+U.S. Department of Housing and Urban Development
San Francisco Regional Office
1 Sansome Street, Suite 1200
San Francisco, California 94104

Environmental Assessment

for HUD-Funded Proposals

Recommended format per 24 CFR 58.36, revised March 2005
[Previously recommended EA formats are obsolete].

Project Identification: Hayden Parkway Apartments Project

Preparer: Raney Planning & Management, Inc.
Rod Stinson, Vice President/Air Quality Specialist

Responsible Entity: City of Roseville
311 Vernon Street
Roseville, CA 95678

Month/Year: October 2022

Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58

Project Information

Project Name: Hayden Parkway Apartments Project

Responsible Entity:
City of Roseville
311 Vernon Street
Roseville, CA 95678
Phone: (916) 774-5276

Grant Recipient (if different than Responsible Entity):
The Hampstead Companies
1350 Columbia Street, Suite 802
San Diego, CA 92101
Phone: 619-543-4220

State/Local Identifier: [ ]

Preparer:
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Certifying Officer Name and Title:
Terri Shirhall, Environmental Coordinator
City of Roseville

Consultant (if applicable)**:** Raney Planning & Management, Inc.

Project Location:
2801 North Hayden Parkway
Roseville, CA 95747
Assessor's Parcel Number (APN):
492-500-002-000

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]**:**

The following sections describe the project site location and the components included as part of the Hayden Parkway Apartments Project (proposed project).

Project Site Location

The project site is located northwest of the intersection of North Hayden Parkway and Crawford Parkway in the City of Roseville, California (see Figure 1 and Figure 2). The project site consists of approximately 8.44 acres and is identified by APN 492-500-002-000. The site is a part of the Fiddyment Ranch Community located within the Western Roseville Specific Plan (WRSP) and is entirely surrounded by under-construction residential developments. The project site has been graded as part of the approved Fiddyment Ranch Community project. Other surrounding uses include Riego Creek Elementary School and single-family residences located east of the project site, across Hayden Parkway. The City of Roseville General Plan designates the site as Small Lot Residential (R3) and the site is zoned High Density Residential (HDR).

Proposed Project

The proposed project would include development of the project site with a 198-unit affordable housing community (see Figure 3). The project site would be split in two parcels: one 4.33-acre parcel for 94 units set aside for families earning 60 percent or less of the area median income (AMI), hereafter referred to as the "affordable component", and the other 4.11-acre parcel for 104 units set aside for the workforce earning between 80 percent to 120 percent AMI, hereafter referred to as the "workforce component". The project would contain a mix of one, two, and three-bedroom units ranging from 638 square feet (sf) to 1,130 sf. Specifically, the affordable component would have 22 one-bedrooms, 41 two-bedrooms, and 31 three-bedrooms, and the workforce component would have 24 one-bedrooms, 46 two-bedrooms, and 34 three-bedrooms. The ground floor units would be adaptable to allow for accessibility. In total, there would be 11 residential buildings – five for the affordable and six for workforce.

A community center building would be located in the center of the project site and would include the leasing office, a community room for formal and informal tenant social events, and a space for tenant services, including after school programs provided by Project Access. Outdoor amenities would include a pool, a playground located near the community center building, and a dog park. In addition, an amenity building and management office would be located on the affordable component parcel.

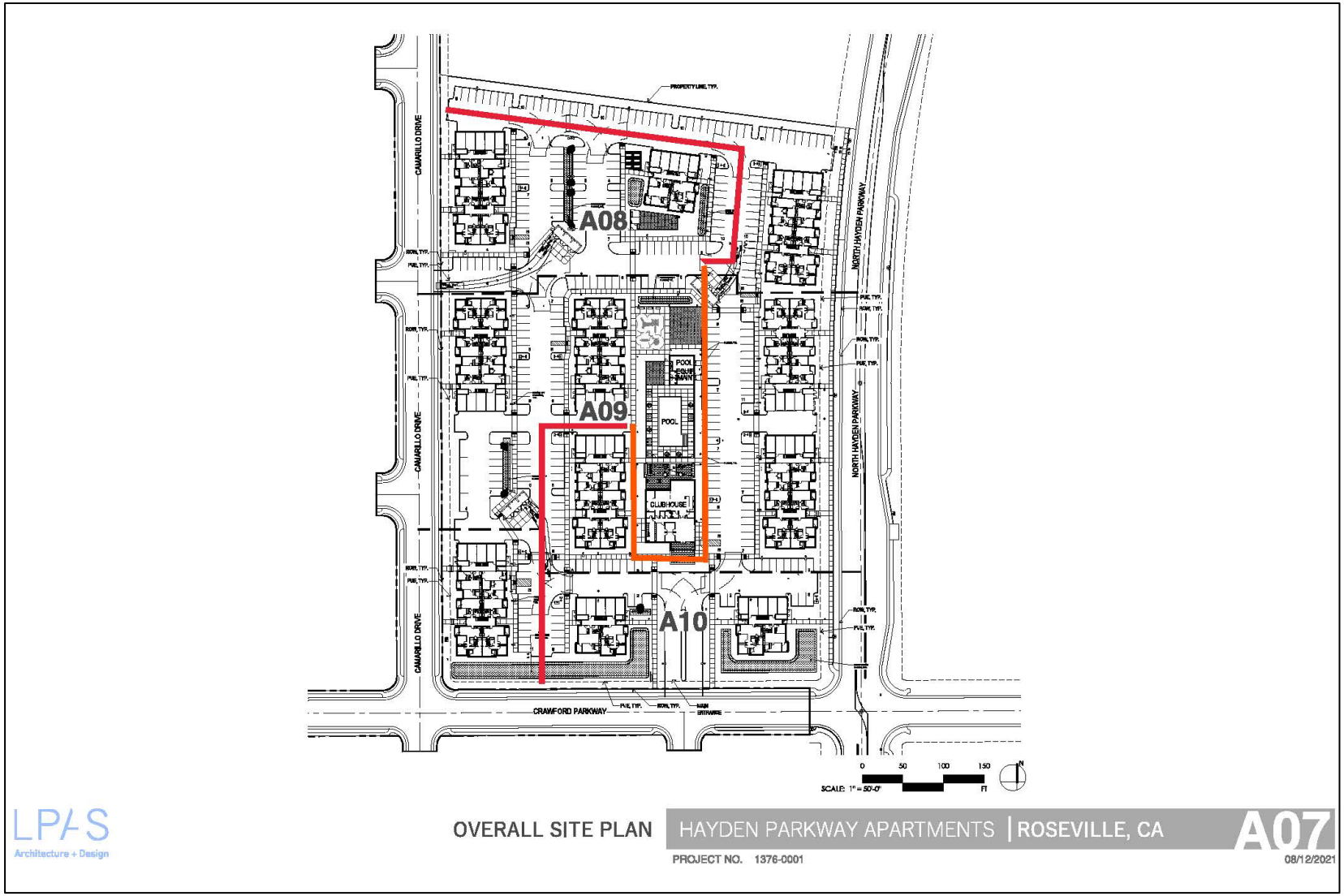
Primary site access would be provided by a new driveway off of Crawford Parkway to the south. In addition, 353 parking stalls would be provided throughout the site, consisting of 298 surface parking stalls and 55 garages.

Figure 1
Regional Project Location

Figure 2
Project Site Boundaries

Note: Project site boundaries are approximate.

Figure 3
Preliminary Site Plan



Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

According to the California Department of Finance, the population total for the City of Roseville in 2020 was 145,163. The City's population has risen steadily over the last ten years, increasing 18.2 percent from 118,788 in 2010. Roseville's population growth began in the late 1980s, due mainly to a strong economy and development in the City's specific plan areas.[1]

The purpose of the proposed project is to help satisfy increased demand within Roseville for affordable housing. According to the Regional Housing Needs Assessment (RHNA) for the Sacramento Area Council of Governments (SACOG), the City is expected to need 3,855 very low-income housing units, 2,323 low-income housing units, 1,746 moderate income housing units, and 4,142 above moderate-income units during the 2021-2029 planning period.[2] The proposed project would add 94 units affordable for households at 60 percent AMI or less, and 104 units for the workforce earning 80 percent to 120 percent AMI to assist in achieving the City's RHNA goals.

Furthermore, the 2021 City of Roseville Housing Element includes several goals and policies related to affordable housing. Specifically, Goal H1.1 aims to "Provide decent, safe, inclusive, and affordable housing in sufficient quantities for all economic segments of the community."[3] Goal H1.2 is to "Ensure that all segments of the Roseville community actively work together to provide affordable housing."[4] By providing quality, affordable housing in a newly developed area, the proposed project would further the aforementioned goals.

The applicant is seeking funding assistance from the U.S. Department of Housing and Urban Development (HUD). The National Environmental Policy Act (NEPA) mandates that federal agencies consider the environmental ramifications of a wide variety of proposed actions. Due to funding from federal sources, the proposed project is subject to environmental review under NEPA. Because implementation of the proposed project has the potential to result in environmental impacts on the project site, the preparation of an Environmental Assessment (EA) is required.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The following sections describe the existing conditions and surrounding land uses, as well as the flood hazard, surface water, and groundwater conditions, of the project site.

Existing Conditions and Surrounding Land Uses

The trapezoid-shaped project site is comprised of an approximately 8.44-acre parcel identified by APN 492-500-002-000. The project site is vacant, but has been previously graded and approved for development as part of the Fiddyment Ranch Community project. The project site and much of the surrounding area is currently in the process of being developed with new residential projects.

1 City of Roseville. *2021 Housing Element.* August 2021.
2 Sacramento Area Council of Governments. *SACOG Regional Housing Needs Plan Cycle 6 (2021-2029)*. March 2020.
3 City of Roseville. *2021 Housing Element.* August 2021.
4 *Ibid.*

The site is entirely surrounded by under-construction residential development. Other surrounding uses include Riego Creek Elementary School and single-family residences located east of the project site, across Hayden Parkway. The City of Roseville General Plan designates the site as Small Lot Residential (R3) and the site is zoned High Density Residential (HDR).

The project site is relatively flat and is located at an approximate elevation of 100 feet above mean sea level.[5] The land surrounding the project site is predominantly undeveloped with sparsely vegetated low hills and partially developed lots. Pleasant Grove Creek and an associated riparian corridor with oak trees is located south of the project site and extends east to west. Drainage from the project area generally flows towards Pleasant Grove Creek. Several unpaved roads and trails cross the project site, including the future Hayden Parkway extension, which is in various stages of construction. Numerous manholes and other indications of underground utilities are present along the unpaved roads.

Flood Hazard, Surface Water, and Groundwater Conditions

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06061C0936H, effective November 2, 2018, the entirety of the project site is within Zone X, which is identified as an Area of Minimal Flood Hazard (see Figure 4). Thus, the project site is not located within a special flood hazard zone.

According to the U.S. Fish and Wildlife Service's (USFWS) National Wetlands Inventory (NWI), the nearest surface water source to the project site is a freshwater wetland located approximately 1,200 feet south of the project site (see Figure 5). The NWI classifies the nearby freshwater wetland as PFOA, which denotes that the wetland is palustrine (P), class forested (FO), and temporary flooded (A).

The project site is located approximately 89 miles outside of the Coastal Zone Boundary (see Figure 6) and is located approximately 137 miles northwest of the nearest sole source aquifer (SSA), Fresno Streamflow Source Zone (see Figure 7). The nearest National Wild and Scenic Rivers System (NWSRS) river to the project site is the American River, located approximately 12 miles to the south (see Figure 8).

