is temporary, and diesel emissions are minimal and regulated. Typical urban projects such as the proposed project do not result in substantial objectionable odors when operated in compliance with City Ordinances (e.g., proper trash disposal and storage). The project is a typical urban development that lacks any characteristics that would cause the generation of substantial unpleasant odors. Thus, construction and operation of the proposed project would not result in the creation of objectionable odors affecting a substantial number of people. Therefore, the SVSP EIR analysis remains adequate and applicable, and impacts related to odors are less than significant.

Mitigation Measures: SVSP EIR Mitigation Measures **MM 4.4-1** (dust and construction control measures), **MM 4.5-1** (air quality measures to reduce GHG emissions), **MM 4.5-2** (additional measures to reduce GHG emissions), and **WMM 4.4-7(a)** (risk assessment and site specific measures) were identified to reduce the impacts related to air quality to less than significant. These measures remain applicable to the proposed project.

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?	SVSP EIR Section 4.8	No	No	No	SVSP EIR MM 4.8-1 to 4.8-7
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	SVSP EIR MM 4.8-4 to 4.8-7
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Same	No	No	No	SVSP EIR MM 4.8-1 to 4.8-7

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	SVSP EIR MM 4.8-4 to 4.8-7
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: Impacts to Biological Resources were adequately addressed in the SVSP EIR as it relates to the proposed project. The SVSP EIR concluded that development of the project area would impact on-site wetlands and could potentially impact special-status species found in the area. The EIR concluded that the impact on Biological Resources would be less than significant with mitigation. 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. As discussed in the Environmental Setting section, above, the project site has been rough-graded and regularly maintained through discing, and no wetlands, intact grasslands, or trees remain on the site to be impacted. The proposed project is within the scope of the development assumptions for the parcels created for commercial development within the SVSP area and is located on properties already anticipated for development.

The SVSP EIR mitigation measures remain appropriate and no additional impacts will occur as a result of the project. EIR mitigation measures adopted for the purpose of avoiding or reducing impacts to special habitats (such as wetlands and grasslands) and their dependent species were implemented prior to rough grading of the site, and have been effectuated; these measures are no longer applicable. Mitigation measures which remain applicable are those requiring surveys for ground-nesting birds (MM 4.8-3) and avoiding light and glare into the Curry Creek open space (MM 4.14-3). Impacts remain less than significant upon compliance with the applicable mitigation measures. The SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: Effectuated mitigation measures which are no longer applicable are **MM 4.8-1** (wetland permits and no net loss), **MM 4.8-2** (relocate western spadefoot), **MM 4.8-4** (preservation of grassland habitat), **MM 4.8-5** (wildlife movement protection), **MM 4.8-6** (habitat restoration), and **MM 4.8-7** (off-site surveys for infrastructure). **MM 4.8-3** (protection for nesting birds) and **MM 4.14-3** (avoid light spill into Curry Creek open space) remain applicable to the proposed project, and will ensure impacts to biological resources remain less than significant.

V. 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.
a) Cause a substantial adverse change in the significance of an historic resource pursuant to in Section 15064.5?	SVSP EIR Section 4.9	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	SVSP EIR MM 4.9-1 and 4.9-3
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	Same	No	No	No	SVSP EIR MM 4.9-1 and 4.9-3
Discussion: Impacts to cultural resources were adequately addressed in the SVSP EIR as it relates to the proposed project. The SVSP EIR discussed the potential for subsurface remains or deposits to be found on the site, and included a mitigation measure requiring a cessation of work should any item of cultural interest be found. Surveys performed in the SVSP did not detect evidence of prehistoric archeological resources. However, the impact to cultural resources was found to be potentially significant and unavoidable because there is always the potential that resources could be encountered during grading. There is no significant change in the proposed project that would change the environmental impact for this section. Though the project site has been rough-graded and no resources were found, there is still the possibility that further grading and site development could unearth resources. The mitigation measures requiring a cessation of work and consultation should resources be discovered remain applicable (MM 4.9-1 and MM 4.9-3). MM 4.9.5 requiring studies before construction of any offsite work is also applicable to any off-site work that may be needed. The proposed project is consistent with the development assumptions of the SVSP EIR and would not increase the severity of already identified impacts. The SVSP EIR analysis remains adequate and applicable to the proposed project. Mitigation Measures: Mitigation Measure MM 4.9-1 (cease work and consult with archeologist) and MM 4.9-3 (cease work and consult with paleontologist) remain applicable to the proposed project.					

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?	SVSP EIR Section 4.12.5	No	No	No	None
b) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?	SVSP EIR Section 4.12.5	No	No	No	None

Discussion: Impacts to energy resources were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant. The SVSP EIR concluded that development and implementation of the SVSP 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 SVSP 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 SVSP EIR evaluated the potential for development of the SVSP to increase demands for electricity and natural gas and found these impacts to be less than significant.

The project includes development of an approximately 58,210-square-foot commercial center. The project would consume energy both during construction and 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. The proposed project is less than one-quarter of the 250,000 square feet evaluated in the SVSP EIR and would therefore result in less overall construction activity and likewise less construction-related energy consumption than previously analyzed. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or wasteful.

The completed project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the project. These operational energy demands would not differ meaningfully from those of permitted large format commercial uses analyzed in the SVSP EIR. In accordance with California Energy Code Title 24, the project would be required to meet the Building Energy Efficiency Standards. This includes, e.g., standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances. 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 project's operational energy demand. The project plans were distributed to both PG&E and Roseville Electric for comments and were 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. The proposed uses are within the scope of the development assumptions of the SVSP EIR and would not result in new significant impacts. The SVSP EIR analysis remains adequate and applicable to the proposed project.

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) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	SVSP EIR Section 4.7	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
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	SVSP EIR Section 4.7 and Section 4.9	No	No	No	SVSP EIR MM 4.9-3

Discussion: Impacts to geology and soils resources were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant. The SVSP area is located in Roseville, which is in southern 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 is not expected to expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure, or landslides. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure, and liquefaction. The project site would also not be subject to substantial risks from slope instability or subsidence because the site is relatively flat and is located in an area with no known history of ground subsidence.

The SVSP EIR indicated that compliance with existing regulations and permit requirements would be sufficient to avoid any impacts related to these issues. This conclusion remains appropriate for the proposed project because there is no new information indicating that geologic conditions are different than previously understood and the proposed project is within the development area anticipated in the SVSP EIR.

As discussed in the Cultural Resources section, though the project site has been rough-graded and no resources were found, there is still the possibility that further grading and site development could unearth resources. 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.

The proposed uses are consistent with the development assumptions of the SVSP EIR and would not increase the severity of already identified significant impacts. The SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: MM 4.9-3 (cease work and consult with paleontologist) remains applicable to the proposed project.

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?	SVSP EIR Section 4.5	No	No	No	SVSP EIR MM 4.4-1, 4.5-1 and 4.5-2
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

Discussion: Impacts relating to greenhouse gases (GHG) were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as significant and unavoidable. The SVSP EIR quantified the GHG emissions resulting from construction and operation of the SVSP and concluded that the SVSP would cause significant and unavoidable impacts with respect to GHG emissions. Mitigation measures were adopted to reduce GHG emissions to the extent feasible.

Construction activity associated with the proposed project remains consistent with the scale of activity and resulting scope of impacts anticipated in the SVSP EIR, as previously discussed in the Purpose and Scope of Addendum section. Because the project is substantially smaller than the development previously analyzed in the SVSP EIR, it would require less overall construction activity and equipment use; moreover, construction engines and equipment have become cleaner and more efficient since certification of the SVSP EIR.

For operational impacts, GHG emissions are primarily generated by building energy usage and vehicle travel. The proposed project is consistent with the General Plan land use designation and with the scale and intensity of development anticipated in the SVSP EIR. The proposed project includes less than half of the building square footage than was anticipated in the SVSP EIR and the California Building Code (CBC) requirements related to energy efficiency have become more stringent since publication of the EIR, and therefore GHG emissions related to building energy demands would be less than previously anticipated.

The City evaluated the proposed project in order to determine whether the project falls within the scope of vehicle-related GHG emissions anticipated in the SVSP EIR, first by examining the trip characteristics of the project and then by examining the expected trip lengths. The SVSP EIR transportation analysis accounted for the various uses (e.g., strip malls, small-scale retail, and large format retail) that make up the Community Commercial land use. In other words, the traffic analysis assumed and accounted for large anchor uses like grocery stores that would generate a

higher volume of traffic as well as smaller retail uses, which would generate a relatively smaller amount of traffic. The project is consistent with the uses evaluated in the SVSP EIR, and with the number of trips an anchor retail use would have been projected to generate.