[5] ENGEO Incorporated. *Phase I Environmental Site Assessment Report: Fiddyment Ranch – Phase 3*. December 12, 2019.

Figure 4
FEMA Flood Map

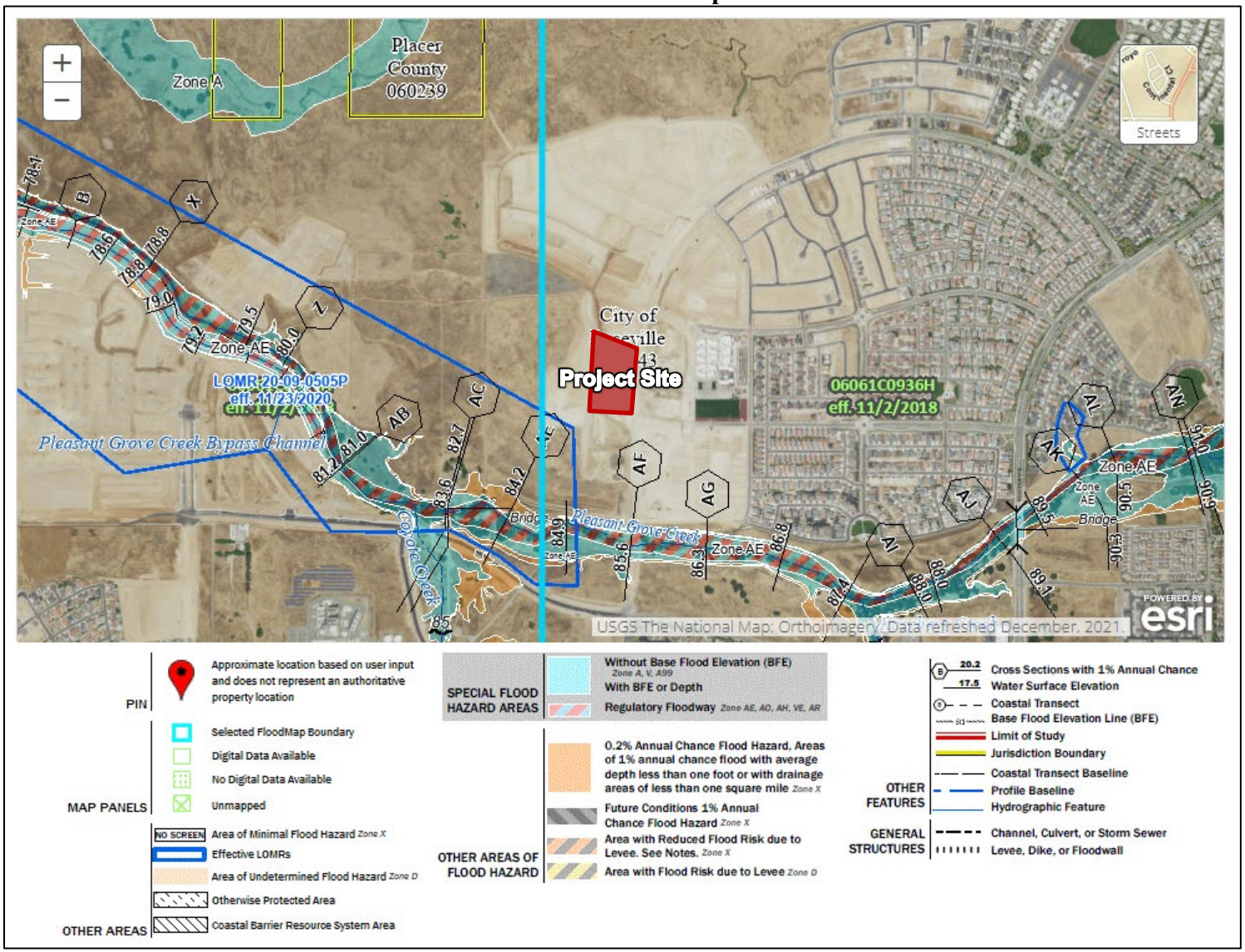


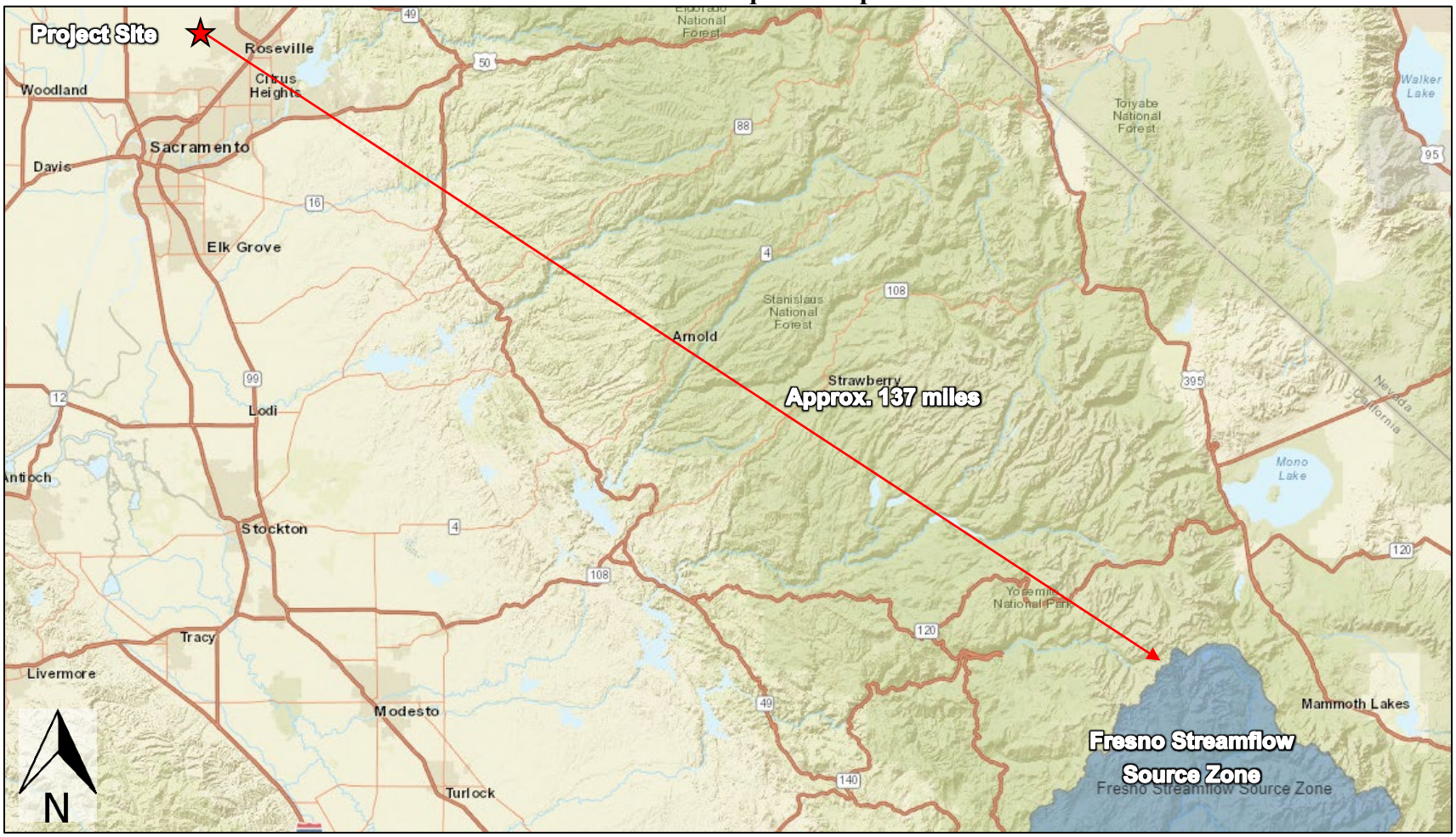
Figure 5
NWI Wetlands Map

Source: U.S. Fish and Wildlife Service. National Wetlands Inventory. Accessed August 2022.

Figure 6
Coastal Zone Boundary

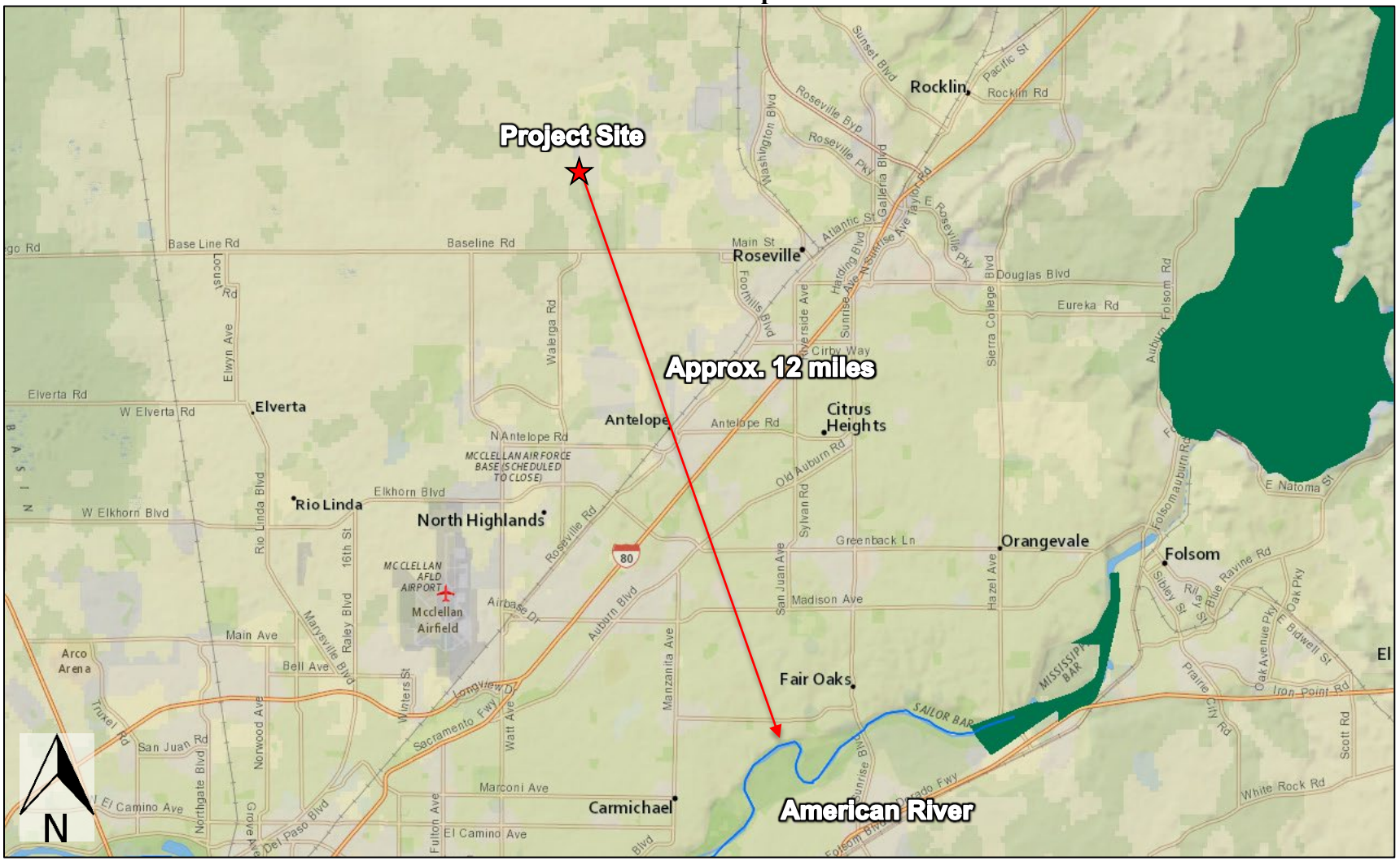
Source: California Department of Fish and Wildlife. BIOS. Accessed August 2022.