In addition, City staff examined the City of Roseville traffic model for this area. *The 2035 City of Roseville Traffic Demand Model* anticipates 66,000 square feet of office use and 41,000 square feet of retail development on the site. When the office use is converted to retail, the site has a total estimated equivalent retail development of 80,000 square feet for the City's Model assumptions. The project's retail building area is 62,000 square feet of retail land use (which includes the gas station convenience store; the number of pumps is not a model input). So, the project is in conformance with the General Plan and would result in approximately 17,000 square feet of retail use remaining for future development at this location (e.g., remaining vacant land on the southeast side of the project). This finding is consistent with the discussion in the Purpose and Scope of Addendum section, which noted that the SVSP EIR assumed a FAR of 0.40 for commercial uses, while the project FAR is 0.09. The trip generation characteristics of the proposed project are within the scope of the SVSP EIR transportation analysis.

In terms of trip lengths, the City developed analysis guidance and thresholds for VMT as part of the 2035 General Plan Update project approved in July 2020. The citywide VMT analysis was then used to model air quality and greenhouse gas impacts within the General Plan Update EIR. Consistent with the Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA, the analysis found that "local-serving" non-residential uses led to reductions in citywide VMT, because adding a local-serving center into an existing residential area simply re-routes existing travel from other – typically more distant – locations to a closer location. In other words, although a new commercial center will result in more trips arriving and departing from the project site, it will reduce the amount of travel (and therefore the amount of vehicle exhaust, i.e., GHG emissions) in the City. Any non-residential use which improves "destination proximity" – that is, shortens the distance people must travel to reach a use such as the proposed use – is considered "local-serving." Many of the commercial uses anticipated for the Sierra View Shopping Center project are currently located several miles away from residents. By bringing these uses closer to those residents, the proposed commercial center will improve destination proximity, and therefore will reduce travel distances for those residents.

Based on the foregoing analysis, GHG emissions, from both the construction and operations, will result in impacts within the scope of those analyzed in the SVSP EIR; therefore the SVSP EIR analysis remains adequate and applicable to the proposed project. The project has incorporated the applicable requirements of SVSP EIR mitigation into the project design, and will comply with the required mitigation in the SVSP EIR.

Mitigation Measures: Mitigation Measures **MM 4.4-1** (construction emissions), **MM 4.5-1** (operational emissions), **MM 4.5-2** (greenhouse gas emissions) from the SVSP 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?	SVSP EIR Section 4.10	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	SVSP EIR MM 4.10-1
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-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 or excessive noise for people residing or working in the project area?	Same	No	No	No	None
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Same	No	No	No	None

g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	Same	No	No	No	None
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Discussion: Impacts related to hazards and hazardous materials were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant with mitigation. The SVSP EIR 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 most impacts will be less than significant. The exception was for unknown soil contamination, as land previously used for agricultural purposes may include undiscovered underground storage tanks or other contamination issues. MM 4.10-1 requires testing for potential hazardous materials before development, remediation or removal of any identified contamination or underground tanks, and proper closure of groundwater wells. If previously unknown contamination or tanks are discovered during construction, work must stop until the affected area is investigated and, if necessary, remediated in coordination with the appropriate regulatory agencies.

The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The SVSP EIR analysis also found that there would be sufficient emergency services and facilities and that the area was not located within an airport land use plan or other aviation hazard area. These conclusions still fit for the proposed project, which is within the same development footprint.

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 typically pose a hazard only 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 operation of the project would involve 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 from the use or storage of hazardous materials are reduced to less than significant levels.

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 project site 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, is not in a Very High Fire Hazard Severity Zone, and is adequately served by local fire protection services and therefore would not expose people to any risk from wildland fire.