Figure 7
Sole Source Aquifer Map



Source: U.S. Environmental Protection Agency. Sole Source Aquifers. Accessed August 2022.

Figure 8
NWSRS Map



Source: US Forest Service, National Wild and Scenic Rivers System. Accessed August 2022.

Funding Information

Estimated Total HUD Funded Amount:

$9,115,200 (Project-Based Vouchers)

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]**:**

The estimated total development cost for the proposed project is $78,047,623.00, $9,115,200 of which would be funded by HUD. The costs associated with each project component is described separately below.

Affordable Component

The total development cost for the affordable component of the project is projected to be $39,829,833, $4,503,120.00 of which would be funded over the course of 20 years through 8 HUD Project-Based Vouchers (PBVs), administered through the Roseville Housing Authority. The annual contribution in PBV subsidy would be $225,156.00.

Sources of Financing:	
First Mortgage:	$10,284,000
Energy Subsidies (estimated)	$50,000
Workforce lease payment:	$1,335,297
City of Roseville LHTF Loan:	$2,500,000
Solar Credits:	$177,450
State LIHTC Equity:	$5,710,285
Federal LIHTC Equity:	$17,350,406
Deferred Developer Fee:	$2,422,455
Total:	**$39,829,833**

Workforce Component

The total development cost for the workforce component of the project is projected to be $38,217,790, $4,612,080.00 of which would be funded over the course of 20 years through 8 HUD PBVs, administered through the Roseville Housing Authority. The annual contribution in PBV subsidy would be $230,604.00.

Sources of Financing:	
First Mortgage:	$27,272,000
Energy Subsidies (estimated)	$100,000
Income During Lease Up:	$358,782
Solar Credits:	$177,450
Private Equity:	$10,000,000
Deferred Developer Fee:	$309,558
Total:	**$38,217,790**

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	The nearest public airport to the site is the Lincoln Regional Airport, located approximately 7.5 miles to the north. Thus, the proposed project is not located within 2,500 feet of a civilian airport. The nearest military airport is the Beale Air Force Base, located approximately 21.5 miles north of the project site. Thus, the proposed project is not located within 15,000 feet of a military airport. Therefore, the project site is not within a Runway Protection Zone/Clear Zone or an Accident Potential Zone, as defined in 24 CFR 51 D. Based on the above, impacts regarding Airport Clear Zones and/or Accident Potential Zones would not occur. Document Citation Airnav.com. *Lincoln Regional Airport/Karl Harder Field*. Available at: https://www.airnav.com/airport/KLHM. Accessed August 2022. (Appendix E). Airnav.com. *Beale Air Force Base*. Available at: http://www.airnav.com/airport/BAB. Accessed August 2022. (Appendix E).
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	The Coastal Barrier Resources Act (CBRA) of 1982 designated relatively undeveloped coastal barriers along the Atlantic and Gulf coasts as part of the John H. Chafee Coastal Barrier Resources System (CBRS), and made these areas ineligible for most new federal expenditures and financial assistance. The Coastal Barrier Improvement Act (CBIA) of 1990 reauthorized the CBRA; expanded the CBRS to include undeveloped

		coastal barriers along the Florida Keys, Great Lakes, Puerto Rico, and U.S. Virgin Islands; and added a new category of coastal barriers to the CBRS called "otherwise protected areas" (OPAs). OPAs are undeveloped coastal barriers that are within the boundaries of an area established under federal, state, or local law, or held by a qualified organization, primarily for wildlife refuge, sanctuary, recreational, or natural resource conservation purposes. The project site is located approximately 89 miles east of the Coastal Zone and is not located in the vicinity of the Atlantic, Gulf, or Great Lakes coasts or within the areas expanded by the CBIA in 1990 (see Figure 6). Therefore, the proposed project would not be subject to either the CRBA or the CBIA, and conflicts with such would not occur. Document Citation U.S. Fish & Wildlife Service. *Coastal Barrier Resources Act.* Available at: https://www.fws.gov/program/coastal-barrier-resources-act. Accessed August 2022. (Appendix E). California Department of Fish and Wildlife. *California Department of Fish and Wildlife BIOS*. Available at: https://apps.wildlife.ca.gov/bios/. Accessed August 2022. (Figure 6).
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	According to the FEMA FIRM 06061C0936H, effective November 2, 2018, the entirety of the project site is within Zone X, identified as an Area of Minimal Flood Hazard (see Figure 4). Therefore, the project site is not located within a 100-year flood plain or a special flood hazard area. Accordingly, the proposed project would not require coverage under the National Flood Insurance Program, and conflicts with the Flood Disaster Protection Act and the Insurance Reform Act would not occur. Document Citation Federal Emergency Management Agency. *Flood Insurance Rate Map* 06061C0936H. Available at: https://msc.fema.gov/portal/home. Accessed August 2022. (Figure 4).

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	The City of Roseville, including the project site, is located within the boundaries of the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). Pollutants for which air quality standards have been established are called "criteria" air pollutants. Major criteria air pollutants include ozone precursors – reactive organic gases (ROG) and nitrous oxides (NO_X) – carbon monoxide (CO), respirable or suspended particulate matter less than 10 microns in diameter (PM_{10}), and fine particulate matter less than 2.5 microns in diameter ($PM_{2.5}$). The SVAB area is designated as nonattainment for the federal 8-hour ozone standard and the federal 24-hour $PM_{2.5}$ standard, and attainment or unclassified for all other federal criteria pollutant standards. The SVAB area is designated as nonattainment for the State 1-hour ozone, 8-hour ozone, and PM_{10} standards, and attainment or unclassified for all other State standards. The Clean Air Act requires each state to prepare an air quality control plan referred to as a State Implementation Plan (SIP). The SIPs are modified periodically to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins, as reported by their jurisdictional agencies. Due to the nonattainment designations, PCAPCD, along with the other air districts in the SVAB region, periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the federal ambient air quality standards (AAQS), including control strategies to reduce air pollutant emissions through regulations, incentive programs, public education, and partnerships with other agencies. General conformity requirements of the regional air quality plan include whether a project would cause or contribute to new violations of any AAQS, increase the frequency or severity of an existing violation of any AAQS, or delay timely attainment of any AAQS. In order to evaluate ozone and other criteria air pollutant emissions and support attainment goals for those pollutants

that the area is designated nonattainment, the PCAPCD has adopted recommended thresholds of significance for emissions of PM_{10} and the ozone precursors ROG and NO_X. On October 13, 2016, the PCAPCD adopted updated thresholds of significance for the aforementioned pollutants. The adopted thresholds of significance for criteria pollutant emissions are presented in Table 1.

Table 1
PCAPCD Thresholds of Significance (lbs/day)

Pollutant	Construction	Operational
ROG	82	55
NO_X	82	55
PM_{10}	82	82

Source: PCAPCD, 2017.

In order to compare the proposed project's associated emissions to the thresholds of significance, the proposed project's short-term construction-related and long-term operational emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2020.4.0 software – a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including greenhouse gas (GHG) emissions, from land use projects. The model applies inherent default values for various land uses, including trip generation rates based on the Institute of Transportation Engineers (ITE) Manual, vehicle mix, trip length, average speed, etc. However, where project-specific data was available, such data was input into the model (e.g., construction phases and timing, energy efficient design features, etc.). All project modeling results are included as Appendix A.

Construction Emissions

According to the CalEEMod results, the proposed project would result in maximum unmitigated construction emissions as shown in Table 2.

Table 2 Maximum Unmitigated Construction Emissions (lbs/day)		
Pollutant	**Project Emissions**	**Threshold of Significance**
ROG	9.76	82
NO_X	20.89	82
PM_{10}	8.15	82
Source: CalEEMod, August 2022.		

As presented in the table, emissions of ROG, NO_X and PM_{10} would be below the applicable air quality thresholds set forth by the PCAPCD, and impacts related to criteria air pollutant emissions would not occur during project construction.

Operational Emissions

According to the CalEEMod results, the proposed project would result in maximum unmitigated operational criteria air pollutant emissions as shown in Table 3.

Table 3 Maximum Unmitigated Operational Emissions (lbs/day)		
Pollutant	**Project Emissions**	**Threshold of Significance**
ROG	14.07	55
NO_X	6.03	55
PM_{10}	13.22	82
Source: CalEEMod, August 2022.		

Based on the above, the proposed project would result in emissions during operations below the applicable PCAPCD thresholds of significance, and impacts related to criteria air pollutant emissions would not occur during project operations.

Cumulative Emissions

Due to the dispersive nature and regional sourcing of air pollutants, air pollution is largely a cumulative impact. The nonattainment status of regional pollutants, including ozone and PM, is a result of past and present development, and, thus, cumulative impacts related to these pollutants could be considered cumulatively significant.

The PCAPCD recommends using the region's existing attainment plans as a basis for analysis of

		cumulative emissions. If a project would interfere with an adopted attainment plan, the project would inhibit the future attainment of AAQS and, thus, result in a cumulative impact. As discussed above, the PCAPCD's recommended thresholds of significance for ozone precursors and PM_{10} are based on attainment plans for the region. Thus, the PCAPCD concluded that if a project's ozone precursor and PM_{10} emissions would be less than PCAPCD project-level thresholds, the project would not be expected to conflict with any relevant attainment plans, and would not result in a cumulatively considerable contribution to a significant cumulative impact. As a result, the PCACPD's established operational phase cumulative-level emissions thresholds are identical to the operational thresholds identified above, in Table 1. As shown in Table 3, operational emissions would be below the PCAPCD's project-level thresholds, and, thus, would be below the PCAPCD's cumulative-level thresholds as well. Accordingly, a cumulatively considerable impact related to emissions of criteria pollutants would not occur. <u>Toxic Air Contaminants</u> Toxic air contaminants (TACs) are a category of environmental concern as well. The California Air Resources Board's (CARB's) *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommendations for siting new sensitive land uses near sources typically associated with significant levels of TAC emissions, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks from TACs are a function of both the concentration of emissions and the duration of exposure. Health-related risks associated with DPM in particular are primarily associated with long-term exposure and associated risk of contracting cancer.

		The proposed project would not involve long-term operation of any stationary diesel engine or other major on-site stationary source of TACs. Emissions of DPM resulting from construction-related equipment and vehicles are minimal and temporary, and would be regulated by CARB's In-Use Off-Road Diesel Vehicle Regulation. In addition, the residential nature of the proposed project would not be expected to generate a substantial number of diesel-fueled vehicles. As an example, the CARB's Handbook includes distribution centers with associated diesel truck trips of more than 100 trucks per day as a source of substantial TAC emissions. The proposed project would not generate 100 diesel truck trips per day. In order to evaluate potential exposure to DPM, the CARB recommends the evaluation of emissions when a freeway or high-traffic roadway, defined as an urban roadway experiencing over 100,000 vehicles per day or a rural roadway experiencing over 50,000 vehicles per day, is located within 500 feet of sensitive receptors. The project site is located over three miles feet from the nearest freeway, State Route 65. In addition, Blue Oaks Boulevard, which may be considered a high-traffic roadway, is located approximately 2,000 feet south of the project site. Thus, an evaluation of the risks associated with on-site exposure to DPM from traffic is not warranted. <u>Conclusion</u> Based on the above, implementation of the proposed project would not result in any conflicts related to the Clean Air Act. <u>Documentation Citation</u> Placer County Air Pollution Control District. *CEQA Air Quality Handbook*. November 21, 2017. (Appendix E). California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective.* April 2005. (Appendix E). CalEEMod. *Hayden Parkway Apartments Project.* August 2022. (Appendix A).

Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	The Coastal Zone Management Act Section 1453, Definitions, defines the term "coastal zone" as "…the coastal waters (including the lands therein and thereunder) and the adjacent shorelands (including the waters therein and thereunder), strongly influenced by each other and in proximity to the shorelines of the several coastal states, and includes islands, transitional and intertidal areas, salt marshes, wetlands, and beaches…" and extending "…inland from the shorelines only to the extent necessary to control shorelands, the uses of which have a direct and significant impact on the coastal waters, and to control those geographical areas which are likely to be affected by or vulnerable to sea level rise." As shown in Figure 6, the project site is located outside of the Coastal Zone Boundary. The proposed project would not involve any operations that would increase the potential to degrade water quality downstream and have a negative effect on the Coastal Zone. Therefore, implementation of the proposed project would not affect a Coastal Zone, and impacts related to the Coastal Zone Management Act would not occur. <u>Document Citation</u> California Department of Fish and Wildlife. *California Department of Fish and Wildlife BIOS*. Available at: https://apps.wildlife.ca.gov/bios/. Accessed August 2022. (Figure 6).
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☐ No ☒	HUD policy, as described in Section 50.3(i) and Section 58.5(i)(2), states the following: (1). all property proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gasses, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property. (2) HUD environmental review of multifamily and non-residential properties shall include evaluation of previous uses of the site and other evidence of contamination on or near the site, to assure that occupants of proposed sites are not adversely affected by the hazards. (3) Particular attention should be given to any proposed site on or in the general proximity of

		such areas as dumps, landfills, industrial sites, or other locations that contain, or may have contained, hazardous wastes. (4) The responsible entity shall use current techniques by qualified professionals to undertake investigations determined necessary... Sites known or suspected to be contaminated by toxic chemicals or radioactive materials include, but are not limited to, sites: (i) listed on an Environmental Protection Agency (EPA) Superfund National Priorities or CERCLA List, or equivalent State list; (ii) located within 3,000 feet of a toxic or solid waste landfill site; or (iii) with an underground storage tank (which is not a residential fuel tank). The project site is currently mass graded land occupied by construction equipment and material storage. Review of historical records indicates that the project site has remained undeveloped agricultural land since 1891. A Phase I Environmental Site Assessment was prepared for the entire Fiddyment Ranch Phase 3 Development, which included the project site. As noted therein, recognized environmental conditions (RECs) were not identified on the Fiddyment Ranch Phase 3 development area. In 2022, a site-specific Phase I Environmental Site Assessment (Phase I) was prepared for the proposed project. The purpose of the Phase I was to identify RECs, controlled RECs (CRECs), historical RECs (HRECs), and/or de minimis conditions associated with the project site. A REC is defined by ASTM International as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. A CREC is defined as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the

		implementation of required controls. A HREC is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. A de minimis condition is a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. De minimis conditions are not considered to be RECs or CRECs. The Phase I included a review of previous environmental reports prepared for the project site, a review of publicly available local, State, tribal, and federal environmental record sources, historical sources, aerial photographs, fire insurance maps and physical setting sources, written and oral interviews with property owners and public sector officials, and a reconnaissance of the project site to review site use and current conditions. The review of regulatory databases did not identify any documentation of hazardous materials violations or discharge on the project site and did not identify contaminated facilities within the appropriate ASTM search distances that would reasonably be expected to impact the project site. The reconnaissance of the project site was conducted on June 22, 2022. The site was evaluated for hazardous materials storage, superficial staining or discoloration, debris, stressed vegetation, or other conditions that may be indicative of potential sources of soil or groundwater contamination. The site was also evaluated for evidence of fill/ventilation pipes, ground subsidence, or other evidence of existing or preexisting underground storage tanks. The project site was confirmed to be devoid of structures, and the reconnaissance did not find documentation or physical evidence of soil, gas, or groundwater impairments associated with the use or past use of the project site.

		Based on the findings of the assessment, RECs, historical RECs, and controlled RECs were not identified on the project site. Additionally, the site has already been mass graded. Therefore, impacts related to contamination and toxic substances would not occur. Document Citation ENGEO Incorporated. *Prospera at Fiddyment Ranch Phase I Environmental Site Assessment.* July 1, 2022. (Appendix B). ENGEO Incorporated. *Phase I Environmental Site Assessment: Fiddyment Ranch – Phase 3.* December 12, 2019. (Appendix E).
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	The Endangered Species Act (ESA) of 1973, as amended, and its implementing regulations were designed to protect and recover species in danger of extinction and the ecosystems that they depend upon. When passed, the ESA spoke specifically to the value of conserving species for future generations. In passing the ESA, Congress recognized another key fact that subsequent scientific understanding has only confirmed: the best way to protect species is to conserve their habitat. The USFWS offers consultation on threatened and endangered wildlife and plant species, as well as critical habitats, on a project-by-project basis. According to the USFWS Environmental Conservation Online System, the nearest critical habitat area to the project site is the Auburn Ravine, located approximately six miles northeast of the project site. Thus, the project site is not located in close proximity to any identified critical habitat, and implementation of the proposed project would not destroy or modify any critical habitat. In order to determine the potential for federally endangered plant or wildlife species to occur within the project region, a search of the California Natural Diversity Database (CNDDB) was conducted for the project quad and the eight surrounding quadrangles. Based on the results of the search, one plant species (Sacramento Orcutt grass) and eight wildlife species (green sturgeon, Conservancy

		fairy shrimp, Vernal pool fairy shrimp, western yellow-billed cuckoo, valley elderberry longhorn beetle, vernal pool tadpole shrimp, steelhead, and giant garter snake) protected by the Federal ESA are known to occur in the project area. The CNDDB identifies vernal pools, wetlands, aquatic features, or riparian habitat as the ideal habitat for all nine identified species. None of the aforementioned habitats exist on or within the vicinity of the project site. Additionally, not only has the project site been previously disturbed for agricultural uses, but the site also has been mass graded as part of the Fiddyment Ranch Community project. Therefore, it is unlikely that any of the species listed above would be found at the project site and implementation of the proposed project would not affect any of the foregoing species. Based on the above, implementation of the proposed project would not result in any conflicts with the ESA. <u>Document Citation</u> U.S. Fish & Wildlife Service. *Critical Habitat for Threatened & Endangered Species.* Available at: https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77. Accessed August 2022. (Appendix E). California Department of Fish and Wildlife. *CNDDB Rarefind 5.* Available at: https://apps.wildlife.ca.gov/rarefind/view/RareFind.aspx. Accessed August 2022. (Appendix E).
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	As mentioned in the Contamination and Toxic Substances section of this EA, a search of the California Department of Toxic Substances Control (DTSC's) Envirostor Database was conducted for the project site as part of the Phase I. Based on the search results, hazardous materials sites compiled pursuant to Government Code Section 65962.5 do not exist on the project site or the one-mile radius surrounding the project site. Because the proposed project would be a residential land use, the proposed project would not include hazardous facilities or the

handling, transport, use, or storage of hazardous materials.

According to the California Environmental Protection Agency (CalEPA) Regulated Site Portal, two aboveground storage tanks (ASTs) exist within one mile of the project site. Using the HUD's Acceptable Separation Distance (ASD) Electronic Assessment Tool, the ASD associated with the tanks, based on the size of the tanks and conservative assumptions, was calculated (see Table 5).

Table 4
ASTs Within One Mile of Project Site

Site Name	Maximum Tank Size (gallons)	Approx. Distance from Project Site (feet)	ASD from People / Buildings (feet)
Roseville Energy Park	2,999	2,585	437/83
Pleasant Grove Wastewater Treatment Plant	59,999	3,555	1,523/334

The first AST site, Roseville Energy Park, is located at 5120 Phillip Road, approximately 2,585 feet southwest of the project site. The AST is estimated to have a maximum capacity of approximately 2,999 gallons. The ASD Electronic Assessment Tool calculates an ASD of approximately 437 feet for people and approximately 83 feet for buildings; therefore, the project site is located at a distance from the AST site that exceeds the ASD and, thus, does not pose a hazard for the project site.

The second AST site, Pleasant Grove Wastewater Treatment Plant, is located at 5051 Westpark Drive, approximately 3,555 feet southeast of the project site. The AST has a maximum capacity of approximately 59,999 gallons. The ASD Electronic Assessment Tool calculates an ASD of approximately 1,523 feet for people and approximately 334 feet for buildings; therefore, the project site is located at a distance from the AST site that exceeds the ASD and, thus, does not pose a hazard for the project site.

		Based on the above, the ASTs are located at a safe distance from the project site that exceed the applicable ASD for people and buildings. Thus, the proposed project would not result in impacts associated with siting HUD-assisted projects near explosive and flammable hazards, as regulated by 24 CFR Part 51 Subpart C. Document Citation California Environmental Protection Agency. *CalEPA Regulated Site Portal.* Available at: https://siteportal.calepa.ca.gov/nsite/map/results. Accessed August 2022. (Appendix E). ENGEO Incorporated. *Phase I Environmental Site Assessment – Prospera At Fiddyment Ranch.* July 1, 2022. (Appendix B). U.S. Department of Housing and Urban Development. *Acceptable Separation Distance (ASD) Electronic Assessment Tool.* Available at: https://www.hudexchange.info/programs/environmental-review/asd-calculator/. Accessed August 2022. (Appendix E).
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	Per the California Department of Conservation Farmland Mapping and Monitoring Program, the project site is designated as Grazing Land. Grazing Land is defined by the California Department of Conservation as: "Land on which the existing vegetation is suited to the grazing of livestock. This category is used only in California and was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities." Therefore, important farmland, including prime farmland, unique farmland, or farmland of statewide or local importance does not occur on the site and would not be converted to different land uses. Thus, an impact related to the Farmland Protection Policy Act of 1981 would not occur. Document Citation California Department of Conservation. *California Important Farmland Finder.*