The proposed uses for the Sierra View Shopping Center site are small- and large-format retail and restaurants which are all typical uses found in the Community Commercial land use category. These uses are consistent with the development assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR, and therefore the SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: The SVSP EIR included a mitigation measure to address the low possibility that some contamination of soils still lingered due to past use of the land for agricultural purposes. The measure, Mitigation Measure **MM 4.10-1**, indicates that if evidence of contamination is

observed (stained soils, unearthing of a tank, etc.), then proper testing and remediation is required, in coordination with the appropriate City Departments. This measure remains applicable to the project.

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 or otherwise substantially degrade surface or ground water quality?	SVSP EIR Section 4.13	No	No	No	SVSP EIR MM 4.13-1
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	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 or through the addition of impervious surfaces, in a manner which would:	Same	No	No	No	None
i) result in substantial erosion or siltation on or off-site;	Same	No	No	No	None
ii) 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

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or	Same	No	No	No	None
iv) impede or redirect flood flows?	Same	No	No	No	None
d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Same	No	No	No	None
e) 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
f) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project inundation?	Same	No	No	No	None

Discussion: Impacts related to hydrology and water quality were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant with mitigation. A Drainage and Storm Water Master Plan was prepared and approved by the City as part of the SVSP EIR. As noted in the EIR, the Drainage and Storm Water Master Plan demonstrated that the increases in impervious surfaces being caused by buildout of the SVSP would be offset by proposed drainage facilities and storm water improvements.

The project is located adjacent to an open space preserve to the southwest, which contains grasslands and overhead powerlines. The project will include water quality features and a drainage system which will treat and convey stormwater into the City's stormwater system. Any stormwater that will be conveyed into the City's drainage system or open space area will be treated by the project's water quality features (swales and basins) prior to discharge. The location and flow of this drainage is within the scope of what was anticipated in the SVSP EIR and Storm Water and Drainage Master Plan. Regarding stormwater 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 these regulations.

The project is in an area of 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 SVSP, and does not result in any changes to the scope or scale of impacts, and the prior conclusions remain appropriate. Thus, the project is consistent with the development assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR. The SVSP EIR analysis therefore remains adequate and applicable to the proposed project.

Mitigation Measures: Mitigation Measure **MM 4.13-1** was included to require compliance with the City's stormwater quality standards, including preparation of a Storm Water Pollution Prevention Plan (SWPPP). This measure remains applicable to the proposed project.

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?	SVSP EIR Section 4.1	No	No	No	None
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?		No	No	No	SVSP EIR MM 4.1-3, 4.6-1 and 4.6-2
Discussion: Impacts related to land use and planning were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant with mitigation. The SVSP EIR concluded that any potential land use incompatibilities, could be addressed through a combination of mitigation measures and compliance with the City Noise Ordinance and Grading Ordinance. The EIR concluded that any potential land use impacts of the SVSP could be reduced to less-than-significant levels with mitigation. The Sierra View Shopping Center project involves commercial uses, that are principally permitted in the Community Commercial zone and Community Commercial designated land use parcel where the project is proposed. The same use types are , consistent with the development assumptions anticipated in the SVSP EIR; therefore, the conclusions of the SVSP EIR remain applicable to the proposed project. The project is consistent with the policies of the Zoning Ordinance, SVSP, and the General Plan, which are adopted to avoid environmental effects. The 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, the project is consistent with the development assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR; therefore the SVSP EIR analysis remains adequate and applicable to the proposed project. Mitigation Measures: Mitigation Measure MM 4.6-1 (construction noise) and MM 4.6-2 (commercial noise controls) are applied during construction, so remain applicable to the proposed 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?	SVSP EIR Section 4.7	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: Impacts related to mineral resources were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant. The SVSP EIR indicated that there were no significant mineral resources in the area, and this finding remains accurate. Therefore, the project is consistent with the development assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR; therefore, the SVSP EIR analysis remains adequate and applicable to the proposed project. Mitigation Measures: None required for this project.					

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?	SVSP EIR Section 4.6	No	No	No	SVSP EIR MM 4.6-1 SVSP EIR MM 4.6-2
b) Generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	SVSP EIR MM 4.6-1
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?	Same	No	No	No	None

Discussion: Impacts related to noise were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as significant and unavoidable for temporary construction noise and increases in traffic noise outside the SVSP. Construction noise in general was discussed, and addressed via mitigation. Noise was determined to be an impact for all of the major roadways in the SVSP area. Traffic-related noise levels expected in the year 2025 plus project were found to be significant and unavoidable. SVSP EIR Mitigation Measures MM 4.6-1 and MM 4.6-2 apply.