		Available at: https://maps.conservation.ca.gov/dlrp/ciff/. Accessed August 2022. (Appendix E).
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	As noted previously, according to the FEMA FIRM 06061C0936H, the entirety of the project site is within Zone X, identified as an Area of Minimal Flood Hazard (see Figure 4). Because the project site is not located within a FEMA Special Flood Hazard Zone, impacts related to Executive Order 11988, Floodplain Management would not occur. Document Citation Federal Emergency Management Agency. *Flood Insurance Rate Map 06061C0936H.* Available at: https://msc.fema.gov/portal/home. Accessed August 2022. (Figure 4).
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☒ No ☐	The North Central Information Center (NCIC) reviewed records to determine if any known cultural resources exist in the vicinity of the project site, or if it is likely that such resources would be discovered at the site. NCIC's search determined that previously recorded cultural resources do not exist within a quarter-mile radius of the project site. A search of the Native American Heritage Commission (NAHC) Sacred Lands File was completed for the project site and returned negative results, indicating that tribal cultural resources are not known to exist on or near the project site. Pursuant to Section 106 of the National Historic Preservation Act, project notification letters were submitted to interested tribes on July 26, 2022. The Wilton Rancheria responded to request updates if any resources are discovered, but did not request formal consultation. Additional responses from the tribes or requests for formal consultation were not received within the 30-day comment period. The United Auburn Indian Community responded after the close of the Section 106 comment period to confirm that their standard post-review discovery measure be required. Mitigation Measure 1, below, is consistent with the requested measure. A letter requesting review of the findings of the historic records search was submitted to the State Historic Preservation Officer (SHPO) for the proposed project on August 29, 2022. A response

		from the SHPO was not received within the 30-day response period. Pursuant to 36 CFR Part 800.3(c)(4), *Failure of the SHPO/THPO to respond*, the City may continue to the next step of the Section 106 process, and it is presumed that historical properties and/or cultural resources would not be affected by the proposed project. Although not anticipated, the potential exists for implementation of the proposed project to result in the discovery of previously unrecorded cultural resources at the project site. As a result, implementation of Mitigation Measure 1 and Mitigation Measure 2 is required to ensure that conflicts with the National Historic Preservation Act would not occur. It is noted that the following measures are generally consistent with the measures required by the WRSP EIR. *Mitigation Measure 1: Cultural items include isolated artifacts, darkened soil (midden), shell fragments, faunal bone fragments, fire affected rock and clay, bedrock mortars, bowl mortars, hand stones and pestles, flaked stone, and articulated, or disarticulated human remains. In general, the United Auburn Indian Community (UAIC) does not consider archaeological data recovery or curation of artifacts to be appropriate or respectful. The types of treatment preferred by UAIC that protects, preserves, or restores the integrity of a cultural resource may include Tribal Monitoring, and recovery and reburial of cultural objects or cultural soil that is done with dignity and respect. Recommendations of the treatment of a cultural resource will be documented in the project record. For any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.* *If potentially significant cultural resources are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A Native American Representative from traditionally and culturally affiliated Native American Tribes shall be contacted immediately to assess the significance and cultural value of the find and make recommendations for further evaluation and*

		treatment, as necessary. A qualified cultural resources specialist (archaeologist) meeting the Secretary of Interior's Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that Tribal values are considered. Work shall remain suspended or slowed within 100 feet of the find until the resource is evaluated, which shall occur within one day, but no more than two days, of the find. *The project applicant shall coordinate with a UAIC Tribal Representative any necessary investigation and evaluation of the discovery under the requirements of Section 106 of the National Historic Preservation Act. Preservation in place is the preferred alternative and every effort must be made to preserve the resources in place, including through project redesign. The contractor shall implement any measures deemed by the lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor whenever work is occurring within 100 feet of the find.* *If adverse impacts to a cultural resource or unique archeological resources occurs, then consultation with UAIC and other traditionally and culturally affiliated Native American Tribes regarding adverse effects shall occur, pursuant to 36 Code of Federal Regulations §800.5, Assessing Adverse Effects, and §800.6, Resolution of Adverse Effects.* *<u>Mitigation Measure 2:</u> The City shall ensure that construction specifications include the following in the grading notes:* • *If human remains are discovered during any phase of construction, including disarticulated or cremated remains, the construction contractor shall immediately cease all ground-disturbing activities within 100 feet of the remains and notify the City of Roseville.* • *In accordance with California State Health and Safety Code Section 7050.5, no further disturbance shall occur until the following steps have been completed:*

		○ *The County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98.* ○ *If the remains are determined by the County Coroner to be Native American, NAHC will be notified within 24 hours, and the treatment and disposition of the remains will comply with NAHC guidelines.* • *It is further recommended that a professional archaeologist with Native American burial experience conduct a field investigation of the specific site and consult with the Most Likely Descendant (MLD), if any, identified by NAHC. As necessary and appropriate, a professional archaeologist may provide technical assistance to the MLD, including excavation and removal of the human remains.* <u>Document Citation</u> Native American Heritage Commission. *Re: Hayden Parkway Apartments Project, Placer County.* July 26, 2022. (Appendix C). North Central Information Center. *Records Search Results for Hayden Parkway Apartments Project.* July 18, 2022. (Appendix D).
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No ☒	HUD considers all sites with environmental or community noise exposure that exceeds the day/night average sound level of 65 decibels (dB) as noise-impacted areas. The project site is not located 3,000 feet of an active railroad. The closest military airfield is the Beale Air Force Base, located approximately 21.5 miles north of the project site, while the closest civilian airport is the Lincoln Regional Airport, located approximately 7.5 miles to the north. The project is located approximately 3,720 feet from Fiddyment Road and approximately 1,700 feet from Blue Oak Boulevard, which places the project site over 1,000 feet away from a major roadway. Therefore, the project site would not be subject to noise levels from such sources that would exceed the 65 dB threshold. Ambient noise in the project area is primarily defined by traffic noise. The nearest major roads

		are Fiddyment Road and Blue Oaks Boulevard. Fiddyment Road generally extends north-to-south, and is located approximately 3,720 feet east of the project site at the closest point. Blue Oaks Boulevard generally extends east-to-west, and located approximately 1,700 feet southwest of the project site at the closest point. Table 6.7 of the WRSP EIR contains the projected traffic noises at buildout of the WRSP area, which includes the planned buildout of the project site and surrounding area. At buildout, the segment of Fiddyment Road closest to the project site would have a 65 dB contour at 101 feet. The segment of Blue Oaks Boulevard closest to the project site would have a 65 dB contour at 69 feet. The project site is located well outside of the 65 dB contour for both roadway segments and, as a result, the project site would not be considered a noise-impacted area. Based on the above information, conflicts with the Noise Control Act of 1972 would not occur. <u>Document Citation</u> City of Roseville. *2035 General Plan Update Final Environmental Impact Report* [pg. 4.6-9]. August 5, 2020. (Appendix E). City of Roseville. *Fiddyment Ranch Specific Plan Amendment 3 Recirculated Draft Subsequent Environmental Impact Report* [pg. 6-13]. November 2013. (Appendix E).
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	As shown in Figure 7, the project site is not located within an area designated by the U.S. EPA as being supported by a SSA. The project site is located approximately 137 miles from the nearest boundary of a designated sole source aquifer region (Fresno Sourceflow Stream Zone SSA). Because the project site is not within the vicinity of a region that depends solely on an aquifer for access to water, or located within a sole source aquifer recharge area, the proposed project would not have the potential to impact a sole source aquifer. Therefore, impacts to the Safe Drinking Water Act of 1974, as amended, would not occur. <u>Document Citation</u>

		U.S. Environmental Protection Agency. *Sole Source Aquifers*. Available at: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b. Accessed August 2022. (Figure 7).
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	According to the U.S. EPA, wetlands are characterized by hydrology, soils, and vegetation. Per the NWI, the nearest surface water source to the project site is a freshwater wetland approximately 1,200 feet south of the project site. The NWI classifies the nearby freshwater wetland as PFOA, which denotes that the wetland is palustrine (P), class forested (FO), and temporary flooded (A). Based on the substantial distance between the nearest wetland and the project site, construction or operation of the proposed project would not result in a substantial adverse effect on the freshwater wetland or pond, or any other riparian habitat, sensitive natural community, or protected wetland. Additionally, the project site has already been mass graded, removing any sensitive natural features. Therefore, the proposed project would not conflict with Executive Order 11990. <u>Document Citation</u> U.S. Fish & Wildlife Service. *National Wetlands Inventory*. Available at: https://www.fws.gov/wetlands/data/Mapper.html Accessed August 2022. (Figure 5).
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	Designated Wild and Scenic Rivers do not occur on the project site. The nearest wild and scenic river to the project site is the American River, which is located approximately 12 miles south of the project site. Because the project site is not within the vicinity of a Wild and Scenic River, implementation of the proposed project would not conflict with the Wild and Scenic Rivers Act 1968. <u>Document Citation</u> U.S. Forest Service, National Park Service, Bureau of Land Management and the Fish and Wildlife Service. *National Wild and Scenic Rivers System*. Available at: https://www.rivers.gov/california.php. Accessed August 2022. (Figure 8).

ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes ☐ No ☒	The proposed project would help fulfill the need for affordable housing in the City of Roseville by providing 94 units reserved for income-qualified residents and 104 units for workforce housing, which would benefit low-income families or individuals experiencing hardship from the California housing crisis. A public comment period on the proposed project allows any concerns of public and vulnerable populations in the project region to be heard and for such concerns to be incorporated into any mitigation measures that might be required to reduce any potentially adverse environmental impacts to a level of insignificance. In addition, the proposed project is consistent with the planned land use and zoning designations for the site, and the project site is located within a residential area. The project site is not located near industrial or other land uses that could potentially result in health risks to the future occupants. According to CalEnviroScreen, the project site is not located in a census tract that has been identified as having a disproportionate pollution burden. In addition, mitigation measures set forth in this EA would ensure that significant environmental impacts associated with the proposed project would not occur. Thus, the proposed project would not result in any significant environmental justice issues, and would result in an Impact Code of 2. <u>Documentation Citation</u> California Office of Environmental Health Hazard Assessment. *CALEnviroScreen 4.0.* Available at: https://experience.arcgis.com/experience/11d2f52282a54ceebcac7428e6184203/page/home/. Accessed August 2022. (Appendix E).

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project site is zoned R3, which is intended for a range of high density and multi-family housing, including apartments, condominiums, and townhomes. According to the City of Roseville Municipal Code (RMC), the minimum density in a R3 zone is three dwelling units per acre (du/ac), and the maximum allowable density is dictated by the General Plan land use designation for the site. The City of Roseville General Plan designates the project site as HDR, which allows a density of 13 du/ac and up. The density of the proposed project would be 23.46 du/ac, which would be consistent with the development standards established by the RMC and the General Plan. Additionally, the proposed project would be compatible with the surrounding planned residential developments within the Fiddyment Ranch Community, and is consistent with the planned use for the site in the WRSP. Based on the above, the proposed project would be consistent with existing plans, compatible with the land use and zoning for the site, and would be compatible with the scale and design and surrounding developments. <u>Document Citation</u> City of Roseville. *Roseville, California Municipal Code, Chapter 19.10 Residential Zones*. February 2022. Available at: https://library.qcode.us/lib/roseville_ca/pub/municipal_code/item/title_19-article_ii-chapter_19_10?view=all. Accessed August 2022. (Appendix E). City of Roseville. *City of Roseville General Plan 2035.* August 2020. Available at: https://www.roseville.ca.us/cms/one.aspx?portalId=7964922&pageId=8774544. Accessed August 2022. (Appendix E).
Soil Suitability / Slope / Erosion / Drainage / Storm Water Runoff	2	The following discussions assess the potential impacts associated with development of the proposed project related to soil suitability, slope, and erosion, drainage, and stormwater runoff.

		Fault Rupture The project site is located approximately 15 miles west of the Foothills Fault System, which is the nearest significant active fault. The project site does not contain any mapped faults on-site. Therefore, impacts related to fault rupture would not occur. Seismic Hazards and Liquefaction The project site is not located in an area designated as a Liquefaction Hazard Zone by the State of California. Seismic hazards and liquefaction would not present a significant hazard at the project site. Soil Suitability A query of the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey was conducted to ascertain the project site's soil suitability with respect to construction and operation of the proposed project. According to the Web Soil Survey, the site is underlain with Cometa-Fiddyment complex soil, which carries a rating of "Somewhat limited" for dwellings without basements. The aforementioned rating indicates that the soil has one or more features that are unfavorable for the foregoing use. As noted in the WRSP EIR, the majority of the soils in the WRSP area have a high shrink-swell potential. However, as concluded in the WRSP EIR, the soils conditions would be reduced to a less-than-significant level through the application of standard engineering practices, compliance with the Uniform Building Code, and City of Roseville Improvement Standards. Additionally, the City of Roseville requires preparation of a site-specific geotechnical evaluation as part of the building permit process, and the geotechnical evaluation would identify any soil suitability concerns and include recommendation for alleviating such. Therefore, consistent with the conclusion in the WRSP EIR, a significant impact related to soil suitability would not occur. Slope and Erosion The project site is relatively flat and level and has been mass graded. The project site is not located near flowing waterways or channels, reducing the potential for erosion. In addition, the proposed project would require a Stormwater Pollution Prevention Plan (SWPPP) in compliance with the National Pollutant Discharge Elimination System (NPDES) because the proposed project would disturb more the one acre of soil. The SWPPP would help ensure that soil erosion during construction and rain events is limited. Therefore, the potential for erosion and associated hazards is very low due to the implementation of the SWPPP and the relatively flat terrain.

		During operations, vehicles would be limited to paved areas of the site, and all surfaces would be either paved or landscaped; thus, the potential for erosion to occur during project operations would be limited. Additionally, pursuant to the City of Roseville Design Standards, an erosion and sedimentation control plan is required to be prepared. <u>Drainage and Stormwater Runoff</u> Runoff from new impervious surfaces on the project site would be directed toward several water quality planters throughout the site, as demonstrated in Figure 3. The drainage and stormwater systems planned for the proposed project would be required to comply with all applicable requirements in Chapter 14.20 of the RMC, Urban Stormwater Quality Management and Discharge Control, which defines the adequacy of such infrastructure in order to ensure that impacts associated with stormwater would not occur. <u>Document Citation</u> California Geological Survey. *Fault Activity Map of California*. Available at: https://maps.conservation.ca.gov/cgs/fam/app/. Accessed August 2022. (Appendix E). California Geological Survey. *Earthquake Zones of Required Investigation.* Available at: https://maps.conservation.ca.gov/cgs/EQZApp/app/. Accessed August 2022. (Appendix E). U.S. Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey*. Available at: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed August 2022. (Appendix E). City of Roseville. *Final Environmental Impact Report for West Roseville Specific Plan and Sphere of Influence Amendment.* January 9, 2004. (Appendix E). City of Roseville. *City of Roseville Design Standards.* January 2022. Available at: https://cdn5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Engineering/Design%20and%20Construction%20Standards/2022%20Combined%20Standards/2022%20Standards%20Combined%20Document-%20Final.pdf. Accessed August 2022. (Appendix E). City of Roseville. *Roseville, California Municipal Code, Chapter 14.20 Urban Stormwater Quality Management and Discharge Control*. February 2022. Available at: https://library.qcode.us/lib/roseville_ca/pub/municipal_code/ite

		m/title_14-chapter_14_20?view=expand. Accessed August 2022. (Appendix E).
Hazards and Nuisances including Site Safety and Noise	2	Hazards and nuisances associated with site safety and noise are discussed in the sections below. <u>Site Safety</u> As discussed in the Contamination and Toxic Substances section in this EA, due to the residential nature of the proposed project, the project would not involve the use or storage of any toxic, hazardous, or radioactive materials, chemicals, or gases during operations. Any hazardous materials use would be limited to landscaping products such as fertilizer and pesticides/herbicides. Such chemicals would be utilized in limited quantities according to label instructions. Construction activities associated with the proposed project would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used at the project site and transported to and from the site during construction. However, the project contractor would be required to comply with all California Health and Safety Codes and local City ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Thus, construction of the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment. Because the proposed project would involve limited use of hazardous materials, primarily limited to the construction phase of the project, during which the contractor would be required to adhere to all relevant guidelines and ordinances regulating the handling, storage, and transportation of hazardous materials, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment. As noted above, a search of the DTSC's Envirostor Database was conducted and the project site is not located on a site or in the vicinity of a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

		Noise As described above, the proposed project would not be exposed to significant noise impacts from nearby roadways, railroads, or airports. The nearest noise-sensitive receptor is the Riego Creek Elementary School, located approximately 600 feet east of the project site. Construction of the proposed project would result in temporarily increased noise levels. Policy N1.9 from the Roseville General Plan Noise Element states that construction-related noise that is consistent with the Roseville Noise Ordinance (RMC, Chapter 9.24, Noise Regulation) would be exempt from the noise standards outlined in the Noise Element. Noises resulting from construction activities are prohibited by the RMC, Chapter 9.24, Noise Regulation, during nighttime hours (7:00 PM to 7:00 AM, Monday through Friday, and 8:00 PM to 8:00 AM, Saturday, Sunday and, Holidays). The RMC also specifies that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order in order to prevent excessive noise. Given the compliance with the allowable hours, and the temporary nature of the construction period, noise associated with construction would not be considered significant. Residential projects do not typically generate substantial operational noise. Primary sources of noise are limited to traffic noise and heating, ventilation, and air conditioning systems. Operational noise from the proposed project would not adversely affect the nearest receptors. Conclusion Adherence with State regulations and product label instructions would ensure that the proposed project would not subject future residents or nearby receptors to on-site hazards. Because of the proposed project's compliance with the City's noise regulations, noise generated from construction and operations of the proposed project would not cause a significant contribution to community noise levels. Overall, the proposed project would not result in a significant impact related to hazards and nuisances, including site safety and noise. Document Citation Department of Toxic Substances Control. *CES 2.0 with Envirostor Site*. Available at: https://oehha.maps.arcgis.com/apps/Viewer/index.html?appid=9ec54a851c6f408e8dc323ad54e9274b. Accessed August 2022.

		City of Roseville. *Roseville, California Municipal Code, Chapter 9.24 Noise Regulation* February 2022. Available at: https://library.qcode.us/lib/roseville_ca/pub/municipal_code/item/title_9-chapter_9_24-9_24_100. Accessed August 2022. (Appendix E).
Energy Consumption	2	Electricity would be provided to the project site by the City of Roseville (Roseville Electric), and natural gas would be provided by Pacific Gas and Electric (PG&E). The proposed project would be subject to all relevant provisions of the California Building Standards Code (CBSC), including the 2019 Building Energy Efficiency Standards and CALGreen Code. Adherence to the CALGreen Code and the Building Energy Efficiency Standards would ensure that the proposed structures would consume energy efficiently. Required compliance with the CBSC would ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary. The California Energy Commission is required by law to adopt standards every three years that are cost effective for homeowners over the 30-year lifespan of a building. The standards are updated to consider and incorporate new energy efficient technologies and construction methods in order to save energy, increase electricity supply reliability, increase indoor comfort, avoid the need to construct new power plants, and help preserve the environment. The 2019 Building Energy Efficiency Standards expands upon energy efficiency measures from the 2016 Building Energy Efficiency Standards, resulting in a seven percent reduction in energy consumption from the 2016 standards for residential structures. Projects built after January 1, 2023 will be subject to the provisions in the 2022 Building Energy Efficiency Standards, which are more stringent than the 2019 standards. In addition, the proposed project is an allowable use under the General Plan, therefore, the energy consumption associated with the proposed project has already been evaluated by the City. Based on the above, the proposed project would not result in a significant impact related to energy consumption. <u>Document Citation</u> California Energy Commission. *2019 Building Energy Efficiency Standards, Frequently Asked Questions*. March 2018. (Appendix E).

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The project would include 198 total housing units, 94 of which would be affordable for residents earning 60 percent AMI or less, and 104 of which would be reserved for the workforce earning 80 percent to 120 percent AMI. Therefore, the project would help fulfill the affordable housing requirements set forth in the City of Roseville's 2021-2029 Housing Element. In addition, the proposed project would provide temporary employment for construction workers. Once operational, the proposed project would provide ongoing employment for a building manager, maintenance workers, and landscape workers necessary for the operation of the building. Because the proposed project would provide employment opportunities and 198 new housing units for City residents who qualify for affordable housing, the project would have a potentially beneficial impact to employment and income patterns. Document Citation City of Roseville. *2021-2029 Housing Element.* August 2021. Available at: https://cdn5-hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Housing%20Element%202021-2029/2021%20Housing%20Element%20Adopted%208.18.21.pdf. Accessed August 2022. (Appendix E).
Demographic Character Changes, Displacement	2	The proposed project would include the construction of eleven apartment buildings consisting of 198 residential units, as well as a community center building. According to the 2020 U.S. Census, the City of Roseville has a population of 147,773, and the average household size is 3.18 persons per household. Therefore, the proposed project would accommodate approximately 630 future residents (3.18 persons x 198 residential units). As such, the proposed project would represent a 0.43 percent population increase for the City, assuming all residents of the proposed project to be new residents of the City. The project site is currently vacant and, thus, implementation of the project would not require the relocation of any tenants, farms, business, etc. As such, the proposed project would not displace a substantial number of existing housing or people, necessitate the construction of replacement housing elsewhere, or disrupt any existing demographic character. In addition, the proposed project complies with the affordable housing goals of the City of Roseville Housing Element and would be consistent with the planned use for the project site.

		Based on the above information, the proposed project would not alter the character of the community in which it would be located, and relocation of existing residents would not be required. The proposed project would serve the existing community by providing needed housing to residents who currently inhabit the City and, thus, would not result in the displacement of people nor any adverse changes related to demographic character. Document Citation U.S. Census Bureau. *Roseville city, California.* Available at: https://data.census.gov/cedsci/profile?g=1600000US0662938. Accessed August 2022. (Appendix E). City of Roseville. *2021-2029 Housing Element.* August 2021. (Appendix E).

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	Public school services for the proposed project would be provided by the Roseville City School District for K-8 and Roseville Joint Union High School District for high school. The proposed project would be subject to all applicable impact fees to fund educational facilities. The project is located approximately 600 feet west of the Reigo Creek Elementary School, approximately 4,000 feet north of West Park High School, and approximately 8.7 miles west of Sierra College. Residents would have access to the Martha Riley Community Library, located three miles south of the project site. While residents of the proposed project could increase demand for such services, the increase would be relatively minor and would not necessitate the expansion of existing facilities or construction of new facilities. Additionally, payment of impact fees would ensure that impacts do not occur. Therefore, the proposed project would not cause impacts relating to educational and cultural facilities.
Commercial Facilities	2	Future residents of the proposed project would have access to several existing commercial facilities within the City of Roseville. Grocery stores, pharmacies, restaurants, and banks are all located less than three miles away from the project site. Safeway, Chase Bank, and multiple restaurants are located in a shopping center approximately 2.2 miles east of the project site. Additionally, it is noted that the full buildout of the WRSP would include 57 acres of commercial space, including the Commercial-zoned parcel located immediately north of the project site. Upon buildout, residents of the proposed project

		would have convenient access to the adjacent commercial facilities. As mentioned, the proposed project would include the development of 198 total new residential units, which would amount to a 0.43 percent increase in population. Thus, the project would not cause a significant increase in demand for commercial facilities within the City of Roseville and the population growth has been accounted for in City planning.
Health Care and Social Services	2	The City of Roseville contains multiple health care facilities, including the Sutter Health Hospital, located approximately 6.9 miles southeast of the project site, and the West Roseville Care Center, located approximately 4,500 feet southeast of the project site. Thus, both non-emergency and emergency services are accessible within proximity to the project site. Social services would be available to future residents of the proposed project through the Placer County Human Services Department (PCHS). Services include providing assistance with gaining access to CalFresh, Medi-Cal, CalWORKs, and other social service programs. The nearest PCHS office to the project site is located at 1000 Sunset Boulevard, approximately 4.5 miles to the east. As such, social services are accessible within proximity to the project site. Additionally, the project would host after school programs provided by Project Access. Project Access works to provide on-site health, education, and employments services to families, children, and seniors living in affordable and workforce housing communities. Based on the above, future residents of the proposed project would have access to existing health care and social services at the project site, in the City, and Placer County. Thus, the project would not create impacts related to social services and would not cause a significant increase in the demand for social services that could not be met by existing and proposed facilities. <u>Document Citation</u> Placer County. *Human Services*. Available at: https://www.placer.ca.gov/2096/Human-Services. Accessed August 2022. (Appendix E). Project Access. *About Us.* Available at: https://www.project-access.org/about-us/. Accessed August 2022. (Appendix E).
Solid Waste Disposal / Recycling	2	Solid waste, recyclable material, and compostable material collection within the project area is provided by the City of Roseville and hauled to the Western Regional Sanitary Landfill, located at 3013 Fiddyment Road. The Western Placer Waste Management Authority (WPWMA), which was established through a joint exercise of powers agreement between Placer County and the cities of Lincoln, Rocklin, and Roseville,