The proposed Sierra View Shopping Center includes operation of a grocery store, retail tenants, a fuel station, and quick service restaurants, which are principally permitted uses on this parcel and are therefore consistent with the development assumptions in the SVSP EIR. Retail centers in general do not generate significant noise but can have noise impacts on nearby sensitive receptors. The grocery store loading dock, trash compactor, rooftop mechanical equipment, drive thru speaker boxes, and vehicle circulation through the project site are the main noise sources associated with the project. A noise study was completed by Saxelby Acoustics LLC (June 2026), which analyzed potential noise from the proposed uses (see Attachment 1). For stationary noise sources, the City of Roseville General Plan and Municipal Code establish acceptable noise limits of 50 dBA L_{eq} and 70 dBA L_{max} during daytime (7:00 a.m. to 10:00 p.m.) hours and 45 dBA L_{eq} and 65 dBA L_{max} during nighttime (10:00 p.m. to 7:00 a.m.) hours. The noise study anticipated that a 6 foot masonry soundwall will be constructed on the property line between the residential uses and the project site; this wall is part of the proposed project and is shown on the site plans.

According to the study, the project-generated operational noise levels for any of the stationary noise sources related to the proposed uses does not exceed 45.8 dBA L_{eq} and 59.9 dBA L_{max} during daytime hours and 42.5 dBA L_{eq} and 59.9 dBA L_{max} during nighttime hours. These noise volumes do not exceed either the daytime or nighttime noise standards. The study also calculated the increase in ambient noise which would result from the addition of these stationary noise sources and concluded that only three noise receptor locations would experience any increase in ambient noise. The largest increase would be at receptors R7 and R8 (single-family homes to the south of the site), which would increase by 0.7 dBA during daytime conditions (from 49.3 dBA to 50 dBA). These increases are below the significance threshold of a 3 dBA increase. The increases are small enough that they are likely to be imperceptible to the human ear, based on data indicating that a 3 dBA increase is typically required before the change is barely perceptible. Therefore, impacts resulting from increased stationary-source operational noise would be considered less-than-significant, and no mitigation is required.

According to the noise study, existing roadway noise at all studied locations is greater than 60 dBA and in the case of Pleasant Grove Boulevard east of Fiddymment Road is above 65 dBA (see Table 3 of the study). In the cumulative condition without the project, the predicted noise environment will be above 65 dBA for all roadways except for Upland Drive, which will remain above 60 dBA. The maximum increase in traffic noise at the nearest sensitive receptor is predicted to be 1.0 dBA, which will be along Upland Drive and will increase existing and cumulative noise from 60.7 dBA to 61.7 dBA, which is still an acceptable noise level according to Table IX-1 of the General Plan provided a noise study is completed and its recommendations implemented. This increase in noise is also less than the minimum significance criterion of +1.5 increase in noise. Additionally, given that all roadways already operate with noise volumes in excess of 60 dB project traffic would not cause an exceedance of the normally acceptable noise level of 60 dBA L_{dn} . Therefore, impacts resulting from increased traffic noise would be considered less-than-significant, and no mitigation is required. Note that sound walls are already constructed adjacent to single-family residential uses on Pleasant Grove Boulevard and Fiddymment Road.

The proposed project is predicted to generate short-term construction noise level increases of up to 11.8 dBA at the existing sensitive receptors. This is less than the threshold of 12.0 dBA. Although construction activities are temporary in nature and would occur during normal daytime working hours, construction-related noise could result in sleep interference at existing noise-sensitive land uses in the vicinity of the construction if construction activities were to occur outside normal daytime hours. Therefore, impacts resulting from noise levels temporarily exceeding the threshold of significance due to construction would be considered potentially significant. Mitigation Measure 4.6-1 would reduce construction noise impacts to less-than-significant.

The project is consistent with the development assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR; therefore the SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: Mitigation Measure **MM 4.6-1** (construction noise), was applied in the SVSP EIR related to commercial and residential projects. Construction noise controls in the mitigation include locating fixed equipment away from noise-sensitive uses and having a construction disturbance coordinator to address noise concerns. This mitigation measure remains applicable to the proposed project. **MM 4.6-1** (commercial noise controls) will be implemented with construction of the 6-foot tall masonry wall on the western property line of Parcel JM-41.