		manages the landfill. The current landfill has an estimated life until 2041, without accounting for recycling or source reduction efforts. The City of Roseville 2035 General Plan estimates a total of 275,000 tons of solid waste generated annually at buildout in 2035. Because project construction would be temporary and, pursuant to the CALGreen Code, at least 65 percent diversion of construction waste is required for projects permitted after January 1, 2017, construction of the proposed project would not result in a significant impact related to solid waste generation. With respect to operational solid waste generation, because the proposed project is consistent with the General Plan land use designation for the site, the increase in solid waste generation associated with development of the project site has already been generally anticipated by the City and accounted for in planning efforts. Based on the above information, impacts relating to solid waste disposal and recycling would not occur. <u>Document Citation</u> Western Placer Waste Management Authority. *About WPWMA*. Available at: https://wpwma.ca.gov/about-wpwma/. Accessed August 2022. (Appendix E). CalRecycle. *CALGreen Construction Waste Management Requirements.* Available at: https://www.calrecycle.ca.gov/lgcentral/library/canddmodel/instruction/newstructures. Accessed August 2022. (Appendix E). City of Roseville. *General Plan 2035.* August 2020. (Appendix E).
Waste Water / Sanitary Sewers	2	Wastewater generated in the City of Roseville, including the project site, is treated at the Dry Creek Wastewater Treatment Plant or the Pleasant Grove Wastewater Treatment Plant. The two plants are both operated by the City's Wastewater Utility and have a combined capacity of 30 million gallons per day (mgd) and treat an average dry weather flow of approximately 17 mgd. Thus, approximately 13 mgd of additional wastewater capacity exists. The wastewater collection system for the proposed project would be operated under the South Placer Wastewater Authority (SPWA). The SPWA is primarily a funding authority responsible for overseeing the Capital Improvement Program, and providing service to the SPWA member agencies. Based on the Southern Placer Regional Wastewater 2020 Systems Evaluation Report, multi-family wastewater generation rates are 120 gallons per day (gpd). The project would be comprised of 198 units, and thus, would generate approximately 23,760 gpd of wastewater, or 0.02 mgd. The 0.02 mgd of

		wastewater generated by the proposed project would be well within the 13 mgd of available capacity at the regional wastewater facility. Thus, sufficient capacity would exist to serve the sanitary sewer service needs of the proposed project. Additionally, the project would be subject to the City's public facilities impact fees, which would be used to fund necessary improvements to sanitary sewer facilities. Therefore, impacts related to wastewater would not occur with implementation of the proposed project. Document Citation City of Roseville. *City of Roseville Municipal Service Review Update.* December 13, 2017. (Appendix E). Woodard and Curran. *South Placer Regional Wastewater 2020 Systems Evaluation Report.* December 2020. (Appendix E).
Water Supply	2	Water service is provided to the project site by the City of Roseville Environmental Utilities Department (Water Utility). The Water Utility obtains its surface water primarily from Folsom Lake, and also maintains and operates several aquifer storage and recovery well sites that provide additional water supply reliability to the City. The City also operates a recycled water distribution system, which is primarily used for irrigation purposes. The Roseville 2020 Urban Water Management Plan (UWMP) assumes buildout of the service area pursuant to the General Plan land use designations. Given that the proposed project is consistent with the land use designation, buildout of the project was generally considered in the UWMP. As presented in the UWMP, adequate water supply exists in all normal years. In single dry years and in certain multiple dry years, water supply deficit may occur. However, the City has prepared a Water Shortage Contingency Plan (WSCP) to address anticipated water supply deficits. Compliance with the WSCP would ensure that water demand is reduced, and that water supply would meet demand at buildout. Based on the above, a significant impact related to water supply would not occur. Document Citation City of Roseville. *2020 Urban Water Management Plan.* July 2022. (Appendix E). City of Roseville. *Draft Water Shortage Contingency Plan.* May 2021. (Appendix E).

Public Safety - Police, Fire and Emergency Medical	2	The proposed project would be provided fire protection services from the Roseville Fire Department and law enforcement services by the Roseville Police Department. Nine fire stations exist in the City of Roseville, with the nearest two fire stations being Fire Station 9, located at 2451 Hayden Parkway, and Fire Station 5, located at 1565 Pleasant Grove Boulevard. The fire stations are located approximately 0.59 miles south of the project site, and approximately 2.8 miles southeast of the project site, respectively. The Police Department is located at 1051 Junction Boulevard, approximately 4.9 miles southeast of the project site. While some increase in demand for fire and law enforcement services could occur as a result of the increase in population associated with development of the proposed project, due to the relatively low increase in population, the increase would not be considered substantial and could be met by current service providers. In addition, the developer would be required to pay all applicable development impact fees. Therefore, adequate police and fire protection services exist in the community to serve the project site. As previously stated, the nearest hospital is located approximately seven miles southeast of the project site. Therefore, future residents of the project would have access to emergency medical services. Additionally, development of the project site with residential uses has been considered during the General Plan process, and as such, it was determined that adequate public safety facilities exist to serve the project site at buildout. Based on the above, a significant impact relating to the provision of police, fire, and emergency medical services would not occur. <u>Document Citation</u> City of Roseville. *Roseville Fire Department*. Available at: https://www.roseville.ca.us/government/departments/fire_department. Accessed August 2022. (Appendix E). City of Roseville. *Roseville Police Department*. Available at: https://www.roseville.ca.us/government/departments/police_department. Accessed August 2022. (Appendix E).
Parks, Open Space and Recreation	2	While the proposed project would not include the dedication of parkland, the project would include various amenities that would provide residents with outdoor recreational activities, including a pool, a playground, and dog park. Currently, the City of Roseville includes several parks and recreational facilities that would be available to future residents of the proposed project, including Kay Sakamoto Park, which is approximately 1,000 feet north of the project site. Other nearby

		facilities include Jim Gray Park, Elizabeth Jane Fiddyment Park, Pistachio Park, Norm Fratis Park, Veteran's Memorial Park, and the Roseville Sports Center. Additionally, Chapter 4.38 of the RMC, City-Wide Park Fee, requires the payment of fees prior to approval of building permits for each dwelling unit. The City-wide park fund is intended to ensure that the City maintains a five-acre per 1,000 resident parkland ratio, and would ensure that the proposed project pays a fair share to support park and recreation facilities that could be impacted from the proposed project. Considering the availability of parks and open space in the project vicinity, the provision of recreational facilities on-site, and the required payment of appropriate fees, impacts related to parks, open space, and recreation would not occur. <u>Document Citation</u> Roseville Parks and Recreation. *Parks and Places*. Available at: https://www.roseville.ca.us/government/departments/parks/parks_places. Accessed August 2022. (Appendix E). City of Roseville. *Roseville, California Municipal Code, Chapter 4.39 Fees in-lieu of park land dedication.* Available at: https://library.qcode.us/lib/roseville_ca/pub/municipal_code/item/title_4-chapter_4_39-4_39_040. Accessed August 2022. (Appendix E).
Transportation and Accessibility	2	Access to the project site would be provided by way of Crawford Parkway, which abuts the site's southern boundary. Crawford Parkway consists of two vehicle lanes, and runs generally east-to-west, and intersects with Hayden Parkway and Fiddyment Road to the east. As part of the proposed project, a secondary ingress/egress point to the project site would be constructed at the western boundary of the site, by way of Camarillo Drive. The inclusion of two access points would ensure adequate emergency access and/or emergency evacuation routes. Additionally, the project would include sidewalks throughout the project site to provide pedestrian access. According to the ITE Trip Generation Manual (9th Edition), the proposed project is anticipated to generate an increase of approximately 1,317 trips per day (6.65 trips per unit x 198 units = 1,316.7 trips per day). Both the General Plan EIR and the WRSP EIR considered buildout of the project site with residential uses and, thus, the increase in vehicle trips associated with the proposed project has been generally considered by the City and accounted for in roadway planning efforts. As mentioned in the Commercial Facilities section of this EA, residents would have access to several existing commercial facilities within the City of Roseville. Grocery stores,

		pharmacies, restaurants, and banks are all accessible within three miles. Currently, the nearest Roseville Transit bus stop is located approximately 1.7 miles south of the project site at Rothbury Lane. The WRSP EIR includes Mitigation Measure 4.3-8, requiring that development in the WRSP area contribute its fair share towards the capital and operating costs for expanded transit services to the WRSP area. The proposed project would be subject to such fees and, therefore, would support the expansion of transit facilities. Based on the above information, the proposed project would not cause a significant impact related to transportation and accessibility. Document Citation Institute of Transportation Engineers. *Trip Generation Manual, 9th Edition.* November 2012. (Appendix E). City of Roseville. *Final Environmental Impact Report for the West Roseville Specific Plan and Sphere of Influence Amendment.* January 2004. (Appendix E).

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	Examples of unique natural features include sand dunes, waterfalls, unique rock outcroppings, caves, canyons, endemic and/or disjunct plant/animal communities, coral reefs, unique stands of trees, and unique colonies of animals. The project site has been mass graded and does not include any unique natural features. Trees do not exist on the site. Furthermore, as discussed in the Wetlands Protection and Wild and Scenic Rivers sections of this EA, the project site does not contain wetlands and is not located within the vicinity of an officially designated Wild and Scenic River. In addition, as detailed in the Soil Suitability, Slope, Erosion, Drainage, and Storm Water Runoff section of this EA, the proposed project would be required to implement City of Roseville's Design Standards and RMC requirements related to geology, soils, and water quality. Therefore, the project would not result in impacts to surface water or groundwater. Based on the above, impacts related to unique natural features and water resources would not occur with implementation of the proposed project. Document Citation

		U.S. Fish & Wildlife Service. *National Wetlands Inventory*. Available at: https://www.fws.gov/wetlands/data/Mapper.html. Accessed August 2022. (Figure 5).
Vegetation, Wildlife	2	As previously described in this EA, the project site has been previously disturbed and graded, and does not include on-site wetlands or riparian habitat. As discussed in the Endangered Species section of this EA, a query of the CNDDB was conducted to ascertain the extent to which plant and wildlife species protected under the ESA could be present in the area. Due to the project site's previous disturbance, plants protected under the ESA are not present on-site. In addition to the species mentioned in the Endangered Species section of this EA, other species that are not protected under the Federal ESA, but are otherwise considered special-status, have the potential to occur in the project area. Based on the CNDDB search, such species include 10 special-status plant species and 12 special-status wildlife species. Based on the habitat provided on the project site, two of the 10 identified special-status plant species (big-scale balsamroot and dwarf downingia) and seven of the 12 identified special-status wildlife species (grasshopper sparrow, pallid bat, burrowing owl, Townsend's big-eared bat, white-tailed kite, western spadefoot, and American badger) have the potential to occur on the project site. However, as noted previously, the project site has been previously graded and heavily disturbed, and trees are not present on the site. Thus, special-status species are not anticipated to exist on the project site, and would not be affected by the proposed project. Based on the above, significant impacts relating to vegetation and wildlife would not occur with implementation of the proposed project. <u>Document Citation</u> California Department of Fish and Wildlife. *CNDDB Rarefind 5*. Available at: https://apps.wildlife.ca.gov/rarefind/view/RareFind.aspx. Accessed August 2022. (Appendix E).
Other Factors	2	HUD-assisted projects need to consider the potential future impacts of climate change on occupants. The frequency and severity of natural hazards may be affected by climate change, including flooding, sea level rise, hurricanes, extreme heat, wildfire, etc. Potential impacts associated with climate change are discussed further below. As noted previously, the project site is not located within a SFHA and, therefore, would not be subjected to substantial risks from flooding. The project would be required to prepare drainage

		and stormwater systems which would be required to comply with all applicable requirements including in RMC Chapter 14.20; thus, on-site flooding would not occur as a result of the project. In addition, the project site is located approximately 89 miles east of the nearest coastal zone and, as such, the project site is not susceptible to risks associated with sea level rise. Similarly, the project site is not located in a Very High Fire Hazard Severity Zone. Thus, the site is not susceptible to wildfire risk. According to the FEMA National Risk Index, Placer County is shown to have a "Relatively Moderate" risk index of 14.03. The County is known to be susceptible to relatively high risk for drought, relatively moderate risk for avalanche, earthquake, landslide, and wildfire. The potential for all other categories of natural risk factors, such as risk of lightning, strong wind, tornado, and tsunami, are low risk, very low risk, or not applicable. The community resilience rating for Placer County is 54.45, which is considered a relatively moderate ability to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions when compared to the rest of the U.S. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. The PCAPCD has adopted GHG emissions thresholds for construction and operations. For project construction, the PCAPCD established a threshold of 10,000 metric tons of carbon dioxide equivalent units per year ($MTCO_2e$/yr). The PCAPCD's operational thresholds begin with a screening emission level of 1,100 $MTCO_2e$/yr. If a project would exceed the screening threshold of 1,100 $MTCO_2e$/yr, then the project can be compared to the efficiency matrix. Projects that are below the applicable thresholds are judged by the PCAPCD as having a less-than-significant impact on GHG emissions within the PCAPCD and, thus, would not conflict with any State or regional GHG emissions reduction goals. Based on the modeling prepared for the proposed project, construction would result in GHG emissions of 653.57 $MTCO_2e$/yr, which is well below that PCAPCD's 10,000 $MTCO_2e$/yr thresholds for construction. Thus, impacts related to GHG emissions would not occur during construction.

		During project operations, the project was modeled to generate approximately 1,322.70 $MTCO_2e$/yr, which would exceed the PCAPCD's screening thresholds. Thus, the project is further evaluated in comparison to the efficiency metric. Assuming that the proposed project would accommodate approximately 630 new residents, the project would have an operational efficiency of 2.10 $MTCO_2e$/yr/capita, which is well below the applicable residential efficiency threshold of 4.5 $MTCO_2e$/yr/capita. Thus, impacts related to GHG emissions would not occur during operations. Based on the above, impacts related to climate change would not occur as a result of the proposed project. <u>Documentation Citation</u> CalEEMod. *Hayden Parkway Apartments Project.* August 2022. (Appendix A). Federal Emergency Management Agency. *National Risk Index Map.* Available at: https://hazards.fema.gov/nri/map. Accessed September 2022. (Appendix E). Placer County Air Pollution Control District. *CEQA Air Quality Handbook*. November 21, 2017. (Appendix E).

Additional Studies Performed:

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- North Central Information Center. *Record Search Results for Hayden Parkway Apartments Project*. July 18, 2022. (Appendix D).

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Public Outreach [24 CFR 50.23 & 58.43]**:**

Public outreach requirements were conducted as required by the Department of Housing and Urban Development. Additionally, as noted, the project site is located within the WRSP area, for which an EIR was prepared. As part of the EIR process, a public review period and a series of public meetings and workshops were held to solicit comments. The meetings were held from September to December 2003, and the Final EIR was approved in January 2004. Overall, the City received 15 verbal comments at meetings and 35 written comments.

Cumulative Impact Analysis [24 CFR 58.32]**:**

Cumulative impacts can result from incremental minor impacts that can be seen as collectively significant over time. Air quality, GHG emissions, noise, and traffic are often the issues which present cumulative impacts. Construction of the proposed project would be temporary, and thus would not result in cumulative air quality, GHG, or noise impacts. In addition, the proposed project would result in criteria pollutant emissions below the applicable thresholds of significance and, thus, would not result in a cumulatively considerable contribution to the region's existing air quality conditions. Noise generated from the project is not expected to have an adverse impact on the surrounding area given that the proposed project is a residential development. A substantial increase in vehicular traffic is not anticipated during operations of the proposed project. The proposed project, in conjunction with other developments throughout the City of Roseville and Placer County, could incrementally contribute to cumulative impacts in the area. However, as demonstrated in this EA, all potential environmental impacts that could occur as a result of project implementation would be reduced to a less-than-significant level through compliance with the mitigation measures included herein, as well as the mitigation measures included in the WRSP EIR and applicable General Plan policies, WRSP policies, Municipal Code standards, and other applicable local and State regulations.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]**:**

Off-Site Alternative

The Off-Site Alternative would include development of the proposed project at a different location within the City of Roseville. Development of the proposed project at an alternative site would likely result in similar impacts as those analyzed under the proposed project; however, depending upon the characteristics of the alternative site, physical environmental impacts would potentially be different. As discussed above, the proposed project would not result in any significant and adverse impacts to the environment.

The project site is currently designated HDR per the City's General Plan, with which the proposed project would be consistent. A portion of the alternative site locations would not be feasible due to property owners' unwillingness to sell their properties for the project. If an Off-Site Alternative were located outside of the City of Roseville, the objectives and goals of the proposed project, which are primarily concerned with providing affordable low-income housing within the City, would not be met. Implementation of the Off-Site Alternative would not reduce impacts to less than those anticipated for the proposed project.

Reduced Intensity Alternative

Affordable, low-income units could be developed on-site at a reduced density under a Reduced Intensity Alternative. However, the proposed project would not be as economically feasible at a lower density, due to the increased cost per unit to build the housing for low-income residents.

According to Roseville's General Plan Housing Element, the current RHNA has identified the need for an additional 3,855 very low-income and 2,323 low-income housing units within the City. As such, the City has established goals to encourage and facilitate the development of affordable housing units needed for low-income households. While the Reduced Intensity Alternative would help meet the need for the proposed project, it would be at a reduced capacity of affordable onsite, low-income units, which would hinder the City's ability to achieve the affordable housing goals identified in the City's General Plan Housing Element.

No Action Alternative [24 CFR 58.40(e)]**:**

Under the No Action Alternative, the project site would not be developed and, therefore, the site would remain unchanged. However, the No Action Alternative would hinder the City's ability to achieve the affordable housing goals identified in the City of Roseville General Plan Housing Element. The City of Roseville has identified a need for low-income housing, and the proposed project would help fulfill that need. Additionally, the project site has already been planned for residential development as part of the Fiddyment Ranch Community. Should the proposed project not be implemented, the site would remain undeveloped. The project site has already been mass graded for residential development and is located in an area in which the population is increasing and housing is scarce; thus, development is expected to occur at the location in the future; however, future development on the site may or may not include affordable housing.

Summary of Findings and Conclusions:

The following areas of concern were evaluated and assigned an impact code 1, meaning potentially beneficial impacts are anticipated:

- Employment and Income Patterns.

The following areas of concern were evaluated and assigned an impact code 2, meaning no impact is anticipated:

- Conformance with Plans, Compatible Land Use and Zoning, Scale and Urban Design;
- Soil Suitability, Slope, Erosion, Drainage, Storm Water Runoff;
- Hazards and Nuisances including Site Safety and Noise;
- Energy Consumption;
- Demographic Character Changes, Displacement;
- Educational and Cultural Facilities;
- Commercial Facilities;
- Health Care and Social Services;
- Solid Waste Disposal, Recycling;
- Waste Water, Sanitary Sewers;
- Water Supply;
- Public Safety - Police, Fire and Emergency Medical;

- Parks, Open Space and Recreation;
- Transportation and Accessibility; and
- Unique Natural Features, Water Resources;
- Vegetation, Wildlife;
- Other (Climate Change).

Mitigation Measures and Conditions [40 CFR 1505.2(c)]**:**

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Mitigation Measure 1: Cultural items include isolated artifacts, darkened soil (midden), shell fragments, faunal bone fragments, fire affected rock and clay, bedrock mortars, bowl mortars, hand stones and pestles, flaked stone, and articulated, or disarticulated human remains. In general, the United Auburn Indian Community (UAIC) does not consider archaeological data recovery or curation of artifacts to be appropriate or respectful. The types of treatment preferred by UAIC that protects, preserves, or restores the integrity of a cultural resource may include Tribal Monitoring, and recovery and reburial of cultural objects or cultural soil that is done with dignity and respect. Recommendations of the treatment of a cultural resource will be documented in the project record. For any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.

If potentially significant cultural resources are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A Native American Representative from traditionally and culturally affiliated Native American Tribes shall be contacted immediately to assess the significance and cultural value of the find and make recommendations for further evaluation and treatment, as necessary. A qualified cultural resources specialist (archaeologist) meeting the Secretary of Interior's Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that Tribal values are considered. Work shall remain suspended or slowed within 100 feet of the find until the resource is evaluated, which shall occur within one day, but no more than two days, of the find.

The project applicant shall coordinate with a UAIC Tribal Representative any necessary investigation and evaluation of the discovery under the requirements of Section 106 of the National Historic Preservation Act. Preservation in place is the preferred alternative and every effort must be made to preserve the resources in place, including through project redesign. The contractor shall implement any measures deemed by the lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor whenever work is occurring within 100 feet of the find.

If adverse impacts to a cultural resource or unique archeological resources occurs, then consultation with UAIC and other traditionally and culturally affiliated Native American Tribes regarding adverse effects shall occur, pursuant to 36 Code of Federal Regulations §800.5, Assessing Adverse Effects, and §800.6, Resolution of Adverse Effects.

Mitigation Measure 2: The City shall ensure that construction specifications include the following in the grading notes:

- *If human remains are discovered during any phase of construction, including disarticulated or cremated remains, the construction contractor shall immediately cease all ground-disturbing activities within 100 feet of the remains and notify the City of Roseville.*
- *In accordance with California State Health and Safety Code Section 7050.5, no further disturbance shall occur until the following steps have been completed:*
    - *The County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98.*
    - *If the remains are determined by the County Coroner to be Native American, NAHC will be notified within 24 hours, and the treatment and disposition of the remains will comply with NAHC guidelines.*
- *It is further recommended that a professional archaeologist with Native American burial experience conduct a field investigation of the specific site and consult with the Most Likely Descendant (MLD), if any, identified by NAHC. As necessary and appropriate, a professional archaeologist may provide technical assistance to the MLD, including excavation and removal of the human remains.*

Law, Authority, or Factor	**Mitigation Measure**
City of Roseville, County Coroner, NAHC	Mitigation Measure 1, Mitigation Measure 2

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: _____ Date: 10/4/22

Name/Title/Organization: Rod Stinson, Vice President/Air Quality Specialist, Raney Planning & Management, Inc.

Certifying Officer Signature: Terri Shirhall Date: 10.5.22

Name/Title: Terri Shirhall, Environmental Coordinator, City of Roseville

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).