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 unplanned 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)?	SVSP EIR Section 4.2	No	No	No	None
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None

Discussion: Impacts related to population and housing were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as significant and unavoidable for inducement of substantial population growth. The SVSP EIR indicated the SVSP would increase the number of housing units above those anticipated in the General Plan, and analyzed the effect on supporting services,

infrastructure, and other issues related to environmental impacts. The SVSP EIR concluded that impacts would be significant and unavoidable as the result of adopting an urban land use plan over a non-urbanized area. The proposed project is currently within an urbanized area—which is planned for the proposed uses in the Sierra View Shopping Center, and does not include any housing units—consistent with the development assumptions for this parcel in the SVSP EIR. Therefore, the project will not have a new or more severe impact related to unplanned population growth. No existing buildings or residents are present on the project site; therefore, no residences or communities would be displaced.

The project is consistent with the development assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR; therefore, the SVSP EIR analysis remains adequate and applicable to the proposed project.

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?	SVSP EIR Section 4.11	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

Discussion: Impacts related to public services were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant. The SVSP EIR concluded that fire and police protection services, and other public services would not be negatively affected by the SVSP. Existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City of Roseville. Additionally, the applicant is required to pay a fire service construction tax, which is used for purchasing capital facilities for the Fire Department. Sales taxes and property taxes resulting from development will add revenue to the General Fund, which provides funding for police services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less-than-significant impacts.

An analysis of impacts on schools was included in the SVSP EIR, which concluded that two new elementary schools and one new intermediate school would be required in the SVSP area. The high school students generated from the SVSP were assumed to attend nearby high schools located outside the SVSP. A portion of the SVSP is located within the Center School District, and a portion is located within the Roseville City School District; Parcel JM-41 is entirely within the Center School District and Parcel W-20 is in the Roseville City School District. This Sierra View Shopping Center project is commercial, will contain no housing units, and will therefore not create an increased demand for schools or have an impact on schools.

The property owner will be required to pay special taxes into a Community Facilities District, which funds park services. Park and recreation sites and facilities have been identified as part of the SVSP process and some park and recreation facilities have been constructed. The City charges fees for end-users for other services, such as garbage and green waste collection, to fund those services. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less-than-significant impacts.

The project is consistent with the development assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR because no development beyond what was analyzed in the SVSP EIR would occur and accordingly there would be no increased demand for services or need for construction of new facilities. Therefore, the SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: None required for this project.

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?	SVSP EIR Section 4.11	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
Discussion: Impacts related to recreation were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant. As described in the SVSP, parkland dedication for the project has been satisfied with dedication of parkland and payment of park dedication in-lieu fees. As noted in the EIR, the payment of Citywide and neighborhood park fees will be required, and the payment of fees combined with the dedication of parkland will ensure that impacts to park services are less than significant. As this is a commercial development, the project will not increase the number of residents anticipated for the SVSP area nor decrease the amount of area dedicated to park and recreation uses; therefore, this conclusion remains applicable to the proposed project. Moreover, because the level of development is consistent with what was analyzed in the SVSP EIR, the project would not cause the need for construction of recreational facilities that might have an adverse effect on the environment beyond what was previously studied. Given the foregoing, the project is consistent with the development assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR; therefore, the SVSP EIR analysis remains adequate and applicable to the proposed project. Mitigation Measures: None required for this project.					

XVII. Transportation

	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 a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	SVSP EIR Section 4.3	No	No	No	SVSP EIR MM 4.3-1 to 4.3-5
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	n/a	No	No	No	None
c) Substantially increase hazards due to a geometric design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	SVSP EIR Section 4.3	No	No	No	None
d) Result in inadequate emergency access?	Same	No	No	No	None

Discussion: The SVSP EIR evaluated the traffic impacts to existing and future roadways from traffic being generated by the anticipated uses within the plan area. The EIR concluded that, with mitigation, impacts to City roadways would be less than significant. Impacts to adjacent agency roadways were identified as a significant and unavoidable impact, and mitigation to lessen the impact was adopted. These analyses were based upon the level of service criteria and metrics. Per changes in state law, level of service is no longer considered an impact under CEQA, such that this document need not further address the level of service impacts studied in the EIR. However, as discussed in the GHG evaluation above, the trips generated by the project are consistent with the SVSP EIR assumptions and thus the level of service conclusions in that EIR remain valid and unchanged. In accordance with the changes in the law adopted after the EIR was certified, wholly new CEQA documents must examine transportation impacts in terms of vehicle miles traveled (VMT). Although there is no requirement to consider VMT associated with the project given the use of the existing EIR, the discussion below provides information regarding the project's consistency with the VMT assumptions in the Climate Change and Greenhouse Gas Emissions chapter of the SVSP EIR and the GPU EIR.

Checklist item "b" focuses on VMT. This metric was added to the checklist after publication of the SVSP EIR; however, the SVSP EIR did include quantification of VMT projected from SVSP implementation. The SVSP EIR's chapter regarding Climate Change and Greenhouse Gas Emissions included an estimate of GHG emissions that would be generated by the traffic associated with the operation of uses allowed under the SVSP at buildout. As discussed in the GHG evaluation, the trip generation associated with the project is well within the number of trips that were assumed as part of the SVSP. Because the project's proposed uses are also consistent with the uses allowed pursuant to the SVSP, the trip lengths associated with project trips would be expected to be consistent with the assumptions that were used to generate the original VMT analysis in the SVSP EIR. Therefore, VMT stemming from the project would be within the envelope of VMT set forth in the SVSP EIR, confirming that no new or more severe VMT impacts would result.

In addition, the GPU EIR used the Roseville travel forecasting model to estimate VMT for the City. The VMT data was then normalized to residents at 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 from baseline per capita VMT. The GPU EIR concluded that buildout of the remaining undeveloped areas of the City, consistent with General Plan land use designations and existing development agreements, would exceed the City's adopted threshold, resulting in a significant and unavoidable impact in both the constrained and unconstrained buildout scenarios.

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 that is equivalent to or less than what was assumed in the GPU EIR.

The City developed analysis guidance and thresholds for VMT as part of the GPU EIR. As discussed in detail in the Greenhouse Gases section of this Environmental Checklist, consistent with the Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA, the analysis found that "local-serving" non-residential uses lead to reductions in citywide VMT because adding a local-serving center into an existing residential area simply re-routes existing travel from other – typically more distant – locations to a closer location. Any non-residential use which improves "destination proximity" – that is, shortens the distance people must travel to reach a use such as the proposed

use – is considered “local-serving.” The proposed shopping center will improve destination proximity by providing additional commercial uses within existing residential areas and therefore will reduce travel distances for residents on the west side of Roseville.

City staff also examined the City of Roseville traffic model for this area to determine whether the project falls within the scope of development anticipated within the GPU EIR. City staff analysis concluded that the project trip generation is consistent with the amount of trips a commercial shopping center use is projected to generate in the traffic model. Therefore, the GPU EIR analysis of VMT included more commercial trips than the proposed project will generate. Consequently, the project would not result in VMT impacts beyond those analyzed in the GPU 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 a technical memorandum evaluating site access and circulation design was prepared by Fehr and Peers (June 2026) (see Attachment 2). These analyses recommended changes to the project design achieve consistency with the City’s Design Standards. All recommendations have been incorporated into the proposed site and circulation plans as part of the project. Furthermore, standard conditions of approval added to all City projects require compliance with Fire Codes and other design standards. Compliance with existing regulations ensures that impacts are less than significant.

The proposed project is within the scope of the development assumptions of the SVSP EIR and would not increase the severity of already identified significant impacts or cause new significant impacts not previously identified in the SVSP EIR relative to transportation. Thus, the SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: Mitigation measures were included for each impacted facility (see SVSP EIR MM 4.3-1 to 4.3-5), but these measures have already been incorporated into the City’s Capital Improvement Program and fee programs. The measures are no longer necessary to apply to 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)?	SVSP EIR Section 4.9	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 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 SVSP EIR to which this Addendum is attached. Nevertheless, impacts on cultural resources were evaluated in the SVSP EIR. Although notice of the project is not required under AB52, as a good faith effort, the City mailed notice of the proposed project to tribes who had requested such notice, and no requests for consultation were received.

Given the foregoing, the project is consistent with the development assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR; therefore the SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: Mitigation Measure **MM 4.9-1** (cease work and consult with archeologist) and **MM 4.9-3** (cease work and consult with paleontologist) remain applicable to the proposed project to address impacts to unknown cultural resources.

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) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	SVS EIR Section 4.12.1 & 4.12.3	No	No	No	None
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	SVSP EIR Section 4.12.1	No	No	No	None
c) 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?	SVSP EIR Section 4.12.3	No	No	No	None
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	SVSP EIR Section 4.12.4	No	No	No	None
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Same	No	No	No	None

Discussion: Impacts related to utilities and service systems were adequately addressed in the SVSP EIR as it relates to the proposed project, and were previously identified as less than significant. The SVSP EIR addressed water demand for the SVSP area and determined there was adequate supply to meet the anticipated water demands from development under the SVSP. The City's Environmental Utilities Department staff reviewed the proposed project and concluded there is sufficient water supply to meet the demands of the project. Therefore, the impact conclusions of the SVSP EIR with respect to water supply remain applicable to this project.

Development of the project area will require the construction of water lines, sewer lines, and associated facilities, that were previously identified through the infrastructure master plans developed for the SVSP and analyzed in the SVSP EIR. The project does not require any major changes or need for expanded facilities beyond those previously identified.

Additionally, the project will have no effect on wastewater generation beyond that previously analyzed in the SVSP EIR. Environmental Utilities determined that the proposed project changes fell within the scope of the prior assessment. The SVSP EIR concluded that the Pleasant Grove Wastewater Treatment Plan was sized to accommodate flow from the SVSP area and that impacts would be less than significant. This conclusion remains applicable to the proposed project.

The SVSP EIR disclosed that the Western Placer Waste Management Authority facilities would be used to dispose of solid waste, and concluded that there was sufficient capacity to accept solid waste from the SVSP. Solid waste generation is based on population, and as the project will not increase the estimated population in the SVSP area beyond the population projected in the SVSP EIR, the project falls within the scope of the prior analysis and would not result in any new or substantially more severe significant impacts to this previously-identified impact.

Given the foregoing, the project is consistent with the development assumptions in the SVSP EIR, and will result in impacts consistent with the scope of those analyzed in the SVSP EIR; therefore the SVSP EIR analysis remains adequate and applicable to the proposed project.

Mitigation Measures: **Mitigation Measures 4.12.4-1** (expand the landfill) and **4.12.4-2** (diversion of construction debris) were included to require payment of fees to be used for landfill expansion and to require a 50% reduction in the construction waste stream. The landfill expansion measure has already been implemented, as fees are already in place that will apply to the proposed project. The remaining measure regarding diversion of construction debris remains applicable, as it is a project-level measure that applies during construction.

XX. Wildfire

	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.
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	n/a	No	No	No	None
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	n/a	No	No	No	None
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	n/a	No	No	No	None
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	n/a	No	No	No	None
Discussion: The Wildfire section was added to the CEQA Guidelines after the publication of the prior environmental document to which this Addendum is attached. 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 SVSP 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. Checklist questions a—d above do 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. Therefore, there would be no impact related to this criteria.

Mitigation Measures: None required for this project.

XXI. 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?	SVSP 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.)	SVSP 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?	SVSP EIR	No	No	No	None

Discussion: Long term environmental goals are not impacted by the proposed project. Because the project will not result in new significant effects or substantially more severe significant effects previously identified in the SVSP EIR, the cumulative impacts do not deviate beyond those contemplated in the SVSP EIR, with implementation of applicable mitigation measures.. With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this document, 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 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 EIR (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 or Mitigated Negative Declaration.

[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 or the Mitigated Negative Declaration was adopted.

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

Addendum Prepared by:

Derek Ogden for:

Eric Singer, Associate Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. SVSP Applicable Mitigation Measures
2. Sierra View Shopping Center Site Access Study, prepared by Fehr & Peers, dated June 2026
3. Environmental Noise Assessment, prepared by Saxelby Acoustics, dated June 2026
4. Health Risk Assessment, prepared by Raney Planning & Management, dated June 2026